



SHIRE OF NORTHAM

**NOTICE OF A
ORDINARY COUNCIL MEETING
COMMENCING AT
5:30 PM
WEDNESDAY
18 FEBRUARY 2015**

Councillors:

Please be advised that the next Council Meeting will be held on 18 February 2015.

**JASON WHITEAKER
CHIEF EXECUTIVE OFFICER
13 February 2015**

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

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**Notice and Agenda of the Ordinary Council Meeting to be held in the Council
Chambers on WEDNESDAY, 18 February 2015 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.

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1. OPENING AND WELCOME

2. DECLARATION OF INTEREST

Item Name	Item No.	Name	Type of Interest	Nature of Interest
Initiation of Local Planning Policy 17 – Avon Industrial Park Design Guidelines	13.2.2	Cr R Tinetti	Impartiality	He is a member of the Avon Community Development Foundation (ACDF).
Initiation of Local Planning Policy 17 – Avon Industrial Park Design Guidelines	13.2.2	Cr S Pollard	Impartiality	Executive Officer is known to him.
Initiation of Scheme Amendment No 2 to Local Planning Scheme No 6 – Rezoning Location: Lot 402 East Street, Northam From “Reserve – Park and Recreation” to A “Residential R20” Zoning	13.2.3	Cr D Hughes	Impartiality	He has known the complainant for a number of years.
Lot 93 Spencers Brook Road, Northam - Amendment to Planning Approval for Site Rehabilitation which includes Granite Crushing - JTB Quarry	13.2.4	Cr S Pollard	Impartiality	Operator and objector are known to him for many years.
Rates Exemption – Lot 100 (93) Wellington Street, Northam	13.3.3	Cr R Tinetti	Impartiality	His business hires the facilities and services provided by the applicant from time to time.
Rates Exemption – Lot 100 (93) Wellington Street, Northam	13.3.3	Mr J Whiteaker	Impartiality	He belongs to the Church of Christ although haven't attended in Northam.
Rates Exemption – Lot 100 (93) Wellington Street, Northam	13.3.3	Cr S Pollard	Impartiality	Local Church Executive members are known to him.

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3. ATTENDANCE

COUNCIL

Councillors

S B Pollard
T M Little
U Rumjantsev
A W Llewellyn
J E Williams
R W Tinetti
D A Hughes
K D Saunders

Chief Executive Officer
Executive Manager Community Services
Executive Manager Corporate Services
Executive Manager Development Services
Project Manager Community Infrastructure
Executive Assistant to CEO
Planning Officer

J B Whiteaker
R Rayson
D R Gobbart
P B Steven
C B Hunt
A C Maxwell
C Wynn

GALLERY

4. APOLOGIES

Executive Manager Engineering Services

C D Kleynhans

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5. LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr D Beresford has been granted leave of absence from Monday, 16 February 2015 to Saturday, 7 March 2015 inclusive.

6. APPLICATIONS FOR LEAVE OF ABSENCE

RECOMMENDATION

That Cr R Tinetti be granted leave of absence on the following dates:

Wednesday, 11 March 2015 and Wednesday, 18 March 2015 inclusive.

7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

8. PUBLIC QUESTION TIME

Nil

9. PUBLIC STATEMENT TIME

Nil

10. PETITIONS/DEPUTATIONS/PRESENTATIONS

11. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION

That the minutes of the meeting held Wednesday, 21 January 2015 be confirmed as a true and correct record of that meeting.

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11.1 RECEIPT OF MINUTES OF THE ANNUAL ELECTORS MEETING (APPENDIX 1)

RECOMMENDATION

That the minutes of the Annual General Meeting of Electors held on 17 December 2014 be confirmed as a true and correct record and that the decisions made therein pertaining to the receipt of the following reports be noted:

June 30, 2014 Financial Report
June 30, 2014 Audit Report
June 30, 2014 Shire Presidents Report
June 30, 2014 Chief Executive Officers Report

11.2 RECEIPT OF MINUTES OF THE COMMUNITY SAFETY COMMITTEE MEETING (APPENDIX 2)

RECOMMENDATION

That Council receive the minutes of the Community Safety Committee Meeting held on 5 February 2015.

11.3 ADOPTION OF RECOMMENDATIONS FROM THE MINUTES OF THE COMMUNITY SAFETY COMMITTEE MEETING (APPENDIX 2)

RECOMMENDATION

That Council;

1. Request that Members and Ex-Officio Members of the Community Safety Committee provide to the Shire of Northam available data to inform the development of the Community Safety and Crime Prevention Plan.
2. Consider the results of the community's perception as they relate to safety and crime in the Shire of Northam.
3. Partner the Wheatbelt Police in sending a letter to the each household in the Shire of Northam outlining strategies to mitigate motor vehicle theft and break-ins, and include an e-watch flyer;
4. Contribute up to \$950 (to be sourced from job 4660 – Northam Safety Week) to assist in the dissemination of the letter and flier, subject to the letter being countersigned by the President or Chairperson of the Northam Safety Committee and the letter reflecting the support and involvement of the Northam Safety Committee;
5. Place the information pertaining to strategies to mitigate motor vehicle theft and break-ins on the Council Website and social media.

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11.4 RECEIPT OF MINUTES OF THE ART COLLECTION COMMITTEE MEETING (APPENDIX 3)

RECOMMENDATION

That Council receive the minutes of the Shire of Northam Art Collection Committee Meeting held on 5 February 2015.

11.5 ADOPTION OF RECOMMENDATIONS FROM THE MINUTES OF THE ART COLLECTION COMMITTEE MEETING (APPENDIX 3)

RECCOMENDATION

That Council;

- 1. Receives the combined evaluation report of the Art Collection Exhibition.**
- 2. Approves of the Art Collection Committee being responsible for the management of all Shire public art.**

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12. ANNOUNCEMENTS BY THE PRESIDING OFFICER WITHOUT DISCUSSION

12.1 PRESIDENTS REPORT – COUNCIL FORUM MEETING - WEDNESDAY 18 FEBRUARY 2015

<u>Visitations and Consultations</u>	
30/01/15	Attend Christian Porters electoral office opening in Ellenbrook
02/02/15	AROC meeting in Toodyay
03/02/15	Northam Probus Club's 30 th birthday meeting
04/02/15	Councillor workshop on proposed signage policy
04/02/15	Meeting with Colin Holt MLA, Mia Davies MLA and Paul Brown MLC
05/02/15	Radiowest regular interview
09/02/15	Meeting with DIBP reps re: Yongah Hill IDC current arrangements
09/02/15	Supertown Forum with other 8 supertowns re: status of the program
10/02/15	ABC Regional Radio re: RAC Insurance Northam burglary claims
10/02/15	ABC reporter re: changing cohort of detainees in YHIDC
11/02/15	ABC media re: YHIDC
13/02/15	Concert in the Park in Northam
16/02/15	Forum re: Wards and Representation review for the Northam Ward
18/02/15	Wheatbelt District Emergency Management Committee meeting
<u>Upcoming Events</u>	
19/02/15	Meet with Department of Training and Workforce Development
20/02/15	Meeting with Jan James re: ANZAC Day collection work
27/02/15	WALGA Avon Midlands Country Zone meeting in Gingin
05/03/15	Councillor training day #1
06/03/15	State Opposition Leader Mark McGowan breakfast in Perth
06/03/15	Councillor training day #2
13/03/15	Wheatbelt Conference in Kellerberrin
13/03/15	Concert in the Park in Wundowie
19/03/15	Governor Kerry Sanderson visit to Northam
23/03/15	Councillor training day #1
24/03/15	Councillor training day #2
27/03/15	Concert in the Park in Northam
28/03/15	Festival of Speed day #1
29/03/15	Festival of Speed day #2 including Flying 50

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Operational matters

Concerts in the Park

The 2015 series of concerts are back with performances in Northam on the 13th February, Wundowie on the 13th March and the final concert back in Northam on the 27th March.

Movies by Twilight

By all accounts, the movie series this year has been very well supported by the communities. Congratulations to all involved.

Strategic matters:

Age Friendly Communities

An audit tool has been developed and provided to Councils to assess the status of Community assets from an aged person use perspective. Creating Age Friendly Communities Small Value Grants of \$40,000 to 60,000 can be applied for through the Wheatbelt Development Commission to address the shortfalls that the audit tool identifies. Applications close on 18th March and we hope to be successful in any application we make.

Avon Regional Organisation of Councils (AROC)

The need to update the original 2001 Memorandum of Understanding between the now 6 member Councils has been identified and a draft MOU was presented at the last AROC meeting for discussion. The final draft will need to be endorsed by Council in due course. We have all signed a 2012/13 Financial Assistance Agreement (FAA) for the Royalties for Regions Country Local Government Fund Regional Component, which provides for up to 16 independent living units to be constructed in the Shires of Toodyay and Victoria Plains.

Local Government Legislation Amendment Bill 2014 and Regulations

AROC has been provided with the Local Government Legislation Amendment Bill 2014 which proposes the following amendments:

1. Clarify aspects relating to elected member fees and allowances by amending sections 5.99A and 5.102AA. to 5.102AC
2. Ensure consistency of provisions regarding limiting the termination payments to LG CEOs and Officers to a maximum of one year's remuneration in Schedule 2.1 clause 11.
3. Provide for the establishment of a regional subsidiary model using new sections 3.69 to 3.72.
4. Certain other technical amendments.

Submissions regarding the Bill have been invited by WALGA. I am looking to catch up with Jason and any other interested Councillors to see if we generally support the Bill.

The regional subsidiaries model has been in the mix for some years so once the proposed regulations are announced, the usefulness of these provisions in our area will be assessed.

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Meeting with Minister Colin Holt MLA, Mia Davies MLA and Paul Brown MLC

Chadd and I met with these politicians to discuss matters pertaining to Colin Holt's ministerial portfolio areas of Housing, Racing and Wagering. We emphasised the concern over the aged condition of much of the public housing stock, mainly in the Avonvale, West Northam and East Northam areas. We also highlighted the uniqueness of having all 3 horse and greyhound racing codes operating in Northam and the need for ongoing capital improvements.

Regional Centres Development Plan (Super towns)

A meeting was on the 9th February in Northam with representatives from the other 8 towns in the program to discuss the progress of the individual implementation plans to date and the State Government current and future commitment to this initiative. The end result was that, whilst there is no specific line item in the State budget for the continued financial support of this initiative, the planning that has been done by all 9 towns should put us at a competitive advantage to source funding through other streams, like the Southern Inland Initiative and Blueprint Investment Fund. The point was also emphasised that whilst the State Government has kick started the investment required in the 9 towns with some \$90m for projects, there should be no misconception that State Government investment alone would enable us achieve our economic and population growth targets. The Federal Government and the private sector needs to come on board too.

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13. REPORTS OF OFFICERS

13.1 ADMINISTRATION

**13.1.1 ROYALTIES FOR REGIONS COUNTRY LOCAL GOVERNMENT FUND 2011/12
REALLOCATION**

Name of Applicant:	Shire of Northam
Name of Owner:	Shire of Northam
File Ref:	8.2.5.22
Officer:	Chadd Hunt
Officer Interest:	N/A
Policy:	N/A
Voting:	Simple Majority
Date:	2 February 2015

PURPOSE

For Council to make a determination on the reallocation of a portion of the unspent 2011/12 Royalties for Regions (R4R) Individual Allocation.

BACKGROUND

Following the practical completion of the nominated projects within the current Financial Assistance Agreement (FAA) for the 2011/12 CLGF individual funding, Council is requested to consider the allocation of the remaining unspent funds.

The current FAA identifies the following projects as being funded –

4.4 Project Budget

Project Items	CLGF Funds under this Agreement (\$)	Leveraged Funding (\$)	Name of Leveraged Sources	Total Funds (\$)
Bakers Hill Water Supply	457 000	433 000	Dept. Fire & Emergency Services	890 000
		20 000	Recipient	20 000
Bakers Hill Oval reticulation installation	302 500	151 250	Dept. Sport and Recreation (CSRFF)	453 750
		20 000	Recipient	20 000
Bakers Hill Oval lawn upgrade	23 624	86 376	Recipient	110 000
TOTALS	\$783 124	\$710 626		\$1 493 750

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The Bakers Hill Water Supply and oval reticulation has now been completed with the final construction figures being less than the above budgeted amounts. At this time there will be approximately \$170,000 to be reallocated, subject to final confirmation on easement requirement for the pipeline.

The following guidelines apply to the R4R funding:

The expenditure of Royalties for Regions funds is for the following purposes:

- To provide infrastructure and services in regional Western Australia;
- To develop and broaden the economic base of regional Western Australia; and
- To maximise job creation and improve career opportunities in regional Western Australia.

Royalties for Regions has six policy objectives:

- Building capacity in regional communities;
- Retaining benefits in regional communities;
- Improving services to regional communities;
- Attaining sustainability;
- Expanding opportunity; and
- Growing prosperity.

Project proposals and grant expenditure must meet the following criteria:

Criterion 1: Projects must be identified in a Council approved FCWP

Local governments should review their 2010-11 FCWP, and update it for 2012-13 onwards, as necessary. Local governments should notify the Department of Regional Development (DRD) in writing of changes as necessary.

Criterion 2: Local governments should be well advanced in their project planning

Where required by DRD, local governments should provide written evidence that:

- Initial planning work through feasibility studies, business plans and risk assessments has been undertaken;
- Realistic cost estimates for the project by appropriate independent professionals such as engineers, quantity surveyors and architects have been obtained;
- Obtaining all necessary approvals and licences are well advanced;
- Additional or alternative funding sources have been identified to address funding gaps; and
- Where projects are of a strategic nature and/or relate to core agency business, for example Sport and Recreation or Culture and the Arts, local governments have consulted with the relevant agencies.

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Criterion 3: CLGF expenditure must be directly related to the delivery of capital works projects

Capital works is defined as building and engineering works that:

- Create a fixed infrastructure asset, for example:
 - Materials and labour associated with constructing a building, road or bridge;
 - Installing facilities and fixtures that form an integral part of those works, such as floor finishes, air conditioning and security systems;
 - Purchase of buildings; or
 - Earthworks, landscaping and head works costs associated with an eligible CLGF project.
 - Renew or preserve a fixed infrastructure asset. This could include a major restoration or renovation project, such as:
 - Repainting a building;
 - Rewiring a building; or
 - Replacement of a bridge, road, roof, ceiling, floor or air-conditioning system.

Notes to Criterion 3:

- **Assets owned or managed by third parties**

Individual country local governments may expend CLGF funds on assets which are not under the direct care or control of a local government where **all** of the following are demonstrated in writing through a formal agreement between the parties:

 - There is a clear commitment from the owner for the asset to be accessible on a long term basis to the broader community;
 - The local government maintains appropriate control over ensuring that the asset is used for the benefit of the community; and
 - There is a plan for the long-term future maintenance of the asset. Long term is expected to be a minimum of five years.
- **Purchasing vacant land for the purposes of development**

The purchase of the land must clearly relate to the establishment of:

 - A fixed community and local government infrastructure asset; or
 - Residential, commercial or industrial subdivision.

CLGF should not be used for the sole purpose of purchasing and selling land in its vacant state. Development of the land needs to commence within 2 years of signing the Financial Assistance Agreement (FAA). Using CLGF funds to purchase vacant land may be considered where no other funds can be secured for this purpose.

- **Related Costs**

Up to 15% of the total project cost can be allocated from CLGF towards project management fees and project documentation activities (such as architectural fees

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and the development of structural, mechanical and hydraulic engineering plans) on eligible CLGF projects.

For example, if the total project cost of a project identified in a FCWP was valued at \$1,000,000, a local government could spend up to a total of \$150,000 from CLGF on related costs to that project.

- **Local government staff wages**

The cost of limited but reasonable direct wages, where they are a component in the construction of an infrastructure asset, may be included under CLGF expenditure. Please refer to Section 9, Pages 40-41, of the *Local Government Accounting Manual (Edition 2)* for the relevant treatment of employee benefits in relation to CLGF.

WHAT CANNOT BE FUNDED

CLGF funds are **not** to be used for:

- projects not identified in the local government's FCWP;
- purchasing equipment (e.g. furniture, computers, vehicles or moveable plant);
- retiring debt;
- engaging consultants or staff outside or beyond the timeframe of an approved CLGF funded infrastructure project;
- general maintenance (such as the day-to-day servicing of an asset including small parts - please refer to Section 9, Page 10, of the *Local Government Accounting Manual (Edition 2)* for the relevant definition);
- feasibility studies, cost-benefit analysis, impact studies, marketing plans or research projects;
- the sole purpose of return on investment (e.g. interest); or
- Retrospective funding, where projects have been completed or have commenced construction prior to receiving approval from DRD.

Previous allocations have been used as follows –

20008-09	-	\$1,413,188	being
		\$189,200	Animal Pound
		\$120,000	Northam Pool
		\$245,000	Drainage
		\$524,330	Footpaths
		\$334,658	Recreation Centre
2009-10		\$35,000	Forward Capital Works Plan
2010-11		\$890,874	Recreation Centre
2011-12		\$783,124	Bakers Hill Oval and Wundowie to Bakers Hill Pipeline
2012-13		\$783,124	Footpaths, Roadwork's and Drainage Improvements

STATUTORY IMPACTS

N/A

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CONFORMITY WITH THE STRATEGIC COMMUNITY PLAN / CORPORATE PLAN

As outlined above the projects must be identified in the Council forward capital works plan.

FINANCIAL IMPLICATIONS

This will have nil impact on Council's budget provision as these funds are being re allocated.

OFFICER'S COMMENT

The projects originally identified have now been practically completed with the exception of the Bakers Hill Oval turf upgrading/replacement. In consultation with Council's Parks and Gardens staff it is recommended that progressive upgrading of the oval be undertaken rather than a completely new surface being installed. There will be a requirement to allocate additional maintenance costs in future budgets to ensure that the proposed remediation works are undertaken.

At this time it is anticipated that approximately \$170,000 of funds will be required to be reallocated in accordance with the guidelines included within the background section of this report.

Council currently has an allocation of \$30,675 for Job 6245 – Playground/POS improvements within the 2014/15 Adopted Budget. It is recommended by staff that the surplus funding from the 2011-12 CLGF Individual allocation be redirected to this account. This is supported through the adopted Forward Capital Works Plan which identifies a figure of \$230,000 in the 2014-15 financial year for "Playground Equipment, Improvements and Shades sails".

Staff is currently undertaking an audit of all existing playgrounds within the Shire to ensure that they comply with the latest relevant standards. It is anticipated that this audit will provide prioritisation of any required works and future upgrading requirements and will be used as the basis for the expenditure of the additional funds.

RECOMMENDATION

That Council;

- 1. Reallocate the unexpended funds from the 2011-12 CLGF Individual allocation to Job 6425 – Playground/POS improvements, increasing the account to \$200,675.00; and**
- 2. Request the Department of Regional Development to modify the existing 2011-12 CLGF Individual Financial Assistance agreement in accordance with the above resolution.**

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13.2. DEVELOPMENT SERVICES

13.2.1 ADOPTION OF LOCAL PLANNING POLICIES 16 UNDER LOCAL PLANNING SCHEME NO 6 (APPENDIX 4)

Name of Applicant:	Internal
Name of Owner:	N/A
File Ref:	3.1.8.18
Officer:	Phil Steven/Bronwyn Southee
Officer Interest:	Nil
Policy:	Local Planning Policy 16 – Advertising Signs
Voting:	Simple Majority
Date:	30 January 2015

PURPOSE

Further to Council's resolution on 19th November 2014 where it resolved to lay the adoption of this policy on the table, a signage workshop was held on the 4th February 2015 allowing Council to workshop the draft policy with Officers. Council's comments raised in the workshop along with the draft policy are now being presented back to Council for consideration and final adoption.

BACKGROUND

Background of Key Dates and Determinations

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

Date	Item / Outcome
15 September 2014	Council resolved to grant consent to advertise draft LPP 16 – Advertising Signs for public comment.
26 September 2014	Advertising for public and service authority comment commenced.
17 October 2014	Advertising closed.
19 November 2014	Draft Policy was referred back to Council for final approval. Council resolved to lay the item on the table
4 February 2015	Signage workshop with Council
5 February 2015	Amended report prepared for Council

The purpose of this report is to request that Council adopt in final the Draft Local Planning Policy 16 – Advertising Signage.

In recent times signage enquiries have become more frequent. Currently the Shire of Northam exercises its Trading in Thoroughfares Local Law for signage on verges and

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Schedule 5 – Exempted advertisements within Local Planning Scheme No 6 to guide private property signage applications. As it is unclear to the public what signage is appropriate for the Northam Shire, it was considered that a Local Planning Policy be developed to provide a mechanism to guide and control signage within the Shire of Northam.

Draft Local Planning Policy 16 Description

The draft LPP16 has been prepared to guide development of signage and advertising devices within the Local Government Area. The main features of the draft LPP16 are:

- Objectives for development of signage and advertising devices;
- Definitions, standards and diagrams for different sign types to aid officer interpretation and give landowners guidance on how to prepare signage plans;
- General requirements for all signage development in the Local Government area, relating mostly to public safety, sign content and general protection of amenity;
- Limitation of signage in the residential zones to ensure signs are consistent with the character of a residential area and do not have an undue impact on residential properties;
- A requirement for developers to prepare a signage strategy for sites of a strategic nature, large scale or involving special opportunities or constraints; and
- Provisions for the control of remote signage.

The Policy was presented to Council at its September Ordinary Meeting of Council, where Council resolved to commence public advertising of the draft Local Planning Policy 16 – Signage and Advertising Devices in accordance with the requirements of Shire of Northam Local Planning Scheme No. 6 and refer the draft Local Planning Policy 16 – Signage and Advertising Devices to Main Roads WA for comment.

The Policy was advertised for public and service authority comment. Public consultation commenced on the 26th September 2014 and closed on the 17th October, a total of 4 submissions were received.

STATUTORY REQUIREMENTS

Clauses 2.2 to 2.5 of LPS 6 deal specifically with the adoption of Local Planning Policies as follows:

2.2 Local Planning Policies

The local government may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area so as to apply -

- (a) *generally or for a particular class or classes of matters; and*
- (b) *throughout the Scheme area or in one or more parts of the Scheme area, and may amend or add to or rescind the Policy.*

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2.3 Relationship of Local Planning Policies to Scheme

- 2.3.1 *If a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.*
- 2.3.2 *A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.*

Note: Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under clause 10.2.

2.4 Procedure for making or amending a Local Planning Policy

- 2.4.1 *If a local government resolves to prepare a Local Planning Policy, the local government -*
- (a) *is to publish a notice of the proposed Policy once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving details of -*
 - (i) *where the draft Policy may be inspected;*
 - (ii) *the subject and nature of the draft Policy; and*
 - (iii) *in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made;*
 - (b) *may publish a notice of the proposed Policy in such other manner and carry out such other consultation as the local government considers appropriate.*
- 2.4.2 *After the expiry of the period within which submissions may be made, the local government is to -*
- (a) *review the proposed Policy in the light of any submissions made; and*
 - (b) *resolve to adopt the Policy with or without modification, or not to proceed with the Policy.*
- 2.4.3 *If the local government resolves to adopt the Policy, the local government is to -*
- (a) *publish notice of the Policy once in a newspaper circulating in the Scheme area; and*
 - (b) *if, in the opinion of the local government, the Policy affects the interests of the Commission, forward a copy of the Policy to the Commission.*

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2.4.4 A Policy has effect on publication of a notice under clause 2.4.3(a).

2.4.5 A copy of each Local Planning Policy, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the local government.

2.4.6 Clauses 2.4.1 to 2.4.5, with any necessary changes, apply to the amendment of a Local Planning Policy.

2.5 Revocation of a Local Planning Policy

A Local Planning Policy may be revoked by -

- (a) the adoption by a local government of a new Policy under clause 2.4 that is expressed to supersede the existing Local Planning Policy; or*
- (b) publication of a notice of revocation by the local government once a week for 2 consecutive weeks in a newspaper circulating in the Scheme Area.*

Public consultation was undertaken for a period of 28 days closing 17th October 2014. A number of submissions were received raising a variety of comments on the policy, namely its perceived impact on real estate signage, window signage and banner flags, concerns raised in the submissions have been addressed in the attached Schedule of Submissions and will also be discussed in the Officers Comments section of this report.

CONFORMITY WITH THE STRATEGIC COMMUNITY PLAN

OBJECTIVE: Provide accountable and transparent leadership.

STRATEGY: Continue to develop Council's policy framework to guide decision making.

BUDGET IMPLICATIONS

Nil.

OFFICER'S COMMENT

The intent of the adoption of the proposed Local Planning Policy 16 – Advertising signage is to provide a mechanism to guide and control the proliferation of signage within the Shire of Northam. It is important for Council to know that signage policies are common, all of the surrounding shires have them and they are applied throughout greater Western Australia.

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Over time, the Shire of Northam townscape has been proliferated with a variety of unauthorised signage (some of which is not of a professional standard) and incorrectly affixed it to buildings, this not only presents an amenity issue through unattractive appearance, but also poses a risk to public health and safety. The intention of this Policy is to provide guidance on appropriate signage and encourage the community to erect quality signage that contributes to this beautiful town.

During the public consultation period submissions were received, the main concerns will be discussed below, however a response to all of the issues raised is attached in the Schedule of Submissions. It is considered that many of the comments raised in the submissions were practical design solutions, majority of which have been incorporated into the draft policy to make it a more workable document.

Main Roads WA (MRWA)

MRWA has made a submission on the proposed wording and importance of placement of MRWA reference within the Policy. Any signage proposed to be erected on/off a MRWA controlled road use to require the approval of MRWA. In recent times MRWA has provided delegated authority to Local Governments to determine appropriate signage located on some MRWA controlled roads, in accordance with MRWA signage guidelines.

The rewording as recommended by MRWA in its submission was incorporated into the Policy, however, the request of MRWA to relocate this section of the Policy to Section 2 of the Policy was not applied, as it is considered more appropriate in the application sections of individual signage types.

Other submissions

The main concerns raised in the other submissions included the possible impact of the application of the draft policy on real estate signage, window signage coverage, banner signs and the retrospective nature of this policy, how it will be applied, each point will be discussed in turn;

Real Estate Signage/ Property Transactions;

Real Estate signage is addressed in Schedule 5 of Local Planning Scheme no 6 – Exempted advertisements for Property Transactions, which exempts majority of real estate signage from requiring approval from the Shire of Northam.

In addition to this, it is considered due to the nature of the real estate industry, the requirements of section 8.13 of the Policy (Window signage) do not apply to real estate signage, and this has been reflected in the Policy.

Therefore, this policy does not apply to Real Estate/ Property Transaction signage.

Window Signage coverage;

Section 8.13 of the draft Policy details the requirements for window signage.

- a) *A window sign shall:*

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- i. *Not have an aggregate area greater than 30% of the total area of any window; and*
- ii. *Not have an aggregate area greater than 10m² for each frontage.*

A comparison of surrounding local government policies was undertaken and 30% was the average for majority of the policies window signage. In addition to the 30% window signage it should also be noted that the business can also have 30% wall coverage, this is considered to be a generous amount of area by which businesses can be advertised.

There was concern that the 30% window coverage restriction would be too constraining for Real Estate agents, as traditional practice for Real Estate agents is to post all of the proposed sales on the front of the building, it was determined that Real Estate businesses are exempt from this section of the policy.

It is important for Council to consider how it wishes signage to be utilised, many other Shires that have window signage restrictions have encouraged businesses to utilise alternative forms of advertising such as digital listings etc.

Banner Signs

An increasingly popular form of signage is the tear drop banner signs, which have been traditionally used as temporary advertising devices for events and sales. More recently businesses have been erecting them permanently as a general attraction point to lure customers in.

The submissions raised concerns that the definition of Portable Signs restricted tear drop banner signs too much. Tear drop banner signs are actually defined as Tethered signs;

“Tethered Sign” means a sign which is suspended from or tethered to any structure, pole or tree (with or without supporting framework) and made of paper, fabric, plastic or similar materials. The term includes inflatables, bunting, banners, flags and similar.

8.9 Tethered Signs

a) A tethered sign shall:

- i) Be wholly located within the boundaries of the lot;
- ii) Not be located so as to distract the attention of motorists;
- iii) Have no part of the sign face less than 2.4m, or more than 6m, above the ground level immediately below the sign (applications for the temporary erection of tethered signs (maximum 12 months) may be exempted from this requirement.
- iv) have a maximum vertical dimension of 750mm and a maximum area of 2 m²;
- v) Not be within 10m of a pylon sign

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Tear drop banner signs, will be assessed in accordance with the details above when proposed on private land, or alternatively if proposed within a thoroughfare will be assessed in accordance with Trading in Thoroughfares Local Law.

The submissions also raised that majority of banner signs are 2000mm in height, therefore, the policy has been amended to reflect this, to reduce impractical requirements on the community.

Retrospective application of Policy;

As specified above, this Policy has been designed to ensure a consistent approach to signage is undertaken. The submissions raised concerns of retrospective application of the policy, should it be adopted by Council. It is important to note that it is not Council Officers intention to review all existing unapproved signage within the Shire, as it does not have the resources to do so, but rather to formalise a process by which to educate and guide the community on acceptable signage.

Section 11.2 – Removal and Repair of Existing Advertisements of Local Planning Scheme No 6, already gives Officers the power to require the removal of signage that is not maintained correctly or is considered inappropriate, the Policy will just support this Scheme requirement.

Comments raised in Council's Workshop – 4th February 2015

Size of Pylon signs face in policy

Further to the workshop, an assessment was undertaken of surrounding Shire's pylon sign policy requirements, it was determined that a face of 4m² was appropriate and consistent with surrounding Shire's (findings attached).

Billboard/hoarding signs in Industry Light & General Zones

Council raised comments regarding appropriate billboard/hoarding signs (similar to the billboard sign at Neil's Parts example in signage images attached) being appropriate for Industry zones in addition to remote/rural zones.

It is considered that Billboard/hoarding signage may be considered for industrial sites on the basis that it doesn't proliferate industrial zones, on this basis the policy has been amended to include billboard/hoarding signage based on the following requirements;

- a) Hoardings shall;
 - i. Not exceed 6 m in height.
 - ii. Be no more than 20 m² in area.
 - iii. Not be within 500 m of an existing hoarding sign
 - iv. Not be placed on a property in conjunction with either a monolith or a pylon sign

Appropriate percentage of window signage

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The draft policy presented to council originally contained a provision that allowed 30% or 10m² (whichever the lesser) of window signage within the commercial zone. Comments at the workshop raised concerns in relation to the 30% being too limiting and concerns that many of the businesses that had more than the 30% window coverage was to cover up the operational component of the shop.

It is considered that street surveillance is very important in town centres, as it encourages passive and active surveillance into and out of shops which reduces crime and encourages activity.

Based on the comments above and subsequent concerns raised by Council, the Policy has been amended to allow for 30% coverage for impermeable signage and 50% for visually permeable signage.

Franchise signage

Council raised concerns in relation to the policy size for standardised franchise signage being too limiting. Based on this, a clause has been included into the Policy to allow for consideration to be made for a variation to policy size requirements based on justification being provided that the signage is standardised franchise signage state/nationwide.

In light of the comments above, it is recommended that Council adopt in final the proposed Local Planning Policy 16 – Advertising Signage and advertise the adoption accordingly.

RECOMMENDATION

That Council;

- 1. In accordance with Clause 2.4.2 of Local Planning Scheme No 6 adopt Local Planning Policy 16 – Advertising Signage as attached.**
- 2. Published in the local newspaper advertising final adoption of Local Planning Policy 16 – Advertising Signage in accordance with Clause 2.4.3 of Local Planning Scheme No 6.**

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13.2.2 INITIATION OF LOCAL PLANNING POLICY 17 – AVON INDUSTRIAL PARK DESIGN GUIDELINES (APPENDIX 5)

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	
Officer:	Phil Steven/Bronwyn Southee
Officer Interest:	Nil
Policy:	Local Planning Scheme No.6
Voting:	Simple Majority
Date:	29 January 2015

PURPOSE

Council is requested to initiate Local Planning Policy 17 – Avon Industrial Park Design Guidelines.

BACKGROUND

The purpose of this report is to request that Council initiate the adoption process in order to publicly advertise proposed Local Planning Policy 17 – Avon Industrial Park Design Guidelines under the provisions of Local Planning Scheme No.6.

The Avon Industrial Park (AIP), located 18km east of Northam, is a versatile industrial estate which can accommodate a broad range of land uses on a variety of lot sizes. The Park aims to attract a diverse range of industries which, in turn, will attract synergistic and compatible industries.

The Avon Industrial Park was purchased by the Avon Community Development Foundation (ACDF) in 1990. Stage 1 of the development commenced in March 2001 and Stage 2 followed in 2004-2005.

There are 3 main governing bodies for this estate which guide development, namely the Avon Industrial Park Board, LandCorp and the Shire of Northam. From the conception of the Avon Industrial Park until now, development within the Park has been guided by a LandCorp produced document – the Avon Industrial Park Design Guidelines (attached for Council's reference). Unfortunately, due to the nature of the document being heavily prescriptive and the process of three approval bodies being in place, the process for development and approval has often been convoluted for the applicant.

Following attendance at the Avon Industrial Park Board Meeting on the 25th June 2014, it was agreed by the Board, LandCorp and the Shire of Northam that the current design guidelines and process that developers at the AIP were required to follow was onerous. Instead the Shire of Northam should adopt a version of LandCorp's AIP Design Guidelines

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as a Local Planning Policy, so that if applicant's satisfied the Shire's Policy, then development approval could be issued.

Following the agreement and direction of the Board, Shire Officers have been reviewing the existing AIP Design Guidelines and have created a Local Planning Policy which is a simplified version of LandCorp's Design Guidelines. It should be noted that the Policy will be the main document by which development in the AIP is assessed however, should applicants be seeking further guidance on the detail of their design they can still refer back to LandCorp's Design Guidelines as secondary guidance.

A major issue that has been experienced by the AIP is since the Shire of Northam has not formally adopted the Design Guidelines, there is no clear legislation that holds developers to the development requirements of the AIP. It is considered that this Policy will provide the required clarity and consistency for development within the AIP and will ensure that the likes of car parking and landscaping will be provided as part of the development in a timely manner.

STATUTORY REQUIREMENTS

LOCAL PLANNING SCHEME NO.6

Clauses 2.2. to 2.5 of Local Planning Scheme No.6 details the process involved for the adoption of Local Planning Policies as follows:

Local Planning Policies

Part 2 - Local Planning Policy Framework of Local Planning Scheme No.6 specifies the following in regard to Local Planning Policies;

2.2 Local Planning Policies

The local government may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area so as to apply -

- (a) generally or for a particular class or classes of matters; and*
- (b) throughout the Scheme area or in one or more parts of the Scheme area, and may amend or add to or rescind the Policy.*

2.3 Relationship of Local Planning Policies to Scheme

2.3.1 If a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails.

2.3.2 A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local

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government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

Note: Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. Although Local Planning Policies are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes. In considering an application for planning approval, the local government must have due regard to relevant Local Planning Policies as required under clause 10.2.

2.4 Procedure for making or amending a Local Planning Policy

2.4.1 If a local government resolves to prepare a Local Planning Policy, the local government -

(a) is to publish a notice of the proposed Policy once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving details of -

- (i) where the draft Policy may be inspected;*
- (ii) the subject and nature of the draft Policy; and*
- (iii) in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made;*

(b) may publish a notice of the proposed Policy in such other manner and carry out such other consultation as the local government considers appropriate.

2.4.2 After the expiry of the period within which submissions may be made, the local government is to -

- (a) review the proposed Policy in the light of any submissions made; and*
- (b) resolve to adopt the Policy with or without modification, or not to proceed with the Policy.*

2.4.3 If the local government resolves to adopt the Policy, the local government is to -

- (a) publish notice of the Policy once in a newspaper circulating in the Scheme area; and*
- (b) if, in the opinion of the local government, the Policy affects the interests of the Commission, forward a copy of the Policy to the Commission.*

2.4.4 A Policy has effect on publication of a notice under clause 2.4.3(a).

2.4.5 A copy of each Local Planning Policy, as amended from time to time, is to be kept and made available for public inspection during business hours at the offices of the local government.

2.4.6 Clauses 2.4.1 to 2.4.5, with any necessary changes, apply to the amendment of a Local Planning Policy.

2.5 Revocation of a Local Planning Policy

A Local Planning Policy may be revoked by -

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- (a) the adoption by a local government of a new Policy under clause 2.4 that is expressed to supersede the existing Local Planning Policy; or*
- (b) publication of a notice of revocation by the local government once a week for 2 consecutive weeks in a newspaper circulating in the Scheme Area.*

CONFORMITY WITH COMMUNITY STRATEGIC PLAN

GOAL: Provide an environment that enhances and builds on the liveability of the Shire.

As there has been no formal adopted Policy for the AIP previously, some of the previous developments have not been completed to the standard that was expected, predominantly relating to landscaping and car parking, creating an undesirable streetscape and harsh industrial environment. It is considered that this Policy will provide clear detail of development requirements within the AIP, which in turn will help ensure that development requirements such as landscaping and car parking are completed as part of the development.

BUDGET IMPLICATIONS

There will be costs associated with the preparation of advertising material for the public consultation process.

OFFICERS COMMENT

The proper and orderly development of AIP has been disjointed through its former process, in some cases resulting in sites being approved for occupation prior to important development requirements such as landscaping and formal car parking being installed. It is considered that this Policy will provide the required clarification of development requirements within this estate.

Council is requested to consider the proposed Policy to ensure that it represents Council's intentions for the AIP as a whole in terms of development standards.

Local Planning Policies are required to be publically advertised consecutively for two weeks within the relevant local media publication. Following this time, any submissions made by the public will be considered and, if appropriate, changes and/or recommendations will be made by Officers and presented to Council for further determination prior to adoption. Therefore, it is recommended that Council initiate the adoption of Local Planning Policy 17 – Avon Industrial Park Design Guidelines for public advertising.

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RECOMMENDATION

That Council;

- 1. Advertise the proposed Local Planning Policy 17 – Avon Industrial Park Design Guidelines for public comment in accordance with Clause 2.4 of Local Planning Scheme No.6.**
- 2. Refer the matter back to Council following the conclusion of the advertising period, for consideration for final adoption.**

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13.2.3 INITIATION OF SCHEME AMENDMENT NO 2 TO LOCAL PLANNING SCHEME NO 6 – REZONING LOCATION: LOT 402 EAST STREET, NORTHAM FROM “RESERVE – PARK AND RECREATION” TO A “RESIDENTIAL R20” ZONING (APPENDIX 6)

Name of Applicant:	Carly Pidco
Name of Owner:	Shire of Northam
File Ref:	A10763
Officer:	Phil Steven / Roy Djanegara
Officer Interest:	Nil
Policy:	Local Planning Scheme No.6 Northam Regional Centre Growth Plan Planning & Development Act 2009 Planning Regulations 2009
Voting:	Simple Majority
Date:	18 February 2014

PURPOSE

Council is requested to consider an initiation to amend Local Planning Scheme No.6 to rezone Lot 402 East Street, Northam from ‘Reserve – Park and Recreation’ zoning to a ‘Residential R20’ zoning in accordance with the recommendation that the land be converted to freehold and sold in the Shire’s Land Rationalisation Strategy.

BACKGROUND

Council at its Ordinary Meeting on the 20th November 2013 Council resolved to authorise the sale of Lot 402 once it has been rezoned to ‘Residential R20’ and the drainage easement issue resolved. The proceeds of the sale to be placed into the Shire of Northam ‘Recreation Reserve’

The subject land (Lot 402 on Plan 13407 formally known as Reserve 37451 and is now a freehold) is located in the corner of East Street and Frankish Road. No formal street address has been allocated to the subject land as yet, therefore, it is considered necessary to clarify that Lot 402 East Street is also known as Lot 402 Frankish Road. For the purpose of this report, it will be referred to as Lot 402 East Street.

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

Date	Item / Outcome
13 th August 2014	The transfer of land from the Department of Lands to the Shire of Northam had been concluded.
18 th December 2014	The Shire received an offer to purchase the land from the Northam City Room Gospel Trust.
21 st January 2015	The Council resolve not to accept the offer.
23 rd January 2015	The Shire received an Initiation Report to amend Local Planning Scheme No 6.
29 th January 2015	A report is prepared for the Council.

The purpose of the Scheme Amendment is to remove the reservation of Lot 402 East Street Northam, under Local Planning Scheme No. 6 and zone the subject land 'Residential R20'.

Lot 402 East Street, Northam, is currently a local reserve under the Shire of Northam Local Planning Scheme No. 6. As the land is located in close proximity to several local reserves and low-density residential development, the removal of the Reserve would not compromise opportunities for recreation and/or conservation. Rezoning of Lot 402 to permit medium-density residential development will contribute to housing growth in the town of Northam without placing a burden on local infrastructure and services.

STATUTORY REQUIREMENTS

Local Planning Scheme No.6

The processing of Scheme Amendments is required to be undertaken in accordance with the requirements of Section 75 of the *Planning & Development Act 2005* and Section 48 of the *Planning Regulations 2009*.

Section 6.2.3 of the Local Planning Strategy No.6 states the following in regard to rezoning requests:

In considering any rezoning request, subdivision or development application the local government will have due regard for the following -

- (a) *There is a general presumption against rezoning of land within the area for more intensive land uses, such as residential, industrial and rural residential.*

As the subject rezoning is not proposing an ad hoc spot rezoning it is considered that the proposal is acceptable for this site. In addition to this, the subject rezoning is in accordance with Council's strategic plan – the Land Rationalisation Strategy, therefore it is considered that the proposal is acceptable for this site.

Land Rationalisation Strategy

The Shire's Land Rationalisation Strategy is the Shire's strategic document that identifies appropriate courses of action in relation to each of the Shire's landholdings (freehold and crown land reserves) located throughout the Shire of Northam. The Strategy has identified Lot 402 as being ideal for residential development and recommends that Lot 402 be converted to freehold and sold for development.

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NORTHAM GROWTH PLAN

The Northam Growth Plan has regard to residential development and specifies the following objectives:

‘Encourage both infill and expansion of residential areas to provide increased supply of a range of lots and a greater diversity of housing types.’

‘A community desire to see a mix of dwelling sizes and types, with apartments and townhouses being located around the town centre and larger single residential lots on the periphery of the town site;’

‘More industrial, commercial and residential land supply and allow for medium density to aid the development of partially developed or underdeveloped land parcels;’

It should be noted that the proposed lots for the scheme amendment are identified as being located within ‘The Woodley Precinct’ in the Northam Growth Plan. The Northam Growth Plan specifies the following in regard to this precinct:

‘Currently developed as low density residential.’

The proposal would allow for additional medium density residential development within the existing Northam townsite to occur which is consistent with the residential development objectives of the Northam Growth Plan.

Public Consultation

Should Council grant consent to initiate the proposed Scheme Amendment, the proposed amendment will be referred through to the Western Australian Planning Commission (WAPC) and Department of Environment and Regulation (DER) for approval to advertise for public comment and for clearance under the Environmental Protection Act. Once the WAPC and DER have assessed the proposed amendment and determined it acceptable under the relevant legislation it will grant the Local Government consent to advertise the proposed amendment to the public for a period of 42 days.

Public consultation will include an advertisement in the local newspaper, Shire website and notification sent to adjoining land owners for comment.

In addition, the application will be referred to the Environmental Protection Authority to determine that the rezoning of this site will not have any adverse impacts on the environment.

CONFORMITY WITH COMMUNITY STRATEGIC PLAN

GOAL: Support business and investment opportunities

STRATEGY: Proactively market the region’s business opportunities and attractive lifestyle.

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The proposed scheme amendment will provide business opportunity for private sector in a development of residential subdivision.

BUDGET IMPLICATIONS

This Scheme Amendment will provide opportunity for the Shire to gain a higher remuneration from selling the property.

The administrative fees to progress a Scheme Amendment to Local Planning Scheme No 6 are specified in the Shire of Northam's Schedule of Fees and Charges, based on an hourly rate.

OFFICER'S COMMENT

In considering the proposal, the initiation report was assessed against a number of strategic documents, of which some of the more relevant strategies for this amendment are discussed in turn below;

Northam Regional Centre Growth Plan (2012)

The Northam Regional Centre Growth Plan provides strategies for the growth of the Shire within the context of the 'Super Towns' framework. The subject land is located within the 'Woodley' precinct, which is identified for "residential expansion".

The Plan notes several issues relating to infrastructure, in particular, a lack of data and need for upgrading of the local drainage network. It is possible that the drainage channel running through the subject land is impacted by this issue. However, any necessary upgrades can be addressed at the subdivision stage through a stormwater management plan.

Shire of Northam Local Planning Strategy (2013)

The Shire of Northam Local Planning Strategy lays out the long-term strategic vision for development and growth in the local government area. The objective for housing is as follows:

To ensure a sufficient supply of suitably zoned and serviced residential land in established settlements to accommodate future housing growth and to provide for housing choice and variety in neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity.

The Strategy stresses the need to consolidate existing residential areas and curtail 'sprawl'. Lot 402 is located within the Northam townsite and is surrounded by residential land zoned for low-density suburban development. The rezoning of this land for infill residential development is consistent with the overarching housing principles in the Local Plan Strategy.

It is noted that the settlement objectives for the plan include delaying rezoning or urban expansion areas in the short to medium term. The subject land is not considered to be an

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‘urban expansion’ area in the strict sense; it is a unique case. It is surrounded by land that has already been zoned for infill development, and applying a similar zoning to Lot 402 will ensure consistency with surrounding development and a gradual transition from more-dense to less-dense development on the townsite edge and consistency with the Land Rationalisation Strategy.

Development Proposal

The Shire of Northam does not have a development proposal for Lot 402 at this stage. It is not the Shire’s intention to develop the land itself, but rather to dispose of the land to a third party. Any subdivision or development plans by the prospective purchaser will by necessity occur through a detailed design process and in cooperation with various referral authorities. At this stage, it is suffice to consider that the land be suitable to be developed for residential purposes to a maximum density of R20.

Rationale for Proposed ‘Residential R20’ Zoning

Strategic planning tools for the region consistently reference consolidation of the Northam townsite and promotion of residential infill development. The proposed rezoning will facilitate residential development at a suburban scale within the townsite limits. The site is well located for infill development as it is surrounded by land zoned for suburban residential development and close to the town centre. Although servicing of the site and possible upgrades to the drainage channel will need to be addressed at subdivision stage, these matters are resolvable. The location of the land within an area identified for infill development and the townsite limits indicates that servicing and upgrades will be inevitable over the medium-term; rather it is the timing and detailed planning of these that must occur prior to development.

The other matter that must be considered is the ‘loss’ of Lot 402 as public open space and consistency of this outcome with Liveable Neighbourhoods principles. As stated previously, Lot 402 is considered to be most appropriately considered at the scale of a ‘Neighbourhood Park’ despite not having been fully developed for this purpose. Neighbourhood Parks are to be provided within 400m of each dwelling. The Northam Regional Centre Growth Plan includes a public open space analysis mapping the 400m catchment of parks in the local area that is useful at this point:

There are two conclusions that can be drawn from the Northam Regional Centre Growth Plan. Firstly, Lot 402 has not been identified for upgrading to a functional Neighbourhood Park and therefore does not perform a vital role in the Shire’s public open space strategy. Secondly, the ‘loss’ of the reserve for recreation purposes has minimal impact on the 400m catchment analysis. The ‘gap’ that can be identified to the north of Lot 402 and immediately south of Yilgarn Avenue is the existing industrial area and application of the Liveable Neighbourhoods principles is not appropriate here.

It should also be noted that Liveable Neighbourhoods provides that ‘Local Parks’ of up to 3,000m² should be provided within 150 to 300 metres of all dwellings. Subdivision of Lot 402 to its maximum yield under the proposed density will necessitate provision of public open space. The detailed design and location of a Local Park can be addressed at this stage,

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however, provision of the Local Park will aid in negating the 'loss' of the current reserve on the immediate area.

The proposed rezoning of Lot 402 to Residential R20 is consistent with the local planning framework objectives in relation to residential infill without jeopardising policy principles for provision of reserves. The proposed density is compatible with its setting and aids the transition from R30 zoning to the west through to R2.5 zoning to the east.

Conclusion

The proposed rezoning will remove the reservation of Lot 402 East Street, Northam under Shire of Northam Local Planning Scheme 6 and assign a zoning of 'Residential R20'. The rezoning will allow for the Shire of Northam to dispose of the land and create an opportunity for residential infill development in the town. The proposed zoning is consistent with the surrounding land uses and zonings and the future vision for townsite development.

The proposed rezoning is consistent with the following principles identified in key strategic planning tools for the region:

- Encourages consolidation of existing residential areas within the Northam townsite;
- Provides new and diverse housing opportunities;
- Does not conflict with surrounding land uses or the nearby industrial precinct; and
- Does not undermine Liveable Neighbourhoods principles in relation to provision of public open space through 'loss' of the existing reserve.

Based on the above, it is recommended that Council initiate an Amendment to its Local Planning Scheme No 6, pursuant to Section 75 of the Planning and Development Act 2005 to rezone Lot 402 East Street, Northam from 'Reserve – Park and Recreation' zoning to a 'Residential R20' zoning.

RECOMMENDATION

That Council, initiate an Amendment to its Local Planning Scheme No 6, pursuant to Section 75 of the Planning and Development Act 2005 to rezone Lot 402 East Street, Northam from 'Reserve – Park and Recreation' zoning to a 'Residential R20' zoning.

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13.2.4 LOT 93 SPENCERS BROOK ROAD, NORTHAM - AMENDMENT TO PLANNING APPROVAL FOR SITE REHABILITATION WHICH INCLUDES GRANITE CRUSHING - JTB QUARRY (APPENDIX 7)

Name of Applicant:	Yarnell Pty Ltd
Name of Owner:	Zippo Pty Ltd
File Ref:	A753/P1944
Officer:	Phil Steven / Bronwyn Southee / Courtney Wynn
Officer Interest:	Nil
Policy:	Local Planning Scheme No.6
Voting:	Simple Majority
Date:	11 February 2015

PURPOSE

Council is requested to consider an application for a variation to the planning approval P1088 granted by Council at its Special Council Meeting held on 7th April 2010 for the JTB Quarry which is operated by Yarnell Pty Ltd on Spencers Brook Road, Northam.

BACKGROUND

This application is being referred to Council for consideration as it is requesting a variation to Council's original approval, specifically Condition 1.35 which specifies that crushing is not to take place on the site without the specific approval of Council and due to a number of concerns/objections raised in the public consultation period.

In 2010, JTB Quarry applied for an extractive Industry land use and licence to extract granite from the site. Following assessment and public consultation, the application was referred to Council for its consideration at its Special Council Meeting held on the 7th April 2010 where Council resolved the following;

1. *That Council issue planning approval for the extractive industry use until the 1st June 2017, as detailed within Plan Numbers 'YA 1912-6-1 Revision B', 'YA 1912-7-1 Revision A', 'YA 1912-7-1 Revision A', 'YA 1912-7-2 Revision A', 'YA 1912-7-3 Revision A', 'YA 1912-7-4 Revision A' and 'YA 1912-7-5 Revision A' for Lot 93 Spencers Brook Road, Northam subject to the following conditions:*
 - 1.1 *The extractive industry use shall be carried out and fully implemented in accordance with the details incorporated within the documentation endorsed with an 'Approved' stamp by the Shire of Northam.*
 - 1.2 *The excavation area is limited to the area shown on the approved plans without prior written approval being issued from the Shire.*

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- 1.3 *Excavation is not permitted within 20 metres of any boundary of Lot 93.*
- 1.4 *The applicant shall comply with the requirements of the Shire's Extractive Industry Local Laws.*
- 1.5 *Hours of operations and movement of trucks in or out of the site shall be limited to 07.00 to 19.00 hours, Monday to Saturday and should be managed in accordance with the submitted Noise Management Plan.*
- 1.6 *Blasting shall be carried out in accordance with the approved blasting schedule. The blasting schedule is to include the dates and times when the blasting will occur and methods for advising nearby neighbours and the general public. Any deviation from this schedule must be approved by Council. The Blasting Schedule is to be published in the Avon Valley Advocate by the applicant.*
- 1.7 *The type of blasting undertaken on the site shall generally be in accordance with the methods outlined in the applicants correspondence including:*
 - *maximum number of 60 drill holes;*
 - *maximum 50% of drill holes charged; and*
 - *the utilisation of chemical method of rock breaking.*
- 1.8 *Blasting must be carried out in strict accordance with the AS2187 SAA Explosives Code, the Mines Safety and Inspection Act 1994, the Mines Safety and Inspection Regulations 1995; the Environmental Protection Act 1986, and all relevant local laws of the local government.*
- 1.9 *The facility is to operate in accordance with the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997. Should noise complaints be received it shall be the licensee's responsibility to employ a suitably qualified acoustic engineer to determine ascendants and remedies. Where the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997 cannot be satisfied, the licensee shall seek approval for the operation, in accordance with Regulation 17, of the same.*
- 1.10 *Reversing alarms on vehicles and equipment must be managed on site to ensure they do not interfere with the amenity of nearby residential properties while complying with the Occupational Safety & Health Regulations 1996 and the Environmental Protection (Noise) Regulations 1997.*
- 1.11 *The Dust Management Plan approved by the Shire of Northam must be adhered to and followed at all times. Should complaints be received from any adjoining property owner, in relation to dust emissions, dust monitoring equipment shall be installed and regular reports be provided, in consultation with the Shire of Northam's Executive Manager Regulatory Services.*
- 1.12 *All trafficable areas shall be treated and maintained in a manner which prevents or minimises the generation of airborne dust to the satisfaction of the Shire of Northam and in accordance with the Dust Management Plan.*

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- 1.13 *Drainage management shall be in accordance with the approved Drainage Management Plan and the approved plan for the extractive industry.*
- 1.14 *Prior to the extractive industry licence being issued, a detailed technical plan, prepared by a suitably qualified civil engineer, showing exact road widths, direction of entry and exit, angles of entry and exit, any turning circles and any other relevant information of the proposed intersection of the entry and exit points with Spencers Brook Road shall be submitted to the Shire of Northam for approval. No cartage will be permitted until the construction of the entry and exit points has occurred to the Shire's satisfaction.*
- 1.15 *The intersection/entry and exit points into the extraction area is to be maintained to Council's specification during extractive operations.*
- 1.16 *That section of Spencers Brook Road used as the haul road is to be maintained to an appropriate standard during the operation of the extractive industry. Any damage caused to Spencers Brook Road as a consequence of the extractive industry is to be made good, to the Shire's standards and specifications, at the licensee's cost. In order to establish the present standard of Spencers Brook Road, the licensee is to provide a detailed road condition report prepared by a suitably qualified civil engineer, to the satisfaction of the Executive Manager, Engineering Services, for that section of Spencers Brook Road used as the haul road. The road condition report is to be lodged with the Shire prior to an extractive industry licence being granted.*
- 1.17 *The internal road infrastructure is to be maintained to the satisfaction of the Shire during extractive operations on an ongoing basis.*
- 1.18 *If at any time the Executive Manager, Engineering Services determines the extractive industry has caused damage to Spencers Brook Road he may give a written notification to the applicant identifying the damage and requiring it to be made good, in accordance with the Shire's standards. Any work required to be done by the notice must be completed within 14 days following the date the notice is given, unless a greater period is stipulated in the notice.*
- 1.19 *In order to ensure compliance with the preceding condition, and to allow the Shire to carry out necessary repair works in the event of the applicant's default, prior to the grant of an extractive industry licence a cash bond, or an irrevocable and unconditional bank guarantee from an institution acceptable to the Shire, in the amount of \$120,000 (being the estimated cost of reconstructing 1km of Spencers Brook Road), is to be provided by the applicant to the Shire. The bond/bank guarantee may be drawn on by the Shire of Northam without notice to the applicant for the purposes of paying for road repairs where the applicant does not comply with a notification given pursuant to the preceding condition. If the Shire draws on the bond/bank guarantee the applicant must, within 14 days thereafter, re-instate the bond/guarantee to the amount of \$120,000. When the extractive industry ceases the Shire may review*

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the condition of the Spencers Brook Road and, if necessary, draw on the bond/bank guarantee to pay for any work required to return the road to its present standard. Any balance of the bond/bank guarantee which thereafter remains is to be refunded to the applicant. The Shire may require the applicant to enter into a legal agreement, prepared by the Shire's solicitors at the applicant's cost, in order to deal with any additional matter of detail concerning the requirements of this condition and conditions 1.16 and 1.18.

- 1.20 A fence restricting vehicle and pedestrian access to the area identified for the operations of the quarry shall be constructed and maintained for the period of operational works at the site.*
- 1.21 Warning signs are to be placed along each of the boundaries of the area excavated under this licence which are no more than 200 metres apart, not less than 1.8m high and not less than 1 metre and bears the words 'DANGER EXCAVATIONS KEEP OUT'.*
- 1.22 A sign is to be located at the entrance to the property at all times to identify the quarry operator and a contact name and number of a responsible contact person for enquiries relating to the quarry operations.*
- 1.23 The licensee shall provide, for the approval of the Executive Manager Development Services, a detailed Rehabilitation and Maintenance Plan of suitable indigenous planting on, and around, the quarried area, to be planted at the completion of remedial earthworks.*
- 1.24 The Rehabilitation and Maintenance Plan approved by the Shire of Northam is to be adhered to and implemented at the conclusion of mining operations.*
- 1.25 Remnant vegetation outside of the excavation area is to be protected from the quarry operations and transport movements at all times.*
- 1.26 The site is to be rehabilitated using local endemic species to the satisfaction of the Shire of Northam.*
- 1.27 Survey pegs are to be placed on site prior to commencement of operations in order to clearly delineate the boundaries of the excavation areas in accordance with the approved plans and the terms and conditions of this licence.*
- 1.28 The applicant shall obtain relevant clearing permits from the Department of Environment and Conservation prior to any significant land clearing taking place.*
- 1.29 A licensee shall have at all times a current public liability insurance policy taken out in the joint names of the licensee and the local government indemnifying the licensee and the local government for a sum of not less than \$10,000,000 in respect of any one claim relating to any of the excavation operations.*
- 1.30 The licensee shall provide to the local government a copy of the policy taken out under the preceding condition, within 14 days after the issue of that policy and shall provide to the local government evidence of renewal within 14 days of each renewal date.*

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- 1.31 *On or before 30 June in each year, a licensee shall pay to the local government the annual licence fee determined by the Local Government from time to time.*
 - 1.32 *A licensee who wishes to renew a licence must apply in writing to the local government at least 45 days before the date of expiry of the licence and shall submit with the application for renewal:*
 - (a) *the fee determined by the local government from time to time;*
 - (b) *a copy of the current licence;*
 - (c) *a plan showing the contours of the excavation carried out to the date of that application;*
 - (d) *details of the works, excavation and rehabilitation stages reached and of any changes or proposed changes with respect to any of the things referred to in subclauses 2.3(1) (b) and (c); and*
 - (e) *any other things referred to in clauses 2.3 and 3.1 of the Shire of Northam Extractive Industry Local Laws.*
 - 1.33 *No permit vehicles from this extractive industry are to pass onto any road under control of the Shire of Northam unless the appropriate Local Government and Main Roads approvals are in place.*
 - 1.34 *A rehabilitation bond of \$70,883.78 is to be paid by the applicant prior to commencement of any excavation and subsequently on or before 1st June 2010.*
 - 1.35 *In any case where the Mines Safety and Inspection Act 1994 or the Environmental Protection Act 1986 applies to any excavation carried on or proposed to be carried on at a site subject to this licence, the licensee in respect of that site must:*
 - (a) *comply with all applicable provisions of that Act or those Acts;*
 - (b) *provide to the Local Government within 14 days full particulars of any inspection or report made under that Act or those Acts.*
 - 1.36 *Failure to comply with any of the conditions outlined above may result in the Local Government revoking this Extractive Industry Licence or taking such other action as considered appropriate by the Shire of Northam as available under the existing Local Law.*
 - 1.37 *No commercial activities commonly referred to as 'Crushing' will take place on the site without the specific approval of Council.*
2. *That Council delegate authority to the Executive Manager, Development Services to issue an extractive industry licence to the applicant, subject to compliance with the conditions outlined above and compliance with the Shire's Extractive Industry Local Laws.*

Following this planning approval, an extractive industry licence was granted by Council on 9th December 2010 subject to conditions (Refer to Appendix). The Extractive Industry Licence for this site is due to expire on 1st June 2017.

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

Date	Item / Outcome
7 th April 2010	Planning Approval granted by Council for an extractive industry licence for the extraction of hard rock subject to conditions. This approval is valid until 1 st June 2017.
9 th December 2010	An extractive industry licence was granted subject to conditions for a seven year period expiring on 1 st June 2017.
23 rd December 2013	Email sent to the applicant advising that separate planning approval application is required in order to undertake crushing on the site.
2 nd April 2014	Written submission received from a nearby land owner objecting the proposed granite crushing.
10 th April 2014	First planning application received proposing site rehabilitation and granite crushing.
14 th April 2014	Officers met with nearby land owner to discuss concerns regarding the proposed granite crushing.
16 th April 2014	Written submission received from a nearby land owner objecting the proposed granite crushing.
6 th May 2014 & 28 th May 2014	Emails sent to the applicant requesting that further information is required in order to undertake an assessment of the proposal.
18 th June 2014	The planning application was returned to the applicant due to the applicant failing to provide sufficient information required for Officers to undertake an assessment.
25 th September 2014	Current application received for site rehabilitation and granite crushing.
3 rd October 2014	Email sent to the applicant advising that further information is required in order to undertake an assessment of the proposal.
9 th October 2014	Officers met with the applicant at the site.
24 th November 2014	Amended Site Plan and addition information received.
10 th December 2014	Email sent to the applicant advising that further information is required in order to undertake an assessment of the proposal.
15 th December 2014	Amended Site Plan and addition information received.
16 th December 2014	Internal assessment of the application.
17 th December 2014	Advertising period commenced and the application referred to DER & DEC for comment.
16 th January 2015	Advertising period closed.
22 nd January 2015	Comment received from the Department of Environment Regulation.
27 th January 2015	Comment received from the Environmental Protection Authority.
30 th January 2015	Report Prepared for Council.

An application for planning approval was received by the Shire of Northam on 9th October 2014 seeking to carry out the crushing of excess rock stockpiles on the subject site over a 6

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month period to help remove the overburden of rock and allow for the rehabilitation of the site.

The applicant is proposing that a mobile crusher be located on the site to crush the larger pieces of granite into smaller more saleable pieces that can be transported off the site via Spencers Brook Road to the location of civil construction projects. The proposed crushing activities will require the following machinery and equipment to be operated on the site:

- 1 x Dump truck
- 1 X 50t jaw crusher
- 1 x Loader
- 1 x Excavator
- 1 x water-cart
- 1 x support vehicle

The proposed hours of operation of this machinery are 7am to 5pm Monday to Friday and 8am to 5pm on Saturday in accordance with Condition 1.5 of the planning approval, which specifies the following:

1.5 Hours of operations and movements of trucks in or out of the site shall be limited to 0.700 to 19.00 hours, Monday to Saturday and should be managed in accordance with the submitted Noise Management Plan.

This application also includes a site rehabilitation plan, which is required as part of the planning approval which specifies the following conditions:

- 1.22 *The licensee shall provide, for the approval of the Executive Manager of Development Services, a detailed Rehabilitation and Maintenance Plan of suitable indigenous planting on, and around, the quarried area, to be planted at the completion of remedial earthworks.*
- 1.23 *The Rehabilitation and Maintenance Plan approved by the Shire of Northam is to be adhered to and implemented at the conclusion of mining operations.*
- 1.25 *The site is to be rehabilitated using local endemic species to the satisfaction of the Shire of Northam.*

STATUTORY REQUIREMENTS

LOCAL PLANNING SCHEME NO 6

Lot 93 Spencers Brook Road is approximately 50 hectares and is zoned 'Rural' under Local Planning Scheme No.6. The subject site forms part of a greater agricultural property which is over 2000ha in size.

The proposed crushing operations are classified as an 'Industry - Extractive' land use under Local Planning Scheme No.6 and is listed as an 'A' (Advertising) use within the Rural zone. Local Planning Scheme No.6 defines 'Industry-Extractive' as follows:

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“industry - extractive” means an industry 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 these materials on, or adjacent to, the land from which the materials are extracted, but does not include industry - mining.

An ‘A’ use means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval after giving special notice in accordance with Clause 9.4 of LPS6.

The application for granite crushing and site rehabilitation is consistent with the objectives of the Rural Zone under Local Planning Scheme No.6. The proposed site rehabilitation plan will ensure that the site is returned to grassland utilised for cattle grazing whilst improving the landscape and character of the rural area.

SECTION 5.25 EXTRACTIVE INDUSTRIES

Section 5.25.3 Extractive Industries specifies that in determining applications for planning approval for the establishment of extractive and mining operations (not covered by the Mining Act 1978) in the Scheme Area the local government may impose conditions relating to but not limited to the following matters -

- (a) *hours and methods of operation;*
- (b) *siting of internal access thoroughfares, buildings and plant;*
- (c) *vehicle access arrangements including road upgrade and maintenance contributions;*
- (d) *measures to minimise air, water, noise and visual pollution;*
- (e) *location and depth of extraction areas;*
- (f) *stabilisation of extraction areas, stock piles and overburden dumps;*
- (g) *drainage;*
- (h) *protection of the amenity of adjoining land uses including visual screening and buffer requirements;*
- (i) *restoration and rehabilitation of excavation areas;*
- (j) *rehabilitation to ensure consistency with long term planning objectives including sequential land use proposals; and*
- (k) *a bond may be required in accordance with the local planning policy.*

As this application is for a variation only to the existing planning approval, the original conditions imposed in the original planning approval are still applicable to the site.

Should Council resolve to approve this application for a variation, it would be subject to additional conditions prepared in accordance with the requirements outlined Section 5.25 of Local Planning Scheme No.6.

EXTRACTIVE INDUSTRIES LOCAL LAW 2008

The Extractive Industry Local Law 2008 is the legislation in which the Shire’s operates under when dealing with extractive industries. The Local Law outlines the requirements and limitations for extractive industry operations. Section 6.2 Obligations of the Licensee specifies the following;

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- (d) restore and reinstate the excavation site in accordance with the terms and conditions of the licence, the site plans and the works and excavation programme approved by the local government;*
- (e) take all reasonable steps to prevent the emission of dust, noise, vibration and other forms of nuisance from the excavation site; and*
- (f) otherwise comply with the conditions imposed by the local government in accordance with clause 3.1.*

In addition to this, the Local Law specifies that the following works are to be carried out as part of the rehabilitation of the site;

7.4 Works to Be Carried Out On Cessation of Operations

Where the carrying on of an extractive industry on the site permanently ceases or on the expiration or cancellation of the licence applicable to the site, whichever first occurs, the licensee shall, as well as complying with the provisions of clause 7.3—

- (a) restore and reinstate the excavated site in accordance with the proposals approved by the local government or in such other manner as the local government may subsequently agree in writing with the licensee;*
- (b) ensure that any face permitted to remain upon the excavation site is left safe with all loose materials removed and where the excavation site is—*
 - (i) sand, the sides are sloped to a batter of not more than 1:3 (vertical:horizontal); and*
 - (ii) limestone or material other than sand, the sides are sloped to a batter which, in the opinion of the local government, would enable the site to be left in a stable condition;*
- (c) ensure that the agreed floor level of the excavation is graded to an even surface or is otherwise in accordance with the rehabilitation and decommissioning programme approved by the local government;*
- (d) ensure that all stockpiles or dumps of stone, sand or other materials are left so that no portion of that material can escape onto land not owned or occupied by the licensee nor into any stream, watercourse or drain that is not wholly situated within the land owned or occupied by the licensee;*
- (e) erect retaining walls where necessary to prevent subsidence of land in the vicinity of any excavation;*
- (f) remove from the site all buildings, plant and equipment erected, installed or used for or in relation to the carrying on of an extractive industry on the site and fill all holes remaining after such removal to the level of the surrounding ground and compact such filled holes sufficiently to prevent settling; and*
- (g) break up, scarify, cover with topsoil and plant with grass, trees and shrubs all parts of the site where buildings, plant and equipment were erected or installed and all areas which were used for stockpiling unless otherwise specified under this local law.*

As extraction on the site has ceased, the applicant is seeking to remove the existing overburden on the site and commence rehabilitation.

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ENVIRONMENTAL PROTECTION AUTHORITY GUIDELINES

Extractive Industries which involve the crushing of hard rock are listed under the Environmental Protection Authority's ("EPA") *Separation Distances between Industrial and Sensitive Land Uses Guidelines* (2005) as a land use that may potentially affect nearby sensitive land uses (including residential dwellings).

The Guidelines recommend a 1000m separation buffer between extractive industries and sensitive land uses such as residential dwellings due to the potential for dust, and noise impacts. When considering reduced setbacks the Guidelines state the following;

Proponents and responsible authorities are encouraged to consider their proposals and schemes in the light of the guidance given. A proponent or responsible authority wishing to deviate from the advice in this Guidance Statement would be expected to put a well-researched, robust and clear justification arguing the need for that deviation.

Officers contacted the EPA in regard to this application and were advised that based on the information provided, the proposal is unlikely to have significant enough impact on the environment to warrant a referral to the Environmental Protection Authority.

DEPARTMENT OF ENVIRONMENT & REGULATION

The application was also referred to the Department of Environment and Regulation for comment, with the following comments were received;

DER is not currently resourced to respond to the volume of planning referrals received however it is noted that your referral relates to a facility that may be categorised as Prescribed Premises as per Schedule 1 of the Environmental Protection Regulations 1987. As such, the operator would be required to obtain a works approval (for construction), and a licence or registration (for operation) for facilities. The purpose of a works approval is to allow DER to assess the environmental impacts of a proposal against standards and policies.

The advice regarding the requirement that the applicant register their operation with the DER has been included in the Officer's recommendation as an advice note.

PUBLIC CONSULTATION

Public Consultation was undertaken in accordance with section 9.4 of LPS6 and the Shire's Extractive Industries Local Law 2008. Public Consultation commenced on 18th December 2014 and closed on 16th January 2015 in accordance with the standard 21 days advertising period specified in the Extractive Industries Local Law 2008. A copy of the proposed crusher operation plans, rehabilitation plan, rehabilitation plan timeline, site plan and location map was sent to all surrounding property owners within a 1km radius of the subject site. The proposal was also advertised on the Shire's website, *Avon Valley Advocate* newspaper and was available for inspection at the Shire offices.

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During the advertising period 4 submissions were received in total which comprised of 2 objections and 2 advice notes from the DER and DEC (refer to appendices for the summary of the submissions).

The submissions generally raised concerns in relation to noise, dust and the proposed rehabilitation plan. These issues have discussed in the attached schedule of submissions and officers comments below.

CONFORMITY WITH COMMUNITY STRATEGIC PLAN

GOAL: Support the identification, protection and control of the mineral resources industry through careful development and planning

The removal of the remaining rock stockpiles of the site would clear the site enabling the rehabilitation of the site to take place. Rehabilitation of the site would improve the appearance of the site and enabled the site to be reutilised for other rural land uses.

BUDGET IMPLICATIONS

The applicant has paid a total of \$424.00 in planning fees, including a \$295.00 fee for an amended change of use and \$129.00 advertising fee.

OFFICER'S COMMENT

The subject site is currently considered unsightly and requires rehabilitation. It is considered that the subject application to crush and remove existing blasted rock off the site to allow the site to be rehabilitated will positively improve the appearance of the site and the local amenity.

As specified above, 4 submissions were received during the public consultation period, 2 of which were objections. The submissions mainly raised comment/concerns regarding noise and dust omissions from the onsite crushing proposed and the extent of the site's rehabilitation, these comments will be discussed in turn below;

Noise

The proposed crusher operation will involve mobile crusher machinery and will not require any new structures to be constructed on the site. The crusher is proposed to be setback 440m from the front boundary on Spencers Brook Road and 180m from the northern side boundary. The proposed crusher would be located behind a crest and would not be visible from the road or adjoining properties.

It is considered that the proposed location of the crusher is appropriate as the crest would provide a natural barrier to reduce some of the noise impact and is setback from the property boundaries in accordance with Local Planning Scheme No.6 requirements. As the proposed crusher is transportable and could be easily moved to other locations on the site, it is recommended that a condition be imposed requiring that the applicant is to submit a formal

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request and an amended site plan to the Shire should they wish to move the crusher from the approved location on the site.

One of the submissions received raised concerns in relation to vehicle reversing alarms. As this application is for a variation only to an existing approval, all the original planning conditions would still be applicable. Should Council resolve to approve this application for a variation, it would be subject to the same conditions, one of which specifies that reversing alarms on vehicles and equipment must be managed on site to ensure that they do not interfere with the amenity of nearby residential properties while complying with the Occupational Safety & Health Regulations 1996 and the Environmental (Noise) Protection Regulations 1997.

Whilst the applicant has advised that the on-site crushing operation is only expected to last approximately 6 months, it is expected that the noise and dust generated from this operation will affect the two dwellings located within the 1km buffer of the proposed crusher location on the site. In order to mitigate noise impacts, the applicant is proposing noise management strategies including;

- Reduced & regulated operating hours
- Tracked processing plant so that equipment can be fine-tuned to meet or exceed noise levels
- Machinery maintenance
- A community feedback process for nearby residents to allow for clear communications, investigation and resolution of relevant raised items.

It is recommended that a condition be imposed restricting the hours of operation to 7am to 5pm Monday to Friday and 8am to 5pm on Saturdays. In regard to possible vibrations resulting from the crushing operations, the applicant has advised that the vibration from plant processing is expected to be minimal as the processing machinery is on tracks and not of the large scale fixed plant variety. It is recommended that this be appropriately conditioned. Should the applicant wish to extend the crushing operations beyond the recommended 12 month period, it is recommended that a condition be imposed requiring that the applicant is to submit a separate application requesting an extension to their approval.

Vibrations

The applicant has stated that the crushing operations are of a small scale and that they do not anticipate that vibrations will affect any adjoining properties. Should Council resolve to approve this application for a variation, it is recommended that one of the conditions requires that the applicant is to employ suitably qualified personnel to determine mitigation strategies should complaints be received in regard to vibrations.

Dust

It is expected that the crushing operations and the addition vehicle movements over unsealed internal roads will result in increased levels of dust which are likely to affect neighbouring properties. According to the Western Australian Department of Health, continuous exposure to dust can be harmful to health. It suggests that dust control measures

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including vegetation buffers located between the site, road and residential areas can help to dissipate dust. It is considered that the proposed 4000m² of new vegetation proposed to be planted along the front and side boundaries could help reduce the dust impact. However, as the planting is not expected to commence until May 2015, it is considered that the proposed vegetation buffer would not reduce dust impacts as crushing is proposed to commence prior to planting of the new vegetation buffers.

The applicant has proposed a number of alternative dust mitigation strategies including:

- All appropriate guarding and skirting fitted to processing plant to minimise the initial release of dust particles.
- Where appropriate the use of crushed rock to make for access roads around the site.
- Vehicles sticking to nominated access paths.
- Water-cart monitoring onsite activities and wetting down roads as required.
- Wetting of rock as necessary while being processed.
- Communication and consultation with adjacent residents, including investigation, action, implementation and feedback of any dust related queries.

Therefore, the proposed strategies are considered sufficient and can be appropriately managed through the imposition of appropriate conditions.

Rehabilitation Plan

The rehabilitation of the site is proposed to take place in two separate phases. The first phase will involve the crushing of the remaining stockpiles and their removal from the site. In the areas where rock stockpiles have been removed, grass will be allowed to naturally cover the exposed topsoil, which will minimise erosion and restore the site to a state in which it can be utilised for cattle grazing. This has already begun to occur on the site, as the site has not been operational in recent years and native endemic vegetation has already begun to regenerate over the site.

The applicant is also proposing to plant 4000m² of new native plant seedlings along the front and side boundaries of the site, which will eventually form a natural screen, reducing the visibility of the site from the road and whilst also encourage native wildlife to return to the site by providing shelter and habitation.

The applicant has employed 'Men of Trees' a non-profit organisation to undertake preparation of the site prior to planting the new seedlings, with works to include weeding, watering, ripping and scarifying. Ongoing management and maintenance of the site rehabilitation will include the following;

- No further damage or removal of native vegetation
- Watering of seedlings throughout dry periods until established.
- Fencing of the site.
- Installation of tree guards where appropriate to prevent grazing.
- Replacement of dead trees where appropriate.

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The proposed remedial earthworks including the Bunding of the steep mounds of earth located towards the front of the site along with the new planting areas along the site boundaries would improve the visual appearance of the site from Spencers Brook Road. The reshaping of quarry benches will improve safety on the site and permit the site to be utilised for other rural uses such as cattle grazing.

Two of the original conditions imposed being Condition 1.19 & 1.34 required the applicant to pay a bond to ensure rehabilitation of the site & road contribution was protected. The rehabilitation bond of \$70,883.78 was paid, however the Road contribution bond of \$120,000 still remains outstanding, Council Officers did not chase payment of the road bond as at the time as road cartage of materials was relatively low and it was deemed that wear/damage of Spencers Brook Road was unlikely. However, as the applicant is now proposing increased cartage as part of this amended application it is considered this bond is outstanding and is required to be paid.

Comments Regarding Breaking of Large Rocks

Yarnell Pty Ltd have provided the following response advising how they intend to break rocks that are too large to fit in the crusher;

In regards to your query for oversize rock for crushing. Rock that isn't able to be sold directly in the period of the crusher onsite, will either be processed by splitting the rock through the use of a rock breaker or utilised in building up batters as part of rehabilitation.

A rock breaker is like a massive jack hammer that attaches to an excavator for splitting of rock and has been utilised onsite previously.

You'd mentioned chemical splitting products on the phone and just wanted to clarify this. The splitting of rock by chemical is unnecessary in this task as we don't need the precision in splitting/shaping the rock for armour production.

Rock breakers were utilised previously onsite to no concern to neighbours or otherwise. This also would be utilised within the same daytime business hours so shouldn't be of any concern in relation to noise.

RECOMMENDATION

That Council;

- 1. Grant approval in accordance with the current planning approval P1088, issued by Council on 7th April 2010 at the JTB Quarry on Lot 93 Spencers Brook Road as follows:**

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- 1.1 The extractive industry use shall be carried out and fully implemented in accordance with the details incorporated within the documentation endorsed with an 'Approved' stamp by the Shire of Northam.**
- 1.2 The excavation area is limited to the area shown on the approved plans without prior written approval being issued from the Shire.**
- 1.3 Excavation is not permitted within 20 metres of any boundary of Lot 93.**
- 1.4 The applicant shall comply with the requirements of the Shire's Extractive Industry Local Laws.**
- 1.5 Hours of operations and movement of trucks in or out of the site shall be limited to 07.00 to 19.00 hours, Monday to Friday and 0.800 to 19.00 hours on Saturdays and should be managed in accordance with the submitted Noise Management Plan.**
- 1.6 Blasting shall be carried out in accordance with the approved blasting schedule. The blasting schedule is to include the dates and times when the blasting will occur and methods for advising nearby neighbours and the general public. Any deviation from this schedule must be approved by Council. The Blasting Schedule is to be published in the Avon Valley Advocate by the applicant.**
- 1.7 The type of blasting undertaken on the site shall generally be in accordance with the methods outlined in the applicants correspondence including:**
 - maximum number of 60 drill holes;**
 - maximum 50% of drill holes charged; and**
 - the utilisation of chemical method of rock breaking.**
- 1.8 Blasting must be carried out in strict accordance with the AS2187 SAA Explosives Code, the Mines Safety and Inspection Act 1994, the Mines Safety and Inspection Regulations 1995; the Environmental Protection Act 1986, and all relevant local laws of the local government.**
- 1.9 The facility is to operate in accordance with the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997. Should noise complaints be received it shall be the licensee's responsibility to employ a suitably qualified acoustic engineer to determine ascendants and remedies. Where the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997 cannot be satisfied, the licensee shall seek approval for the operation, in accordance with Regulation 17, of the same.**
- 1.10 Reversing alarms on vehicles and equipment must be managed on site to ensure they do not interfere with the amenity of nearby residential properties while complying with the Occupational Safety & Health Regulations 1996 and the Environmental Protection (Noise) Regulations 1997.**
- 1.11 The Dust Management Plan approved by the Shire of Northam must be adhered to and followed at all times. Should complaints be received from any adjoining property owner, in relation to dust emissions, dust monitoring equipment shall be installed and regular reports be provided, in consultation with the Shire of Northam's Executive Manager Regulatory Services.**

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- 1.12 All trafficable areas shall be treated and maintained in a manner which prevents or minimises the generation of airborne dust to the satisfaction of the Shire of Northam and in accordance with the Dust Management Plan.**
- 1.13 Drainage management shall be in accordance with the approved Drainage Management Plan and the approved plan for the extractive industry.**
- 1.14 Prior to the extractive industry licence being issued, a detailed technical plan, prepared by a suitably qualified civil engineer, showing exact road widths, direction of entry and exit, angles of entry and exit, any turning circles and any other relevant information of the proposed intersection of the entry and exit points with Spencers Brook Road shall be submitted to the Shire of Northam for approval. No cartage will be permitted until the construction of the entry and exit points has occurred to the Shire's satisfaction.**
- 1.15 The intersection/entry and exit points into the extraction area is to be maintained to Council's specification during extractive operations.**
- 1.16 That section of Spencers Brook Road used as the haul road is to be maintained to an appropriate standard during the operation of the extractive industry. Any damage caused to Spencers Brook Road as a consequence of the extractive industry is to be made good, to the Shire's standards and specifications, at the licensee's cost. In order to establish the present standard of Spencers Brook Road, the licensee is to provide a detailed road condition report prepared by a suitably qualified civil engineer, to the satisfaction of the Executive Manager, Engineering Services, for that section of Spencers Brook Road used as the haul road. The road condition report is to be lodged with the Shire prior to an extractive industry licence being granted.**
- 1.17 The internal road infrastructure is to be maintained to the satisfaction of the Shire during extractive operations on an ongoing basis.**
- 1.18 If at any time the Executive Manager, Engineering Services determines the extractive industry has caused damage to Spencers Brook Road he may give a written notification to the applicant identifying the damage and requiring it to be made good, in accordance with the Shire's standards. Any work required to be done by the notice must be completed within 14 days following the date the notice is given, unless a greater period is stipulated in the notice.**
- 1.19 In order to ensure compliance with the preceding condition, and to allow the Shire to carry out necessary repair works in the event of the applicant's default, prior to the grant of an extractive industry licence a cash bond, or an irrevocable and unconditional bank guarantee from an institution acceptable to the Shire, in the amount of \$120,000 (being the estimated cost of reconstructing 1km of Spencers Brook Road), is to be provided by the applicant to the Shire. The bond/bank guarantee may be drawn on by the Shire of Northam without notice to the applicant for the purposes of paying for road repairs where the applicant does not comply with a notification given pursuant to the preceding condition. If the Shire draws on the bond/bank guarantee the applicant must, within 14 days thereafter, re-instate the bond/guarantee to the amount of \$120,000. When the extractive industry**

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ceases the Shire may review the condition of the Spencers Brook Road and, if necessary, draw on the bond/bank guarantee to pay for any work required to return the road to its present standard. Any balance of the bond/bank guarantee which thereafter remains is to be refunded to the applicant. The Shire may require the applicant to enter into a legal agreement, prepared by the Shire's solicitors at the applicant's cost, in order to deal with any additional matter of detail concerning the requirements of this condition and conditions 1.16 and 1.18.

- 1.20 A fence restricting vehicle and pedestrian access to the area identified for the operations of the quarry shall be constructed and maintained for the period of operational works at the site.
- 1.21 Warning signs are to be placed along each of the boundaries of the area excavated under this licence which are no more than 200 metres apart, not less than 1.8m high and not less than 1 metre and bears the words 'DANGER EXCAVATIONS KEEP OUT'.
- 1.22 A sign is to be located at the entrance to the property at all times to identify the quarry operator and a contact name and number of a responsible contact person for enquiries relating to the quarry operations.
- 1.23 The licensee shall provide, for the approval of the Executive Manager Development Services, a detailed Rehabilitation and Maintenance Plan of suitable indigenous planting on, and around, the quarried area, to be planted at the completion of remedial earthworks.
- 1.24 The Rehabilitation and Maintenance Plan approved by the Shire of Northam is to be adhered to and implemented at the conclusion of mining operations.
- 1.25 Remnant vegetation outside of the excavation area is to be protected from the quarry operations and transport movements at all times.
- 1.26 The site is to be rehabilitated using local endemic species to the satisfaction of the Shire of Northam.
- 1.27 Survey pegs are to be placed on site prior to commencement of operations in order to clearly delineate the boundaries of the excavation areas in accordance with the approved plans and the terms and conditions of this licence.
- 1.28 The applicant shall obtain relevant clearing permits from the Department of Environment and Conservation prior to any significant land clearing taking place.
- 1.29 A licensee shall have at all times a current public liability insurance policy taken out in the joint names of the licensee and the local government indemnifying the licensee and the local government for a sum of not less than \$10,000,000 in respect of any one claim relating to any of the excavation operations.
- 1.30 The licensee shall provide to the local government a copy of the policy taken out under the preceding condition, within 14 days after the issue of that policy and shall provide to the local government evidence of renewal within 14 days of each renewal date.

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- 1.31 On or before 30 June in each year, a licensee shall pay to the local government the annual licence fee determined by the Local Government from time to time.**
 - 1.32 A licensee who wishes to renew a licence must apply in writing to the local government at least 45 days before the date of expiry of the licence and shall submit with the application for renewal:**
 - (a) the fee determined by the local government from time to time;**
 - (b) a copy of the current licence;**
 - (c) a plan showing the contours of the excavation carried out to the date of that application;**
 - (d) details of the works, excavation and rehabilitation stages reached and of any changes or proposed changes with respect to any of the things referred to in subclauses 2.3(1) (b) and (c); and**
 - (e) any other things referred to in clauses 2.3 and 3.1 of the Shire of Northam Extractive Industry Local Laws.**
 - 1.33 No permit vehicles from this extractive industry are to pass onto any road under control of the Shire of Northam unless the appropriate Local Government and Main Roads approvals are in place.**
 - 1.34 A rehabilitation bond of \$70,883.78 is to be paid by the applicant prior to commencement of any excavation and subsequently on or before 1st June 2010.**
 - 1.35 In any case where the Mines Safety and Inspection Act 1994 or the Environmental Protection Act 1986 applies to any excavation carried on or proposed to be carried on at a site subject to this licence, the licensee in respect of that site must:**
 - (a) comply with all applicable provisions of that Act or those Acts;**
 - (b) provide to the Local Government within 14 days full particulars of any inspection or report made under that Act or those Acts.**
 - 1.36 Failure to comply with any of the conditions outlined above may result in the Local Government revoking this Extractive Industry Licence or taking such other action as considered appropriate by the Shire of Northam as available under the existing Local Law.**
 - 1.37 No commercial activities commonly referred to as 'Crushing' will take place on the site without the specific approval of Council.**
- 2. In addition to the current conditions of approval (items 1.1 – 1.37) the following additional conditions be imposed;**
- 2.1 The crushing and site rehabilitation shall be carried out and fully implemented in accordance with the details incorporated within the documentation endorsed with an 'Approved' stamp by the Shire of Northam.**
 - 2.2 The crusher can be operated on site for a maximum of 12 months from the date of the Department of Environment Regulation Works Approval, once the 12 months has expired the crusher is to be removed off site permanently.**
 - 2.3 The crusher shall not be moved from the approved location without obtaining the prior approval/consent of the Local Government.**

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- 2.4 Should complaints about vibrations generated by the crusher be received, the applicant is to employ suitably qualified personnel to determine mitigation strategies which shall be submitted to the Local Government for approval prior to implementation.
- 2.5 A Fire Management Plan is required to be submitted and approved by the Shire of Northam prior to the commencement of onsite.
- 2.6 Stock proof fencing is to be maintained along the perimeter of the site shall be maintained to restrict grazing animals from accessing and damaging the site while the rehabilitation takes place.
- 2.7 Upon completion of the site rehabilitation, the applicant is to notify the Shire in writing. At this time, Shire Officers will conduct a site visit to ensure that the site has been rehabilitated to the satisfaction of the Shire.
- 2.8 The hours of operation of the crusher equipment shall be limited to 0.800 hours to 19.00 hours, Monday to Friday and 0.800 to 19.00 on Saturdays and should be managed in accordance with the submitted Noise Management Plan.
- 2.9 Crushing operations shall not commence on site until the applicant has paid the road bond in accordance with Condition 1.19 & 1.34 of the Original Planning Approval.
- 2.10 The payment of the remaining road maintenance bond stipulated within the original planning approval Condition 1.19 is to be paid by four equal payments (or bank guarantees) to be paid quarterly within 12 months of the date of the works approval.

NOTE: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

NOTE: In relation to Condition 3, Shire Officers will undertake a routine inspection following the expiration of the 12 month crusher approval, to ensure compliance with this condition.

NOTE: Where an approval has so lapsed, no development shall be carried out without the further approval of the Local Government having first been sought and obtained.

NOTE: If an applicant is aggrieved by this determination there is a right of appeal under the Planning and Development Act 2005. An appeal must be lodged with the State Administrative Tribunal within 28 days of the determination.

NOTE: A 3.0 metre firebreak being maintained along the property boundaries at all times.

NOTE: The applicant is required to obtain a works approval and a licence or registration for the proposed site operations from the Department of Environment Regulation.

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13.2.5 TENDER D3 OF 2014 LEASE OF FORMER NORTHAM DOG POUND

Name of Applicant:	Internal report
Name of Owner:	Shire of Northam
File Ref:	A15887
Officer:	Phil Steven
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple
Date:	21 January 2015

PURPOSE

For council to consider the tenders for the lease of the former Northam Dog Pound.

BACKGROUND

At the Ordinary Council Meeting held on 20 October 2010, Council agreed to lease the former Northam Dog Pound on Lot 469 Old Quarry Road, Northam, to Saving Animals from Euthanasia Avon Valley (SAFE Avon Valley) for a period of five years. SAFE Avon Valley relinquished its lease in October 2013, and Council at its meeting held on 20 November 2013 agreed to lease the building to Homeless & Abused Animal Rescue Team Inc. (HAART) for a 1 year period, which expired on 30 November 2014. Whilst HAART continues to operate, its members have relocated to other areas, so HAART no longer requires the former Dog Pound facility. The Shire of Northam has an arrangement with HAART, Derby to continue with its rehoming program, with HAART volunteers regularly travelling from Perth to collect and rehome animals.

Accordingly it was proposed to put the lease of the former Northam Dog Pound to public tender to determine the most appropriate use of the building.

Council resolved at its meeting on 16 July 2014 to amend the delegated authority register to allow for tenders to be called as required, with the decision on the selection of tenders to be approved by Council at a subsequent Council Meeting.

Tender D3 of 2014 was advertised in the West Australian on 29 November 2014, with the closing date for receiving tenders on Monday, 15 December 2014.

Council's evaluation criteria, is to consider the price of lease offered, in the context of relevant experience, personnel skills & experience, resources and demonstrated understanding of the tender. Qualitative weightings are shown below:

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Selection Criteria	Weighting (%)
Relevant Experience	30
Personnel Skills and Experience	30
Tenderer's Resources	20
Demonstrated Understanding	20
Total	100

The Tender documentation provided a draft 'service agreement' that outlined responsibilities of the Shire and Contractor in providing the care and rehoming service to the Shire of Northam.

The documentation also allowed for alternatives to be provided, including operating the new dog pound as pound-keeper, and operating cattery services.

STATUTORY REQUIREMENTS

Tender requirements are outlined in the Local Government Act and Local Government (Functions & General) Regulations.

Disposal of local government property including by lease, is required to be tendered, auctioned, or sold by private treaty, unless exempt, for example under Regulation 30:

- (b) *the land is disposed of to a body, whether incorporated or not —*
 - (i) *the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and*
 - (ii) *the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;*

The Local Government (Functions & General) Regulations 1996 outline the process for the tender process, including the assessment process and notes in Regulation 18 that "*the local government may decline to accept any tender*".

It should be noted that the Tender is required for the lease of a building to a potentially non-charitable group, rather than for the provision of services since the cost of the service is less than \$100,000 per annum.

CONFORMITY WITH THE STRATEGIC COMMUNITY PLAN

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

STRATEGY: Provide an environment that enhances and builds on the liveability of the Shire.

BUDGET IMPLICATIONS

The lease fees for the building have traditionally been \$1 per annum payable on demand, based on the community service provided. Although the proposals would free up Ranger

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Services by providing Pound Management, which would assist with providing the Rangers providing additional Ranger Services such as parking, it would come at an additional unbudgeted expenditure of at least \$10,000.

Current costs for the Rangers to provide the services described, excluding overheads, and up to the point of transferring animals to rehoming agencies that visit Northam, is estimated at \$40,000 per annum.

OFFICER'S COMMENT

Two (2) Tenders were received, being from WA Contract Ranger Services and Freedom Bradbury.

Details of the Tenders are available to Council on request, however in summary, the proposals were:

WA Contract Ranger Services:

- WA Contract Ranger Services (WACRS) has extensive experience in providing Ranger services to local government and currently serves 12 local governments in the Wheatbelt Region. It was initially based in York and has expanded in its staff and operations. Its Director has a Certificate IV in Regulatory Services and has worked with rehoming agencies over the last 6 years. WACRS is well resourced and has a good understanding of local government, pound management and animal rehoming.
- Lease of former dog pound for \$1 per annum payable on demand
- Provision of pound management including cleaning; dog caring & rehoming from the former dog pound; and cat transport, holding (at the Shire of York Facility) and rehoming.
- Total cost of services \$1500 per week + GST (\$78,000 + GST per annum)

Freedom Bradbury:

- Freedom Bradbury has extensive experience in the animal welfare industry, and has provided animal welfare services to the Cat Haven and RSPCA for 7 years. She is motivated and passionate about animal welfare and would ensure that "no animal will be euthanased unless it has an untreatable medical or behavioural concern that cannot be remedied." Ms Bradbury intends to establish an incorporate not for profit organisation for animal welfare by June 2015, and has studied a Bachelor of Veterinary Medicine and Certificate of Animal Behaviour. Her Tender indicates that she is well resourced and has a good understanding of animal rehoming and community protection.
- Lease of former dog pound for cat care and rehoming at a cost to the Shire of \$336 per week.
- Provision of pound management including cleaning (\$576 per week); dog caring & rehoming at \$220 per week; and cat transport, holding (at the former dog pound) and rehoming.
- Total cost of services \$1132 per week + GST (\$58,864 + GST per annum) provided as a contract rate.

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For either proposal, it has the potential to offset existing costs to the Shire of Northam as follows:

- Cat impounding at local catteries or potential capital provisional expenses for construction of a cat pound of up to \$15,000 per annum;
- Ranger travel costs including wages and fuel, associated with cats;
- Feeding costs up to \$2000 per annum; and
- Veterinary treatment of impounded dogs and cats of up to \$3000 per annum;
- Contract Ranger assistance with dog and cat management.

A draft service agreement for working with a rehoming agency was provided within the tender documentation. This outlined the responsibilities of the group and the Shire for completing animal transfer forms, providing veterinary treatment, animal care and access. If a service was provided from the new dog pound, the service agreement would be required to be extended to this building, with provisions for confidentiality, compliance, access, public liability, security, animal transfer procedures and occupational health & safety included.

Given that there are additional unbudgeted costs associated with the alternative lease proposals for the former Northam Dog Pound, it is suggested that it would be appropriate to consider the additional services at the time of Council formulating its 2015/16 Budget. The Shire is currently working with HAART, which is coordinated from Derby, and is providing an efficient service to the Shire. This arrangement does not require the former dog pound to house animals, and so it is anticipated that this facility would remain vacant, unless utilised by the Shire as an overflow facility, until the Shire puts it out to the market again for expressions of interest to lease at a later date.

RECOMMENDATION

- 1. That Council decline to accept any tender for Tender D3 of 2014 to lease the former Dog Pound, Northam**

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13.3. CORPORATE SERVICES

13.3.1 ACCOUNTS AND STATEMENTS OF ACCOUNTS (APPENDIX 8)

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	2.1.3.4
Officer:	Leasa Osborne / Denise Gobbart
Officer Interest:	Nil
Policy	Nil
Voting	Simple Majority
Date:	2 February 2015

PURPOSE

The Accounts due and submitted to the Ordinary Council Meeting on 18 February 2015 are attached.

RECOMMENDATION

That Council endorse the payments for the period 1 January to 31 January 2015, as listed, which have been made in accordance with the delegated authority reference number (M/F/F/Regs LGA 1995 S5.42).

Municipal Bank Vouchers 33848 to 33922	\$ 216,750.42
Trust Bank Vouchers 1874 to 1878	\$ 3,505.45
Municipal Bank Electronic Fund Transfer EFT18797 to EFT18810 and EFT18812 to EFT18993	\$ 737,931.29
Trust Bank Electronic Fund Transfer EFT18811 to EFT18811	\$ 1,000.00
Direct Debit Fund Transfer 8014.1 and 8034.1	\$ 4,150.83
Municipal Bank Electronic Fund Transfer Payroll 15/01/2015	\$ 185,268.17
Municipal Bank Electronic Fund Transfer Payroll 16/01/2015	\$ 98.88
Municipal Bank Electronic Fund Transfer Payroll 19/01/2015	\$ 696.50
Municipal Bank Electronic Fund Transfer Payroll 29/01/2015	\$ 188,226.98
Municipal Bank Electronic Fund Transfer Payroll 30/01/2015	\$ 165.47
TOTAL	\$1,337,793.99

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13.3.2 FINANCIAL STATEMENTS TO 31 DECEMBER 2014 (APPENDIX 9)

Name of Applicant:	Internal Report
File Ref:	2.1.3.4
Officer:	Jenny Becker / Denise Gobbart
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	2 February 2015

PURPOSE

The Statement of Financial Activity for the period ending 31 December 2014 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

That Council receive the Financial Statements, prepared in accordance with the Local Government (Financial Management) Regulations, for the period ended 31 December 2014.

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13.3.3 RATES EXEMPTION – LOT 100 (93) WELLINGTON STREET, NORTHAM

Name of Applicant:	Churches of Christ in Western Australia Inc.
File Ref:	8.1.1.3 / A14504
Officer:	Denise Gobbart
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	2 December 2014

PURPOSE

Seeking Council consideration for rate exemption under the Local Government Act s6.26 (2)(d) and or (2)(g) or rate concession s6.47 on rate assessment A14504, Bridgeley Church of Christ, located at Lot 100 (93) Wellington Street, Northam

BACKGROUND

When undertaking the rate modelling prior to budget adoption this year, we discovered that the Bridgeley Church of Christ property had a valuation and was not being charged rates. On investigating records and the property file we could not find any rate exemption having been granted for the property. Prior to the rates being levied we sent a letter advising that the property would be rated.

The Bridgeley Community Centre, was opened in November 2007. Prior to this the property had a traditional church and hall and was used exclusively for religious purposes and a rating exemption under the Local Government Act s6.26 (2)(d), was applicable. After the construction of the new community centre the rating status of the property required review. Unfortunately this did not occur at that time.

It is acknowledged that the Northam Church of Christ worked closely with the community and the Town of Northam at the time in the development of the community centre. To provide a multipurpose building that could be used by all in our community and surrounds.

Correspondence was received from the Church of Christ in Western Australia Inc., registered proprietors of the Bridgeley Community Centre, requesting that the Shire of Northam continues to allow the rate exemption on the property. They state the following;

Northam Church of Christ is a Not-for Profit organisation. The Bridgeley Community Centre is used by the Northam Church of Christ primarily as a Place of Worship. As part of the ministry of the Northam Church of Christ the Bridgeley Community Centre is hired out as a service to the community of Northam.

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It is our view that providing the use of the hire of the Bridgeley Community Centre to the community in Northam is a purpose that is beneficial to the community. The hire of the centre by the Northam Church of Christ only covers costs. Northam Church of Christ do not use the hire of the centre as a profit making venture. All monies received is applied to the running and management of the facility, and for no other purpose. Therefore the use falls with the purposes of land used exclusively for religious or charitable purposes.

As the hire of the centre is not a profit making venture and only done as a service to the community, if the exemption from rates was not allowed then it is likely that the Northam Church of Christ would be forced to discontinue the hire of the facility and just use the centre solely as a place of public worship. We believe this would be a significant loss to the community in Northam.

The Northam Church of Christ has provided the following documentation;

- Treasurer's Report – 26 October 2014
- Financial Report year ended 30 June 2014
- Pastor's Report 2014
- Bridgeley Youth Report
- Agenda Annual General Meeting – 26 October 2014
- The Gift of Bridgeley
- Relaunch 2013 Bridgeley Church of Christ
- Information Sheet – Bridgeley Community Centre

The above documentation supports the request that the property is used as a place of worship and charitable purposes. On checking the Australian Business Register website Northam Church of Christ Inc. is registered with the Australian Charities and Not-for-profits Commission. The Bridgeley Community Centre is a registered trading name of the Northam Church of Christ Inc.

STATUTORY REQUIREMENTS

The Local Government Act 1995 Section 6.26(2) defines land that is not rateable, allowing Council to grant an exemption of rates.

6.26 Rateable Land

- (2) *The following land is not rateable land -*
 - (d) *land used or held exclusively by a religious body as a place of public worship or in relation to that worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood; and*
 - (g) *land used exclusively for charitable purposes;*

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6.47 Concessions

Subject to the Rates and Charges (Rebates and Deferments) Act 1992, a local government may at the time of imposing a rate or service charge or at a later date resolve to waive a rate or service charge or resolve to grant other concessions in relation to a rate or service charge.*

** Absolute majority required.*

CONFORMITY WITH THE COMMUNITY STRATEGIC PLAN

Nil

BUDGET IMPLICATIONS

An applied exemption will reduce rate revenue by \$8,207.07 for 2014/2015. The Churches of Christ in Western Australia Inc. would still be required to pay all rubbish service charges and the emergency services levy applicable to this property.

OFFICER'S COMMENT

Officers have researched and sort advice on the application of the rate exemption for this property. The advice we have been given is that the property would not be rate exempt, as it is not land used or held exclusively by a religious body as a place of public worship or in relation to that worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood. Nor would the land be deemed to be used exclusively for charitable purposes.

Considering the Treasurer's Report of 26 October 2014, significant revenue is generated from the Community Centre use. It is noted that the revenue is offset by similar expenditure for the Community Centre.

Under the Local Government Act 1995 s6.47, the local government may at the time of imposing a rate or service charge or at a later date resolve to grant other concessions in relation to a rate or service charge. This section gives Council the power to grant a concession to the Churches of Christ in Western Australia Inc.

Outcomes available for to Council, in relation to this matter are the following recommendations;

That Council, not grant a rate exemption to the Churches of Christ in Western Australia Inc., for Lot 100 (93) Wellington Street, Northam. As the land does not meets the following requirements of the Local Government Act 1995;

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1. *s6.26(2)(d) land used or held exclusively by a religious body as a place of public worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood; or*
2. *S6.26 (2)(g) being used exclusively for charitable purposes.*

Or

That Council, grant a 50% rate concession to the Churches of Christ in Western Australia Inc. for Lot 100 (93) Wellington Street, Northam, in accordance with the Local Government Act 1995 s6.47.

Due to the community benefit of the Bridgeley Community Centre the officer is recommending to Council that a 50% rate concession is given to the Churches of Christ in Western Australia Inc.

RECOMMENDATION

That Council, grant a 50% rate concession to the Churches of Christ in Western Australia Inc. for Lot 100 (93) Wellington Street, Northam, in accordance with the Local Government Act 1995 s6.47.

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13.4. COMMUNITY SERVICES

Nil

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13.5. ENGINEERING SERVICES

13.5.1 TENDER 1 OF 2015 - PROVISION OF CAST INSITU CONCRETE FOOTPATHS, CROSSOVERS AND ASPHALT FOOTPATHS

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	8.2.9.1
Officer:	Clinton Kleynhans
Officer Interest:	Nil
Policy:	F3.2 Purchasing and Tendering
Voting:	Absolute Majority
Date:	29 January 2015

PURPOSE

For Council to approve the award of RFT 1 of 2015 for the provision of Cast Insitu Concrete Footpaths, Crossovers and Asphalt Footpaths.

BACKGROUND

Request for tenders were advertised on the 21 January 2015 in The West Australian and Avon Valley Gazette newspapers. The tender closed on 4 February 2015.

Tenderers were invited to provide an annualised cost (i.e. Year 1, Year 2 and Year 3) which each category was assessed on a year by year basis.

Works and services to be completed under contract(s) will be for the provision of the following categories:

- (Category 1) - Annual Footpath Construction Program – Concrete*
- (Category 2) - Annual Footpath Construction Program – Asphalt*
- (Category 3) - Footpath Maintenance Program – Concrete*
- (Category 4) - Footpath maintenance Program – Asphalt*
- (Category 5) - Construction of Crossovers - Concrete*

STATUTORY REQUIREMENTS

Section 3.57 of the Local Government Act 1995;

Local Government (Functions & General) Regulations 1996 prescribe the manner in which Tenders are to be assessed.

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In addition to the above, Council has an adopted Policy with respect to Regional Price Preference as set out below:

“F 3.4 Regional Price Preference

Policy: *Council’s Regional Price Preference for locally produced goods and services will apply to all goods and services for which tenders are let, unless the Shire of Northam determines otherwise, and is to be:*

Up to 10% with the contract is for goods and services, up to a maximum priced reduction of \$50,000.”

This policy has been applied within the tender assessment process.

CONFORMITY WITH THE STRATEGIC COMMUNITY PLAN / CORPORATE PLAN

OBJECTIVE: Provide and support an effective and efficient transport network.

STRATEGY: Maintain an efficient, safe and quality local road network.

FINANCIAL IMPLICATIONS

The works to be performed under the contract(s) include both capital and maintenance works identified in the 2014/15 budget and future annual budgeted works for a three (3) year period.

OFFICER’S COMMENT

There were five submissions received for the advertise Tender, these included:

1. GDR Civil Contracting
2. Comkerb
3. Roads 2000
4. Supercivil
5. Australian Civils

These submissions were assessed against the following pre-determined criteria’s:

Compliance Criteria

- Compliance with the conditions in the request;
- Compliance with Specification;
- Financial capacity to perform the works;
- Intent to Sub-Contract;
- Declare any conflict of interest;
- Quality assurance;
- Insurance coverage;

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Qualitative Criteria (Scored)

- | | |
|--------------------------|-----|
| • Pricing | 75% |
| • Experience | 15% |
| • Timeliness of Delivery | 10% |

The assessment determined the following to be preferred tenderer(s) to perform the works.

(Category 1) - Annual Footpath Construction Program – Concrete

1. Comkerb
2. Australian Civils
3. Roads 2000
4. GDR Civil Contracting

(Category 2) - Annual Footpath Construction Program – Asphalt

1. Supercivil
2. Roads 2000
3. GDR Civil Contracting

(Category 3) - Footpath Maintenance Program – Concrete

1. Comkerb
2. Australian Civils
3. Roads 2000
4. GDR Civil Contracting

(Category 4) - Footpath maintenance Program – Asphalt

1. Supercivil
2. Roads 2000
3. GDR Civil Contracting

(Category 5) - Construction of Crossovers – Concrete

1. Australian Civils
2. Roads 2000
3. GDR Civil Contracting
4. Comkerb

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RECOMMENDATION

That Council, award RFT 1 of 2015 for the provision of Cast Insitu Concrete Footpaths, Crossovers and Asphalt Footpaths for a period of up to three (3) years to the following panel of tenderers:

(Category 1) - Annual Footpath Construction Program – Concrete

- 1. Comkerb**
- 2. Ausrtalian Civils**
- 3. Roads 2000**
- 4. GDR Civil Contracting**

(Category 2) - Annual Footpath Construction Program – Asphalt

- 1. Supercivil**
- 2. Roads 2000**
- 3. GDR Civil Contracting**

(Category 3) - Footpath Maintenance Program – Concrete

- 1. Comkerb**
- 2. Ausrtalian Civils**
- 3. Roads 2000**
- 4. GDR Civil Contracting**

(Category 4) - Footpath maintenance Program – Asphalt

- 1. Supercivil**
- 2. Roads 2000**
- 3. GDR Civil Contracting**

(Category 5) - Construction of Crossovers – Concrete

- 1. Australian Civils**
- 2. Roads 2000**
- 3. GDR Civil Contracting**
- 4. Comkerb**

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Shire of Northam

EVALUATION REPORT

RFT 1 of 2015 The Provision of Cast Insitu Concrete Footpaths, Crossovers and Asphalt Footpaths for a period of up to three (3) years.

Prepared by Anne McDonald
12 February 2015

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Tender 1 of 2015 Footpath Construction



BACKGROUND

Title

The Shire of Northam issued a Request for Tender for the construction of Cast Insitu Concrete Footpaths, Crossovers and Asphalt Footpaths for a period of up to three (3) years.

Scope

This specification covers the construction of insitu concrete footpaths, concrete crossovers and asphalt footpaths within the Shire of Northam's Townsite, Wundowie and Bakers Hill.

Refer to Tender Document for details Scope of Works.

Contract Period

The contract is for a period of up to three (3) years.

Tendering Budget

The works to be performed under the contract(s) include both capital and maintenance works identified in the 2014/15 budget and future annual budgeted works for a three (3) year period.

RFT PROCESS

Council Approval

Tenderers were invited to provide an annualised cost (i.e. Year 1, Year 2 and Year 3) which each category was assessed on a year by year basis.

Works and services to be completed under contract(s) will be for the provision of the following categories:

(Category 1) - Annual Footpath Construction Program – Concrete

(Category 2) - Annual Footpath Construction Program – Asphalt

(Category 3) - Footpath Maintenance Program – Concrete

(Category 4) - Footpath Maintenance Program – Asphalt

(Category 5) - Construction of Crossovers - Concrete

Advertising Details

The RFT was advertised in The West Australian on 21 January 2015 and the Avon Valley Gazette on the 23 January 2015.

RFT Closing Date

The RFT closing date was 4 February 2015.

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Tenders Received

Tender submissions were received from the following organisations:

- (a) GDR Civil Contracting
- (b) Comkerb
- (c) Roads 2000
- (d) Australian Civils
- (e) Supercivil

THE EVALUATION

Participants

An evaluation panel assessed each tender submission. Details on members of the panel are contained within the below table.

Name	Organisation	Title	Basis of Participation
Tracey Pearce	Shire of Northam	Operations Manager	Lead Assessor
Kevin Kane	Shire of Northam	Asset Manager	Assessor
Anne McDonald	Shire of Northam	Executive Assistant Engineering Services	Assessor

Compliance Evaluation

A. Compliance Criteria

The compliance criteria for this RFT were:

- (a) Compliance with the conditions in the request;
- (b) Compliance with Specification;
- (c) Financial capacity to perform the works;
- (d) Intent to Sub-Contract;
- (e) Declare any conflict of interest;
- (f) Quality assurance;
- (g) Insurance coverage;

Compliance Criteria were evaluated on a "Yes/No" basis. All submissions were processed through to the qualitative/price evaluation on the basis that all compliance criteria had been met.

B. Qualitative Assessment

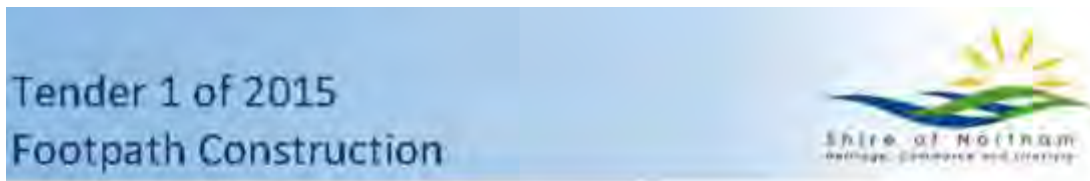
The qualitative criteria for this tender were:

- (a) Pricing (75%)
- (b) Experience (15%)
- (c) Timeliness (10%)

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The qualitative assessment was completed on 10 February 2015.

C. Qualitative Scores & Pricing

For Scoring and pricing refer to the following appendices;

Appendix A – Evaluation Matrix

Appendix B – Pricing Summary

D. Short-listing

The assessment determined the following to be the preferred panel of tenderer(s) to perform the works,

(Category 1) – Annual Footpath Construction Program – Concrete

1. Comkerb
2. Australian Civils
3. Roads 2000
4. GDR Civil Contracting

(Category 2) – Annual Footpath Construction Program – Asphalt

1. Supercivil
2. Roads 2000
3. GDR Civil Contracting

(Category 3) – Footpath Maintenance Program – Concrete

1. Comkerb
2. Australian Civils
3. Roads 2000
4. GDR Civil Contracting

(Category 4) – Footpath maintenance Program – Asphalt

1. Supercivil
2. Roads 2000
3. GDR Civil Contracting

(Category 5) – Construction of Crossovers – Concrete

1. Australian Civils
2. Roads 2000
3. GDR Civil Contracting
4. Comkerb

Referee Reports

As part of the evaluation process, a number of referees were contacted. The following table provides a summary of the referees contacted and their comments in relation to the recommended Tenderer.

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Tender 1 of 2015 Footpath Construction



Referee Contact	Comments
Supercivil John Warburton – Shire of Narrogin	Client was happy with the quality of their work. Work was within the budget and on time.
Australian Civils Town of Port Hedland	Quality of work was satisfactory, within budget and on time.
GDR Civil Contracting Shire of Northam	Local contractor utilised by the Shire of Northam. Work was of high standard, delivered on time and on budget.
Roads 2000 Paul Glennon – City of Melville	Utilised by the City of Melville as a preferred panel contractor. Quality of work is excellent, on budget and on time.
Comkerb Trevor McKell – Ertech Pty Ltd	Quality of work is good, always try to comply with programming of works, professional service and competitive price.

RECOMMENDATION FOR AWARD

Recommended Panel of Tenderers

(Category 1) - Annual Footpath Construction Program – Concrete

1. Comkerb
2. Australian Civils
3. Roads 2000
4. GDR Civil Contracting

(Category 2) - Annual Footpath Construction Program – Asphalt:

1. Supercivil
2. Roads 2000
3. GDR Civil Contracting

(Category 3) - Footpath Maintenance Program – Concrete

1. Comkerb
2. Australian Civils
3. Roads 2000
4. GDR Civil Contracting

(Category 4) - Footpath maintenance Program – Asphalt

1. Supercivil
2. Roads 2000

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Tender 1 of 2015
Footpath Construction



3. GDR Civil Contracting

(Category 5) - Construction of Crossovers – Concrete

1. Australian Civils
2. Roads 2000
3. GDR Civil Contracting
4. Comkerb

Contract Price

The works to be performed under the contract(s) include both capital and maintenance works identified in the 2014/15 budget and future annual budgeted works for a three (3) year period.

Contract Commencement Date

It is anticipated that the contract will commence in March 2015.

Recommended by Evaluation Panel Assessors

Name	Tracey Pearce			
Sign	_____	Date	/	/
Name	Kevin Kane			
Sign	_____	Date	/	/
Name	Anne McDonald			
Sign	_____	Date	/	/

Approved by Executive Manager Engineering Services

Name	Clinton Kleynhans			
Sign	_____	Date	/	/

Authorised by CEO

Name	Jason Whiteaker			
Sign	_____	Date	/	/

Endorsed by Council

Name				
Sign	_____	Date	/	/

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APPENDIX A - Evaluation Matrix - Concrete Footpaths, Concrete Crossovers & Concrete Footpath Maintenance

COMPLIANCE CRITERIA								PRICING	EXPERIENCE	TIMELINESS
NON-WEIGHTED								75%	15%	10%
Compliance with the Conditions of Tendering this Request	Compliance with the Specification contained in the Request	Financial capacity to perform the proposed contract	Intent to subcontract any part of the works	Conflict of Interest - Agree to disclose if applicable	Quality Assurance - Confirm if formally accredited or apply principles only	Insurance - noted they will comply	Registration, Licenses or Qualification Details - Agree to provide all prior to issuing of PO.	Tenderers must complete the Pricing Schedules as outlined in Part 5.	Tenderers must address the following information in an attachment and label it "Experience" a) Evidence of similar completed projects b) References from clients c) Evidence of conforming end product	Tenderers must address the following information in an attachment and label it "Timeliness of Delivery" Tenderer should provide an outline of proposed timeframes for availability, delivery and placement of products. Also addressing emergency type work.

	Tenderer	Provide comment when score 3 or less	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Score 0-10	Weighted Score	Score 0-10	Weighted Score	Score 0-10	Weighted Score	TOTAL weighted score	RANKING	COMMENTS
1	GDR CIVIL	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	N	Y	Y	Y	Y	4	27.0	8	11.5	5	8.3	45.8	4	
2	COMKERS	Insufficient Paperwork, Incomplete tender	N	N	UNKNOWN	Not Stated	N	N	N	Y	9	70.0	2.33	3.5	1.67	1.7	75.1	1	
3	ROADS 2000	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	N	N	Y	Y	Y	4	30.0	9	13.5	6.67	8.7	52.2	3	Clients pricing was compromised with the addition of an extra schedule of prices for Machine and Equipment.
4	SUPERCIVIL	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	Y	Y	Y	Y	Y	2	12.5	6	12.0	7	7.0	31.5	5	
5	AUSTRALIAN CIVIL	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	N	Y	Y	Y	Y	7	52.5	7	10.5	5.67	6.7	69.7	2	

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APPENDIX A - Evaluation Matrix - Asphalt Footpaths & Asphalt Footpath Maintenance

			COMPLIANCE CRITERIA								PRICING		EXPERIENCE		TIMELINESS				
			NON-WEIGHTED								75%		15%		10%				
			Compliance with the Conditions of Tendering this Request	Compliance with the Specification contained in the Request	Financial capacity to perform the proposed contract	Intent to subcontract any part of the works	Conflict of interest - Agree to disclose if applicable	Quality Assurance - Confirm if formally accredited or apply principles only.	Insurance - note if they will comply	Registration, Licenses or Qualification Details - Agree to provide all prior to issuing of PO	Tenderers must complete the Pricing Schedules as outlined in Part 5		Tenderers must address the following information in an attachment and label it "Experience" a) Evidence of similar completed projects b) References from clients c) Evidence of conforming end product		Tenderers must address the following information in an attachment and label it "Timeliness of Delivery" Tenderer should provide an outline of proposed timeframes for availability, delivery and placement of products. Also addressing emergency type work.				
	Tenderer	Provide comment when score 3 or less	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Score 0-10	Weighted Score	Score 0-10	Weighted Score	Score 0-10	Weighted Score	TOTAL weighted score	RANKING	COMMENTS
1	GDR CIVIL	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	N	Y	Y	Y	Y	7	50.0	8	11.5	9	8.7	70.1	3	
2	COMKERB	Insufficient Paperwork/Incomplete tender	N	N	UNKNOWN	Not Stated	N	N	N	Y	3	20.0	2.33	3.5	2	2.0	25.4	5	
3	ROADS 2000	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	N	N	Y	Y	Y	7	52.5	9.33	14.0	7	7.0	73.5	2	Clients pricing was compromised with the addition of an extra schedule of prices for Machine and Equipment.
4	SUPERCIVIL	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	Y	Y	Y	Y	Y	9	65.0	7.33	11.0	7	7.0	82.9	1	
5	AUSTRALIAN CIVIL	No Financial Profit/loss or Annual Return	Y	Y	UNKNOWN	N	Y	Y	Y	Y	2	15.0	6.67	10.0	6.33	6.3	31.3	4	

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ITEM DESCRIPTION	ZONE UNIT	GDR CIVIL			COMHERR			ROADS 2000			AUSTRALIAN CIVIL			SUPERCIVIL		
		YEAR 1	YEAR 2	YEAR 3	YEAR 1	YEAR 2	YEAR 3	YEAR 1	YEAR 2	YEAR 3	YEAR 1	YEAR 2	YEAR 3	YEAR 1	YEAR 2	YEAR 3
SCHEDULE 1 & 2 COMBINED																
CONCRETE PATHWAYS LESS THAN A TOTAL OF 30M LONG WITHIN A PROJECT																
Pathways on verges per square metre (m ²) of the following depths:																
1 100mm depth	1 m2	\$100.00	\$110.00	\$120.00	\$52.00	\$54.60	\$57.35	\$78.00	\$84.00	\$90.00	\$69.00	\$71.00	\$72.50	\$184.35	\$186.35	\$188.35
1 100mm depth	2 m2	\$100.00	\$110.00	\$120.00	\$52.00	\$54.60	\$57.35	\$81.60	\$85.20	\$88.80	\$72.00	\$74.00	\$75.50	\$186.35	\$188.35	\$190.35
2 150mm depth	1 m2	\$110.00	\$120.00	\$130.00	\$62.00	\$64.60	\$67.35	\$96.00	\$102.00	\$108.00	\$83.00	\$85.50	\$87.00	\$223.80	\$225.80	\$227.80
2 150mm depth	2 m2	\$110.00	\$120.00	\$130.00	\$62.00	\$64.60	\$67.35	\$98.40	\$102.00	\$105.60	\$86.00	\$88.50	\$90.00	\$225.80	\$227.80	\$229.80
Pathways in open areas per square metre (m2) on the following depths:																
3 100mm depth	1 m2	\$100.00	\$110.00	\$120.00	\$52.00	\$54.60	\$57.35	\$81.60	\$87.60	\$93.60	\$79.00	\$81.50	\$83.00	\$189.35	\$189.35	\$189.35
3 100mm depth	2 m2	\$100.00	\$110.00	\$120.00	\$52.00	\$54.60	\$57.35	\$84.00	\$87.60	\$91.20	\$82.00	\$84.50	\$86.00	\$189.35	\$189.35	\$189.35
4 150mm depth	1 m2	\$110.00	\$120.00	\$130.00	\$62.00	\$64.60	\$67.35	\$96.00	\$102.00	\$108.00	\$94.00	\$97.00	\$99.00	\$222.80	\$224.80	\$226.80
4 150mm depth	2 m2	\$110.00	\$120.00	\$130.00	\$62.00	\$64.60	\$67.35	\$102.00	\$105.60	\$108.00	\$97.00	\$100.00	\$101.50	\$227.80	\$229.80	\$231.80
Public access ways between fences per square metre (m2) of the following depths:																
5 100mm depth	1 m2	\$120.00	\$130.00	\$140.00	\$52.00	\$54.60	\$57.35	\$78.00	\$84.00	\$90.00	\$82.00	\$85.00	\$86.50	\$186.35	\$188.35	\$190.35
5 100mm depth	2 m2	\$120.00	\$130.00	\$145.00	\$52.00	\$54.60	\$57.35	\$81.60	\$85.20	\$88.80	\$95.00	\$97.50	\$99.50	\$188.35	\$190.35	\$192.35
6 150mm depth	1 m2	\$130.00	\$145.00	\$160.00	\$62.00	\$64.60	\$67.35	\$102.00	\$108.00	\$114.00	\$106.50	\$109.50	\$111.50	\$225.80	\$227.80	\$229.80
6 150mm depth	2 m2	\$130.00	\$145.00	\$165.00	\$62.00	\$64.60	\$67.35	\$98.40	\$102.40	\$105.60	\$109.50	\$112.00	\$115.00	\$227.80	\$229.80	\$231.80
CONCRETE PATHWAYS OF A TOTAL LENGTH GREATER THAN 20M LONG WITHIN A PROJECT																
Pathways on verges per square metre (m2) of the following depths:																
7 100mm depth	1 m2	\$67.25	\$74.00	\$81.50	\$31.00	\$32.55	\$34.20	\$60.00	\$66.00	\$72.00	\$67.00	\$69.00	\$70.50	\$96.50	\$98.50	\$100.50
7 100mm depth	2 m2	\$67.25	\$74.00	\$81.50	\$31.00	\$32.55	\$34.20	\$60.00	\$66.00	\$69.60	\$70.00	\$72.00	\$73.50	\$98.50	\$100.50	\$102.50
8 150mm depth	1 m2	\$86.05	\$95.00	\$105.00	\$41.00	\$42.55	\$44.20	\$84.00	\$90.00	\$96.00	\$83.00	\$85.50	\$87.00	\$109.80	\$111.80	\$113.80
8 150mm depth	2 m2	\$86.05	\$95.00	\$105.00	\$41.00	\$42.55	\$44.20	\$81.60	\$87.60	\$91.20	\$86.00	\$88.50	\$90.00	\$111.80	\$113.80	\$115.80
Pathways in open areas (e.g. reserves) per square metre of the following depths:																
9 100mm depth	1 m2	\$67.25	\$74.00	\$81.50	\$31.00	\$32.55	\$34.20	\$66.00	\$69.60	\$75.50	\$77.00	\$79.00	\$80.50	\$96.50	\$97.50	\$99.50
9 100mm depth	2 m2	\$67.25	\$74.00	\$81.50	\$31.00	\$32.55	\$34.20	\$60.00	\$66.00	\$69.60	\$80.00	\$82.40	\$84.00	\$97.50	\$99.50	\$101.50
10 150mm depth	1 m2	\$86.05	\$95.00	\$105.00	\$41.00	\$42.55	\$44.20	\$90.00	\$96.00	\$99.60	\$94.00	\$97.00	\$99.00	\$108.80	\$110.80	\$112.80
10 150mm depth	2 m2	\$86.05	\$95.00	\$105.00	\$41.00	\$42.55	\$44.20	\$81.60	\$87.60	\$91.20	\$97.00	\$100.00	\$102.00	\$110.80	\$112.80	\$114.80
Public access ways between fences per square metre (m2) of the following depths:																
11 100mm depth	1 m2	\$77.25	\$84.00	\$91.50	\$31.00	\$32.55	\$34.20	\$66.00	\$69.60	\$75.60	\$89.00	\$91.50	\$93.50	\$98.50	\$100.50	\$102.50
11 100mm depth	2 m2	\$77.25	\$84.00	\$91.50	\$31.00	\$32.55	\$34.20	\$66.00	\$72.00	\$78.00	\$92.00	\$94.50	\$96.50	\$100.50	\$102.50	\$104.50
12 150mm depth	1 m2	\$96.05	\$105.00	\$115.00	\$41.00	\$42.55	\$44.20	\$90.00	\$96.00	\$99.60	\$106.00	\$109.00	\$111.00	\$111.80	\$113.80	\$115.80
12 150mm depth	2 m2	\$96.05	\$105.00	\$115.00	\$41.00	\$42.55	\$44.20	\$90.00	\$96.00	\$102.00	\$109.00	\$112.00	\$114.50	\$113.80	\$115.80	\$117.80
Supply and install 20mm PVC ducting pipes perpendicular to the alignment of an under the pathway before pouring of concrete (actual length laid)																
13	1 m	\$1.00	\$1.00	\$1.00	\$20.00	\$20.00	\$20.00	\$20.40	\$20.40	\$20.40	\$28.00	\$28.00	\$28.00	\$10.00	\$10.00	\$10.00
Supply and install 20mm PVC ducting pipes perpendicular to the alignment of an under the pathway before pouring of concrete (actual length laid)																
13	2 m	\$1.00	\$1.00	\$1.00	\$20.00	\$20.00	\$20.00	\$20.40	\$20.40	\$20.40	\$28.00	\$28.00	\$28.00	\$11.00	\$11.00	\$11.00
Verge shaping and blending for areas at 500mm beyond the edge of the pathway. This includes hand and machiner services. This operation shall be done before puting of concrete																
14	1 m2	\$5.00	\$5.00	\$5.00	\$25.00	\$25.00	\$25.00	\$66.00	\$66.00	\$66.00	\$7.00	\$7.00	\$7.00	\$15.00	\$15.00	\$15.00
Verge shaping and blending for areas at 500mm beyond the edge of the pathway. This includes hand and machiner services. This operation shall be done before puting of concrete																
14	2 m2	\$5.00	\$5.00	\$5.00	\$25.00	\$25.00	\$25.00	\$55.00	\$55.00	\$55.00	\$7.00	\$7.00	\$7.00	\$16.00	\$16.00	\$16.00
Pathways access ways between fences																
15 Supply and install lock joints	1 m	\$11.00	\$11.00	\$11.00	Included	Included	Included	\$12.00	\$12.00	\$12.00	\$4.00	\$4.00	\$4.00	\$15.00	\$15.00	\$15.00
15 Supply and install lock joints	2 m	\$11.00	\$11.00	\$11.00	Included	Included	Included	\$12.00	\$12.00	\$12.00	\$4.00	\$4.00	\$4.00	\$15.00	\$15.00	\$15.00
16 Supply and install approved handrails	1 each	\$800.00	\$800.00	\$800.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$750.00	\$750.00	\$750.00	\$500.00	\$500.00	\$500.00
16 Supply and install approved handrails	2 each	\$800.00	\$800.00	\$800.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$750.00	\$750.00	\$750.00	\$510.00	\$510.00	\$510.00

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

RAMP'S			GOR CIVIL			COMKERR			ROADS 2000			AUSTRALIAN CIVIL			SUPERCIVIL		
Standard ramps type A																	
17 100mm depth	1	m2	\$230.00	\$250.00	\$280.00	\$400.00	\$420.00	\$440.00	\$540.00	\$570.00	\$600.00	\$67.00	\$69.50	\$71.00	\$400.00	\$455.00	\$460.00
17 100mm depth	2	m2	\$230.00	\$250.00	\$280.00	\$400.00	\$420.00	\$440.00	\$540.00	\$570.00	\$600.00	\$70.50	\$72.50	\$74.50	\$460.00	\$465.00	\$470.00
18 150mm depth	1	m2	\$310.00	\$340.00	\$375.00	\$450.00	\$475.00	\$500.00	\$660.00	\$690.00	\$720.00	\$84.00	\$86.50	\$88.00	\$525.00	\$530.00	\$535.00
18 150mm depth	2	m2	\$310.00	\$340.00	\$375.00	\$450.00	\$475.00	\$500.00	\$660.00	\$690.00	\$720.00	\$87.00	\$89.50	\$91.50	\$535.00	\$540.00	\$545.00
Standard ramps type B																	
19 100mm depth	1	m2	\$220.00	\$240.00	\$265.00	\$450.00	\$475.00	\$500.00	\$540.00	\$570.00	\$600.00	\$67.50	\$69.50	\$71.00	\$425.00	\$430.00	\$435.00
19 100mm depth	2	m2	\$220.00	\$240.00	\$265.00	\$450.00	\$475.00	\$500.00	\$540.00	\$570.00	\$600.00	\$70.50	\$72.50	\$74.50	\$435.00	\$440.00	\$445.00
20 150mm depth	1	m2	\$300.00	\$330.00	\$360.00	\$500.00	\$525.00	\$550.00	\$660.00	\$690.00	\$720.00	\$84.00	\$86.50	\$88.00	\$500.00	\$505.00	\$510.00
20 150mm depth	2	m2	\$300.00	\$330.00	\$360.00	\$500.00	\$525.00	\$550.00	\$660.00	\$690.00	\$720.00	\$87.00	\$89.50	\$91.50	\$510.00	\$515.00	\$520.00
21 100mm depth	1	m2															
21 100mm depth	2	m2															
22 150mm depth	1	m2															
22 150mm depth	2	m2															
Standard ramps type C																	
23 100mm depth	1	m2	\$220.00	\$240.00	\$265.00	\$500.00	\$525.00	\$550.00	\$540.00	\$570.00	\$600.00	\$67.50	\$69.50	\$71.00	\$450.00	\$455.00	\$460.00
23 100mm depth	2	m2	\$220.00	\$240.00	\$265.00	\$500.00	\$525.00	\$550.00	\$540.00	\$570.00	\$600.00	\$70.50	\$72.50	\$74.50	\$460.00	\$465.00	\$470.00
24 150mm depth	1	m2	\$300.00	\$330.00	\$360.00	\$500.00	\$525.00	\$550.00	\$660.00	\$690.00	\$720.00	\$84.00	\$86.50	\$88.00	\$525.00	\$530.00	\$535.00
24 150mm depth	2	m2	\$300.00	\$330.00	\$360.00	\$500.00	\$525.00	\$550.00	\$660.00	\$690.00	\$720.00	\$87.00	\$89.50	\$91.50	\$535.00	\$540.00	\$545.00
CUT AND REMOVE																	
25 Saw cut concrete surface - linear metre	1	m	\$12.00	\$13.20	\$14.50	Included	Included	Included	\$23.40	\$24.60	\$25.20	\$8.00	\$8.00	\$8.00	\$10.00	\$11.00	\$12.00
25 Saw cut concrete surface - linear metre	2	m	\$12.00	\$13.20	\$14.50	Included	Included	Included	\$23.40	\$24.60	\$25.20	\$8.00	\$8.00	\$8.00	\$10.00	\$11.00	\$12.00
26 Saw cut bitumen surface - linear metre	1	m	\$7.00	\$7.70	\$8.50	Included	Included	Included	\$23.40	\$24.60	\$25.20	\$8.00	\$8.00	\$8.00	\$6.00	\$7.00	\$8.00
26 Saw cut bitumen surface - linear metre	2	m	\$7.00	\$7.70	\$8.50	Included	Included	Included	\$23.40	\$24.60	\$25.20	\$8.00	\$8.00	\$8.00	\$6.00	\$7.00	\$8.00
27 Remove and dispose of existing concrete path	1	m2	\$37.00	\$40.70	\$44.75	\$14.00	\$14.70	\$15.40	\$19.00	\$21.60	\$24.00	\$15.00	\$16.00	\$17.00	\$25.00	\$27.00	\$29.00
27 Remove and dispose of existing concrete path	2	m2	\$38.00	\$41.90	\$46.00	\$14.00	\$14.70	\$15.40	\$19.00	\$21.60	\$24.00	\$15.00	\$16.00	\$17.00	\$25.00	\$27.00	\$29.00
28 Remove and dispose of existing bitumen path	1	m2	\$18.00	\$19.80	\$21.75	\$14.00	\$14.70	\$15.40	\$18.00	\$19.80	\$21.60	\$14.00	\$15.00	\$16.00	\$15.00	\$17.00	\$18.00
28 Remove and dispose of existing bitumen path	2	m2	\$19.00	\$20.90	\$22.85	\$14.00	\$14.70	\$15.40	\$18.00	\$19.80	\$21.60	\$14.00	\$15.00	\$16.00	\$15.00	\$17.00	\$18.00
29 Remove 600x600 footpath slabs, stack on pallets - 7 per	1	m2	\$5.00	\$5.50	\$6.00	\$82.50	\$86.60	\$91.00	\$18.00	\$21.60	\$24.00	\$18.00	\$20.00	\$22.00	\$10.00	\$11.00	\$12.00
29 Remove 600x600 footpath slabs, stack on pallets - 7 per	2	m2	\$5.00	\$5.50	\$6.00	\$82.50	\$86.60	\$91.00	\$18.00	\$21.60	\$24.00	\$18.00	\$20.00	\$22.00	\$10.00	\$11.00	\$12.00
30 Remove 600x600 footpath slabs, stack on pallets and dis	1	m2	\$7.00	\$7.70	\$8.50	\$133.75	\$140.45	\$147.45	\$21.60	\$25.20	\$27.60	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00	\$29.00
30 Remove 600x600 footpath slabs, stack on pallets and dis	2	m2	\$10.00	\$11.00	\$12.00	\$133.75	\$140.45	\$147.45	\$21.60	\$25.20	\$27.60	\$19.00	\$21.00	\$23.00	\$25.00	\$27.00	\$29.00
31 Remove and dispose of broken slabs	1	m2	\$5.75	\$6.30	\$6.95	\$14.00	\$14.70	\$15.40	\$18.00	\$21.60	\$24.00	\$14.00	\$16.00	\$18.00	\$7.00	\$8.00	\$9.00
31 Remove and dispose of broken slabs	2	m2	\$9.00	\$10.00	\$11.00	\$14.00	\$14.70	\$15.40	\$18.00	\$21.60	\$24.00	\$14.00	\$16.00	\$18.00	\$7.00	\$8.00	\$9.00
			\$7,285.00	\$7,627.30	\$8,436.45	\$8,002.00	\$8,389.20	\$8,791.20	\$10,239.40	\$10,761.80	\$11,269.35	\$4,950.00	\$5,116.50	\$5,286.00	\$10,814.70	\$11,040.70	\$11,266.70
SCHEDULE 3 & 4 COMBINED																	
CONCRETE VEHICLE CROSSOVER																	
1 Cut, remove and dispose of existing bitumen crossover	1	m2	\$25.00	\$27.50	\$30.00	\$15.00	\$16.50	\$17.65	\$19.80	\$23.40	\$26.50	\$14.00	\$15.00	\$17.00	\$35.00	\$40.00	\$45.00
1 Cut, remove and dispose of existing bitumen crossover	2	m2	\$25.00	\$27.50	\$30.00	\$15.00	\$16.50	\$17.65	\$19.80	\$23.40	\$26.50	\$14.00	\$15.00	\$17.00	\$35.00	\$40.00	\$45.00
2 Prepare surface and lay concrete crossover	1	m2	\$120.00	\$130.00	\$140.00	\$75.00	\$78.75	\$82.70	\$66.00	\$72.00	\$78.00	\$10.00	\$10.00	\$20.00	\$184.35	\$186.35	\$188.35
2 Prepare surface and lay concrete crossover	2	m2	\$120.00	\$130.00	\$140.00	\$75.00	\$78.75	\$82.70	\$66.00	\$72.00	\$78.00	\$10.00	\$10.00	\$20.00	\$186.35	\$188.35	\$190.35
3 Cut, remove and dispose of existing instpu concrete cross	1	m2	\$49.00	\$54.00	\$59.00	\$16.00	\$16.80	\$17.65	\$19.80	\$23.40	\$26.50	\$21.00	\$23.00	\$25.00	\$65.00	\$70.00	\$75.00
3 Cut, remove and dispose of existing instpu concrete cross	2	m2	\$49.00	\$54.00	\$59.00	\$16.00	\$16.80	\$17.65	\$19.80	\$23.40	\$26.50	\$21.00	\$23.00	\$25.00	\$65.00	\$70.00	\$75.00
MIDDLE LINE ROADS																	
4 Rapid hardener per m2 of concrete	1	m2	\$0.00	\$1.00	\$1.00	\$5.00	\$5.25	\$5.50	\$2.40	\$2.52	\$2.64	\$3.00	\$3.50	\$3.50	\$1.50	\$2.00	\$2.50
4 Rapid hardener per m2 of concrete	2	m2	\$0.00	\$1.00	\$1.00	\$5.00	\$5.25	\$5.50	\$2.40	\$2.52	\$2.64	\$3.00	\$3.50	\$3.50	\$2.00	\$2.50	\$3.00
5 Supply and lay reinforcement mesh F63	1	m2	\$4.00	\$5.00	\$6.00	\$15.00	\$15.75	\$16.50	\$12.00	\$13.20	\$14.40	\$10.00	\$12.50	\$12.50	\$7.00	\$7.50	\$8.00
5 Supply and lay reinforcement mesh F63	2	m2	\$4.00	\$5.00	\$6.00	\$15.00	\$15.75	\$16.50	\$12.00	\$13.20	\$14.40	\$10.00	\$12.50	\$12.50	\$7.00	\$7.50	\$8.00
6 Remove existing brick paved crossovers/verges and stack	1	m2	\$35.00	\$38.00	\$40.00	\$82.50	\$86.60	\$90.50	\$18.00	\$21.60	\$24.00	\$18.00	\$18.00	\$18.00	\$30.00	\$32.00	\$32.00
6 Remove existing brick paved crossovers/verges and stack	2	m2	\$35.00	\$38.00	\$40.00	\$82.50	\$86.60	\$90.50	\$18.00	\$21.60	\$24.00	\$18.00	\$18.00	\$18.00	\$30.00	\$32.00	\$32.00
7 Reinstall brick paving less than 10 m²	1	m2	\$165.00	\$170.00	\$175.00	\$200.00	\$210.00	\$220.00	\$78.00	\$84.00	\$90.00	\$23.00	\$23.00	\$24.00	\$40.00	\$42.00	\$44.00
7 Reinstall brick paving less than 10 m²	2	m2	\$165.00	\$170.00	\$175.00	\$200.00	\$210.00	\$220.00	\$78.00	\$84.00	\$90.00	\$23.00	\$23.00	\$24.00	\$40.00	\$42.00	\$44.00
8 Reinstall brick paving more than 10 m²	1	m2	\$95.00	\$100.00	\$105.00	\$95.00	\$99.00	\$105.00	\$60.00	\$72.00	\$78.00	\$23.00	\$23.00	\$24.00	\$29.50	\$29.50	\$29.50
8 Reinstall brick paving more than 10 m²	2	m2	\$95.00	\$100.00	\$105.00	\$95.00	\$99.00	\$105.00	\$60.00	\$72.00	\$78.00	\$23.00	\$23.00	\$24.00	\$29.50	\$29.50	\$29.50
9 Remove, cart away and dispose of unwanted bricks	1	m2	\$38.00	\$40.00	\$45.00	\$14.00	\$14.70	\$15.40	\$18.00	\$21.60	\$24.00	\$14.00	\$16.00	\$18.00	\$18.00	\$19.00	\$20.00
9 Remove, cart away and dispose of unwanted bricks	2	m2	\$40.00	\$42.00	\$47.00	\$14.00	\$14.70	\$15.40	\$18.00	\$21.60	\$24.00	\$14.00	\$16.00	\$18.00	\$18.00	\$19.00	\$20.00
10 Supply & install pine bollards 300mm off from path	1	each	\$75.00	\$78.00	\$80.00	\$75.00	\$78.75	\$82.70	\$64.00	\$68.00	\$69.00	\$160.00	\$160.00	\$160.00	\$75.00	\$77.00	\$79.00
10 Supply & install pine bollards 300mm off from path	2	each	\$79.00	\$82.00	\$85.00	\$75.00	\$78.75	\$82.70	\$64.00	\$68.00	\$69.00	\$160.00	\$160.00	\$160.00	\$75.00	\$77.00	\$79.00
11 Supply & install new resurfacing pipes 20mm diameter	1	each	\$15.00	\$16.00	\$17.00	\$15.00	\$15.75	\$16.50	\$47.00	\$48.00	\$54.00	\$80.00	\$80.00	\$80.00	\$10.00 per - m	\$11.00 per - m	\$12.00 per - m
11 Supply & install new resurfacing pipes 20mm diameter	2	each	\$15.00	\$16.00	\$17.00	\$15.00	\$15.75	\$16.50	\$42.00	\$48.00	\$54.00	\$80.00	\$80.00	\$80.00	\$10.00 per - m	\$11.00 per - m	\$12.00 per - m
12 Remove and relocate existing sprinklers	1	each	\$8.00	\$9.00	\$10.00	\$30.00	\$32.50	\$35.00	\$30.00	\$36.00	\$42.00	\$35.00	\$35.00	\$35.00	\$50.00	\$51.00	\$52.00
12 Remove and relocate existing sprinklers	2	each	\$8.00	\$9.00	\$10.00	\$30.00	\$32.50	\$35.00	\$30.00	\$36.00	\$42.00	\$35.00	\$35.00	\$35.00	\$50.00	\$51.00	\$52.00
13 Supply and install new sprinklers	1	item	\$12.00	\$13.00	\$14.00	\$85.00	\$89.50	\$94.00	\$30.00	\$36.00	\$42.00	\$50.00	\$50.00	\$50.00	\$75.00	\$76.00	\$77.00
13 Supply and install new sprinklers	2	item	\$12.00	\$13.00	\$14.00	\$85.00	\$89.50	\$94.00	\$30.00	\$36.00	\$42.00	\$50.00	\$50.00	\$50.00	\$75.00	\$76.00	\$77.00
14 Supply pumped concrete to worksite	1	hour	\$500.00	\$600.00	\$700.00	\$1,500.00	\$1,575.00	\$1,675.75	\$360.00	\$420.00	\$434.70	\$275.00	\$275.00	\$275.00	\$400.00	\$410.00	\$420.00
14 Supply pumped concrete to worksite	2	hour	\$500.00	\$600.00	\$700.00	\$1,500.00	\$1,575.00	\$1,675.75	\$360.00	\$420.00	\$434.70	\$275.00	\$275.00	\$275.00	\$410.00	\$420.00	\$430.00
			\$2,028.00	\$2,489.00	\$2,772.00	\$4,467.00	\$4,700.30	\$4,785.50	\$1,632.00	\$1,921.44	\$2,072.58	\$1,490.00	\$1,804.00	\$1,922.00	\$3,011.20	\$3,078.20	\$3,132.20

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

BIMBA		BDR CIVIL			COMMER			ROADS 2000			AUSTRALIAN CIVIL			SUPER CIVIL		
SCHEDULE 5 & 6 COMBINED																
COLOURED CONCRETE																
Extra for laying coloured surface over the newly laid concrete path / crossover (applicable to all items of paths/crossovers – price the difference only)																
1	m2	\$4.00	\$5.00	\$6.00	\$35.00	\$36.75	\$38.60	\$18.00	\$19.20	\$20.40	\$0.50	\$0.50	\$0.50	\$10.00	\$11.00	\$12.00
Extra for laying coloured surface over the newly laid concrete path / crossover (applicable to all items of paths/crossovers – price the difference only)																
1	m2	\$4.00	\$5.00	\$6.00	\$35.00	\$36.75	\$38.60	\$18.00	\$19.20	\$20.40	\$0.50	\$0.50	\$0.50	\$10.00	\$11.00	\$12.00
Full depth coloured Lemon Green concrete (applicable to all items of paths/crossovers)																
2	m2	\$78.00	\$82.00	\$85.00	\$67.00	\$61.00	\$95.00	\$21.80	\$21.60	\$22.80	\$40.00	\$38.00	\$101.00	\$103.00	\$108.00	\$109.00
Full depth coloured Lemon Cream concrete (applicable to all items of paths/crossovers)																
2	m2	\$78.00	\$82.00	\$85.00	\$67.00	\$61.00	\$95.00	\$21.80	\$21.60	\$22.80	\$40.00	\$38.00	\$101.00	\$109.00	\$110.00	\$111.00
Full depth coloured Uluu Concrete (applicable to all items of paths/crossovers)																
1	m2	\$79.00	\$82.00	\$85.00	\$60.00	\$63.00	\$86.00	\$20.40	\$21.60	\$22.80	\$78.00	\$82.00	\$89.00	\$107.00	\$108.00	\$109.00
Full depth coloured Uluu concrete (applicable to all items of paths/crossovers)																
2	m2	\$78.00	\$82.00	\$85.00	\$60.00	\$63.00	\$86.00	\$20.40	\$21.60	\$22.80	\$78.00	\$82.00	\$90.00	\$109.00	\$110.00	\$111.00
Full depth coloured Marigold concrete (applicable to all items of paths/crossovers)																
1	m2	\$78.00	\$82.00	\$85.00	\$65.00	\$58.00	\$65.00	\$24.00	\$25.20	\$26.40	\$75.00	\$80.00	\$82.00	\$108.00	\$109.00	\$110.00
Full depth coloured Marigold concrete (applicable to all items of paths/crossovers)																
2	m2	\$78.00	\$82.00	\$85.00	\$65.00	\$58.00	\$65.00	\$24.00	\$25.20	\$26.40	\$75.00	\$80.00	\$82.00	\$110.00	\$111.00	\$112.00
Extra for full depth limestone (sok) concrete (applicable to all items of paths/crossovers – price the difference only)																
1	m2	\$80.00	\$95.00	\$100.00	\$15.00	\$15.75	\$16.50	\$42.00	\$42.00	\$43.20	\$75.00	\$80.00	\$82.00	\$107.00	\$108.00	\$109.00
Extra for full depth limestone (sok) concrete (applicable to all items of paths/crossovers – price the difference only)																
2	m2	\$90.00	\$95.00	\$100.00	\$15.00	\$15.75	\$16.50	\$42.00	\$42.00	\$43.20	\$75.00	\$80.00	\$82.00	\$108.00	\$110.00	\$111.00
Extra for faux stencilscrete - price the difference only																
1	m2	\$25.00	\$30.00	\$35.00	\$75.00	\$78.75	\$82.60	\$42.00	\$45.60	\$47.40	\$10.50	\$10.50	\$10.50	\$35.00	\$30.00	\$35.00
Extra for faux stencilscrete - price the difference only																
2	m2	\$25.00	\$30.00	\$35.00	\$75.00	\$78.75	\$82.60	\$38.40	\$47.00	\$49.00	\$10.50	\$10.50	\$10.50	\$35.00	\$30.00	\$35.00
Extra for painted surface treatment to crossovers (colour to match internal driveway)																
1	m2	\$10.00	\$11.00	\$12.00	\$35.00	\$36.75	\$38.60	\$26.40	\$27.60	\$29.40	\$15.00	\$15.00	\$15.00	\$25.00	\$26.00	\$27.00
Extra for painted surface treatment to crossovers (colour to match internal driveway)																
2	m2	\$10.00	\$11.00	\$12.00	\$35.00	\$36.75	\$38.60	\$26.40	\$27.60	\$29.40	\$15.00	\$15.00	\$15.00	\$25.00	\$26.00	\$27.00
Table treatments where paths meet roadway (Pour on treatments)																
1	m2	N/A	N/A	N/A	70 each	75.50 each	77.20 each	N/A	N/A	N/A	\$82.00	\$82.00	\$82.00	\$75.00	\$80.00	\$85.00
Table treatments where paths meet roadway (Stick on treatments)																
2	m2	N/A	N/A	N/A	\$70.00	\$73.50	\$77.20	N/A	N/A	N/A	\$82.00	\$82.00	\$82.00	\$75.00	\$80.00	\$85.00
Table treatments where paths meet roadway (Stick on treatments)																
1	m2	\$250.00	\$300.00	\$370.00	70 each	75.50 each	77.20 each	\$360.00	\$420.00	\$434.70	\$22.00	\$22.00	\$22.00	\$100.00	\$105.00	\$110.00
Crack wicks as per Drawing No - TS-30-6																
1	m2	\$125.00	\$140.00	\$165.00	N/A	N/A	N/A	\$78.00	\$81.60	\$84.00	\$270.00	\$270.00	\$270.00	\$38.50	\$100.50	\$102.50
Crack wicks as per Drawing No - TS-30-6																
2	m2	\$125.00	\$140.00	\$165.00	N/A	N/A	N/A	\$78.00	\$81.60	\$84.00	\$270.00	\$270.00	\$270.00	\$39.50	\$100.50	\$101.50
Handland areas in parkland under bench seats, tables, b																
1	m2	\$145.00	\$155.00	\$165.00	\$20.00	\$22.00	\$22.00	\$96.00	\$102.00	\$104.00	\$110.00	\$110.00	\$110.00	\$185.00	\$187.00	\$189.00
Handland areas in parkland under bench seats, tables, b																
2	m2	\$145.00	\$155.00	\$165.00	\$20.00	\$21.00	\$22.00	\$96.00	\$102.00	\$108.00	\$110.00	\$110.00	\$110.00	\$185.00	\$188.00	\$190.00
		\$1,968.00	\$2,004.00	\$2,316.00	\$924.00	\$950.00	\$1,003.10	\$1,454.40	\$1,039.20	\$1,671.70	\$1,636.00	\$1,676.00	\$1,766.00	\$1,907.00	\$1,964.00	\$2,004.00
SCHEDULE 7 & 8 COMBINED																
ASPHALT																
		\$9,291.55	\$8,911.30	\$10,652.45	\$6,326.30	\$9,340.20	\$9,794.36	\$11,693.80	\$12,371.00	\$12,937.08	\$1,430.00	\$1,052.40	\$5,012.00	\$12,721.70	\$12,086.70	\$13,078.70
1 Asphalt black dense grade 10mm 50 blow																
1	1st/tonne	\$320.00	\$340.00	\$360.00	\$465.00	\$488.25	\$512.70	\$265.04	\$274.31	\$283.91	\$670.00	\$685.00	\$720.00	\$144.00	\$149.00	\$154.00
1 Asphalt black dense grade 10mm 50 blow																
2	2nd/tonne	\$260.00	\$270.00	\$280.00	\$465.00	\$488.25	\$512.70	\$242.64	\$251.13	\$259.92	\$620.00	\$650.00	\$675.00	\$139.00	\$144.00	\$149.00
2 Asphalt black dense grade 7mm 50 blow																
1	1st/tonne	\$320.00	\$340.00	\$360.00	\$475.00	\$500.00	\$525.00	\$260.04	\$274.31	\$283.91	\$670.00	\$685.00	\$720.00	\$144.00	\$149.00	\$154.00
2 Asphalt black dense grade 7mm 50 blow																
2	2nd/tonne	\$300.00	\$320.00	\$340.00	\$475.00	\$500.00	\$525.00	\$242.64	\$251.13	\$259.92	\$620.00	\$650.00	\$675.00	\$139.00	\$144.00	\$149.00
3 Red asphalt (1%) red oxide 7mm stone 50 blow																
1	1st/tonne	\$340.00	\$370.00	\$370.00	\$495.00	\$519.75	\$545.75	\$311.84	\$322.75	\$334.05	\$720.00	\$745.00	\$770.00	\$175.00	\$180.00	\$185.00
3 Red asphalt (1%) red oxide 7mm stone 50 blow																
2	2nd/tonne	\$330.00	\$360.00	\$360.00	\$495.00	\$519.75	\$545.75	\$296.64	\$306.53	\$316.23	\$670.00	\$700.00	\$725.00	\$170.00	\$180.00	\$185.00
4 Red asphalt (1%) red oxide 10mm stone 50 blow																
1	1st/tonne	\$340.00	\$370.00	\$370.00	\$495.00	\$519.75	\$545.75	\$311.84	\$322.75	\$334.05	\$720.00	\$745.00	\$770.00	\$180.00	\$185.00	\$190.00
4 Red asphalt (1%) red oxide 10mm stone 50 blow																
2	2nd/tonne	\$350.00	\$380.00	\$400.00	\$495.00	\$519.75	\$545.75	\$296.64	\$306.53	\$316.23	\$670.00	\$700.00	\$725.00	\$180.00	\$185.00	\$190.00
5 Earthworks																
1	1st/tonne	\$70.45	\$72.00	\$75.00	\$25.00	\$26.25	\$27.60	\$84.54	\$86.40	\$90.00	\$38.00	\$40.00	\$42.00	\$35.70	\$36.60	\$37.50
5 Earthworks																
2	2nd/tonne	\$75.50	\$78.00	\$82.00	\$25.00	\$26.25	\$27.60	\$90.60	\$93.60	\$98.40	\$38.00	\$40.00	\$42.00	\$35.70	\$36.60	\$37.50
6 Disposal																
1	1st/tonne	\$40.00	\$42.00	\$44.00	\$50.00	\$52.50	\$55.10	\$46.00	\$50.40	\$52.90	\$38.00	\$40.00	\$42.00	\$7.08	\$7.32	\$7.57
6 Disposal																
2	2nd/tonne	\$44.00	\$46.00	\$48.00	\$50.00	\$52.50	\$55.10	\$52.90	\$56.20	\$57.60	\$38.00	\$42.00	\$42.00	\$7.08	\$7.32	\$7.57
7 Base course supply and lay road base																
1	1st/tonne	\$108.50	\$112.00	\$115.00	\$375.00	\$393.75	\$413.00	\$130.20	\$134.40	\$138.00	\$46.00	\$48.00	\$50.00	\$60.83	\$62.90	\$65.10
7 Base course supply and lay road base																
2	2nd/tonne	\$110.00	\$114.00	\$118.00	\$375.00	\$393.75	\$413.00	\$132.00	\$136.80	\$141.60	\$46.00	\$48.00	\$50.00	\$60.82	\$62.90	\$65.10
8 Sweeping minimum																
1	1st/tonne	\$140.00	\$150.00	\$160.00	\$180.00	\$189.00	\$198.00	\$168.00	\$180.00	\$192.00	\$58.00	\$60.00	\$62.00	\$100.00	\$105.00	\$107.12
8 Sweeping minimum																
2	2nd/tonne	\$140.00	\$150.00	\$160.00	\$180.00	\$189.00	\$198.00	\$168.00	\$180.00	\$192.00	\$58.00	\$60.00	\$62.00	\$100.00	\$105.00	\$107.12
9 Disposal																
1	1st/tonne	\$40.00	\$42.00	\$44.00	\$50.00	\$52.50	\$55.10	\$48.00	\$50.40	\$52.80	\$38.00	\$40.00	\$42.00	\$40.50	\$43.98	\$45.52
9 Disposal																
2	2nd/tonne	\$44.00	\$46.00	\$48.00	\$50.00	\$52.50	\$55.10	\$52.80	\$56.20	\$57.60	\$38.00	\$40.00	\$42.00	\$40.50	\$43.98	\$45.52
		\$3,432.45	\$3,672.00	\$3,834.00	\$5,220.00	\$5,483.50	\$5,757.00	\$3,207.26	\$3,329.84	\$3,461.02	\$5,796.00	\$6,038.00	\$6,266.00	\$7,754.31	\$7,310.70	\$7,667.70

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SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

14. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Cr Rob Tinetti gave previous notice of intention to move the following motion;

Moved	Cr Tinetti	Seconded
<i>That Council, due to the concerns raised by local business and the community regarding the proposed BWS liquor outlet inside the Northam Boulevard, send a submission of objection to the Department of Racing, Gaming and Liquor in support of these concerns.</i>		

Cr Tinetti has spoken to Northam Police regarding background behind their objection to the BWS liquor store. They have advised that there is enough alcohol related issues to deal with now, particularly with domestic violence at home, which stems from the consumption of packaged alcohol with one in four incidents being alcohol related. Police look at the "outlet density" and currently Northam has 19 outlets for a town population of 6,500, this is considered excessive. They voice concern for at risk groups such as children who make up one third of our population, indigenous and lower socio economic members of our community.

The BWS Public Interest Statement is provided as a separate attachment to this agenda.

15. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

15.1. Elected Members

Nil

15.2. Officers

Nil

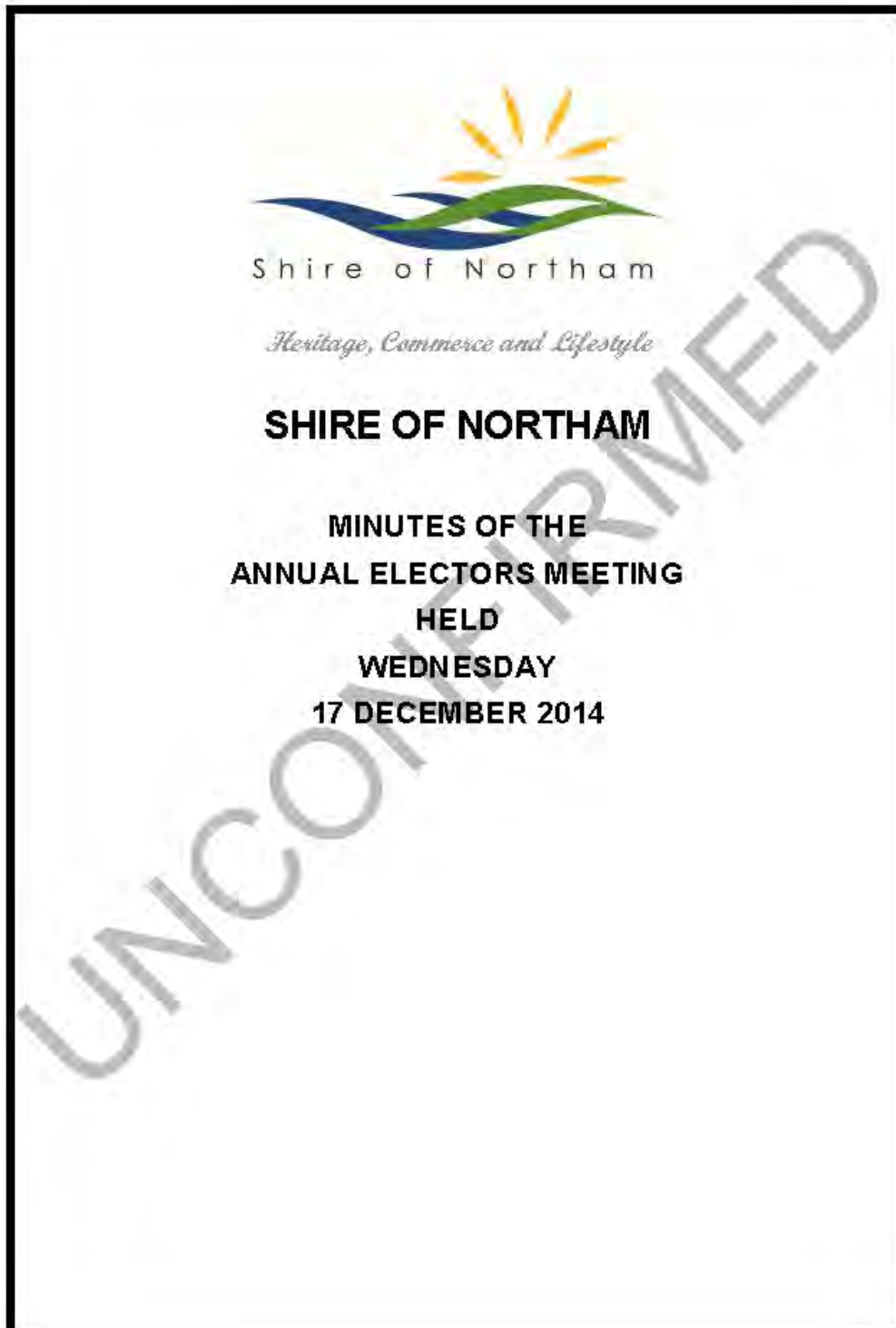
16. CONFIDENTIAL ITEMS

Nil

17. DECLARATION OF CLOSURE

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

APPENDIX 1 - MINUTES OF THE ANNUAL ELECTORS MEETING



SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM
MINUTES
ANNUAL ELECTORS MEETING TO BE HELD ON 17 DECEMBER 2014

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SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM
MINUTES
ANNUAL ELECTORS MEETING TO BE HELD ON 17 DECEMBER 2014

**Minutes of the Annual Electors Meeting to be held in the Council Chambers on
WEDNESDAY, 17 December 2014 at 4:34 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.

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM
MINUTES
ANNUAL ELECTORS MEETING TO BE HELD ON 17 DECEMBER 2014

1. OPENING AND WELCOME

The President declared the meeting open at 4:34pm.

2. DECLARATION OF INTEREST

3. ATTENDANCE

COUNCIL

Councillors
(Town Ward)

S B Pollard (President)

D G Beresford

R W Tinetti

D A Hughes

(West Ward)

T M Little

A W Llewellyn

(Central Ward)

U Rumjantsev

J E Williams

STAFF

Chief Executive Officer

J B Whiteaker

Executive Manager Engineering Services

C D Kleynhans

Executive Manager Community Services

R Rayson

Executive Manager Development Services

P B Steven

Executive Manager Corporate Services

D R Gobbart

Project Manager Community Infrastructure

C B Hunt

Executive Assistant to the CEO

A C Maxwell

ELECTORS/RESIDENTS

Mr Stan Mailinowski

Mrs Genny Budas

Mrs Belle Moore

Mr Mike Whittington

Mr Ian Fullerton

Mr Reg Tipple

4. APOLOGIES

Councillor (East Ward)

K D Saunders

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM

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ANNUAL ELECTORS MEETING TO BE HELD ON 17 DECEMBER 2014

5. CONFIRMATION OF PREVIOUS MEETING MINUTES

RESOLUTION

Moved: Cr Hughes
Seconded: Cr Rumjantsev

That the minutes of the Annual Electors Meeting held Wednesday, 15 January 2014 be confirmed as a true and correct record of that meeting.

CARRIED 14/0

6. AGENDA ITEMS

6.1 RECEIVAL AND ADOPTION OF THE 2013/2014 ANNUAL FINANCIAL STATEMENTS FOR THE SHIRE OF NORTHAM

RESOLUTION

Moved: Cr Rumjantsev
Seconded: Cr Llewellyn

That the Shire of Northam Annual Financial Statements for the year ended 30 June 2014, as presented, be received.

CARRIED 14/0

6.2 RECEIVAL AND ADOPTION OF THE AUDITOR'S REPORT FOR THE SHIRE OF NORTHAM

RESOLUTION

Moved: Cr Llewellyn
Seconded: Cr Hughes

That the Shire of Northam Auditor's Report, for the year ended 30 June 2014, be adopted.

CARRIED 14/0

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM
MINUTES
ANNUAL ELECTORS MEETING TO BE HELD ON 17 DECEMBER 2014

6.3 RECEIVAL AND ADOPTION OF THE PRESIDENT'S REPORT FOR THE SHIRE OF NORTHAM

RESOLUTION

Moved: Cr Little
Seconded: Cr Tinetti

That the President's Report, for the year ended 30 June 2014 as presented, be received.

CARRIED 14/0

6.4 RECEIVAL AND ADOPTION OF THE CHIEF EXECUTIVE OFFICER'S REPORTS FOR THE SHIRE OF NORTHAM

RESOLUTION

Moved: Cr Hughes
Seconded: C Rumjantsev

That the Chief Executive Officer's Report, for the year ended 30 June 2014 as presented in the Annual Report, be received.

CARRIED 14/0

7. GENERAL BUSINESS OR OTHER BUSINESS AT THE DISCRETION OF THE PRESIDENT OR AS APPROVED BY THE ELECTORS PRESENT

7.1 BUSHFIRE HAZARD AND LAND UNTIDYNESS – BELLE MOORE

Question: Mrs Belle Moore wanted to follow up on the issue of bushfire hazards in respect to firebreaks and land untidiness, including verges. She stated that this is still an issue within the Shire and it is unpleasant to see the untidiness throughout the Shire. The matter of verge maintenance was also raised.

Mr Ian Fullerton raised that he does not believe that you can measure whether a firebreak has been completed by using a camera and that this is something that needs to be completed by an assessment process.

Mr Reg Tipple advised that drive by inspections do not work due to trees blocking the full view. He also raised that the issue in respect to people planting trees on firebreaks needs to be addressed. He suggested that this could be something outlined and made clear to

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

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ANNUAL ELECTORS MEETING TO BE HELD ON 17 DECEMBER 2014

the public and developers when a new development or planning application etc is submitted.

Answer: The Chief Executive Officer responded to Mrs Moore and advised that Council are aware of this issue and confirmed that the Shire's Ranger Services department do undertake inspections and issue warnings and infringements accordingly.

The Executive Manager Development Services advised that all fire break inspections had been completed in the rural and town site areas, which is positive. Unfortunately a large quantity of people had received warnings. He stated that there has been approximately 140 work orders and approximately 100 infringements issued.

The Chief Executive Officer advised that an experienced external bush fire control officer has been sourced to undertake assessments. This had not only reduced the workloads of the Shire Rangers, but had also resulted in an improvement in the timeframes associated with the inspections.

The Executive Manager Development Services further advised that the trees are to be planted on the fence line and this is something that staff try and monitor, however sometimes this task can be difficult due to self-seeding trees.

The Chief Executive Officer responded to the matter of verge maintenance and footpaths. He advised that staff are very mindful of this issue. In relation to Council maintaining all verges on a regular basis, he advised that it is simply not feasible, practical, or cost effective.

7.2 MORRELL STREET PARK, WEST NORTHAM – JENNY BUDAS

Question: Can some sand be placed under the playground equipment at the Morrell Street Park in West Northam?

Mrs Jenny Budas stated that there have been some works completed at the playground recently, however there is a section which has not been completed. She raised that the holidays are approaching and believed it would be nice to have some sand for the children who utilise this playground over this period.

Answer: The Chief Executive Officer advised that the Shire of Northam Parks and Gardens staff have made assessments in respect to the priority level of works. The Executive Manager of Engineering Services advised that staff were aware of the issue raised and that ongoing dialogue had occurred with Mrs Buddas. It is the intent to address a number of parks at one time, which would result in economies of scale/cost savings.

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM
MINUTES
ANNUAL ELECTORS MEETING TO BE HELD ON 17 DECEMBER 2014

Question: Mrs Budas asked who the Shire's contractor is for pruning the trees. She stated that this service would normally be undertaken by Randle Beavis.

Answer: Executive Manager of Engineering Services advised that the Shire is currently undertaking procurement for these services in accordance with Council policy. He advised that trees are to be maintained in accordance with a standard set by Western Power which undertakes an audit and notifies the Shire of Northam of any priority areas.

7.3 MINSON AVENUE DRAINAGE – STAN MALINOWSKI

Question: Mr Stan Malinowski asked what the current status is in respect to the drainage along Minson Avenue, Northam. He stated that he raised this issue at the previous Annual Electors meeting held on 15 January 2014.

Answer: The Chief Executive Officer advised that this is an ongoing issue that the Shire is mindful of. He advised that Shire has submitted a grant application through the Wheatbelt Development Commission for an amount of \$1,000,000.00. The Chief Executive Officer stated that the progress of this issue will depend on the outcome of the funding application. If this is unsuccessful, Council will need to determine the level of priority and whether this is something that will be funded through Council.

8. DECLARATION OF CLOSURE

There being no further business the President declared the meeting closed at 5:06pm.

"I certify that the minutes of the Annual Electors Meeting held on 17 December 2014 have been confirmed as a true and correct record."

_____ President

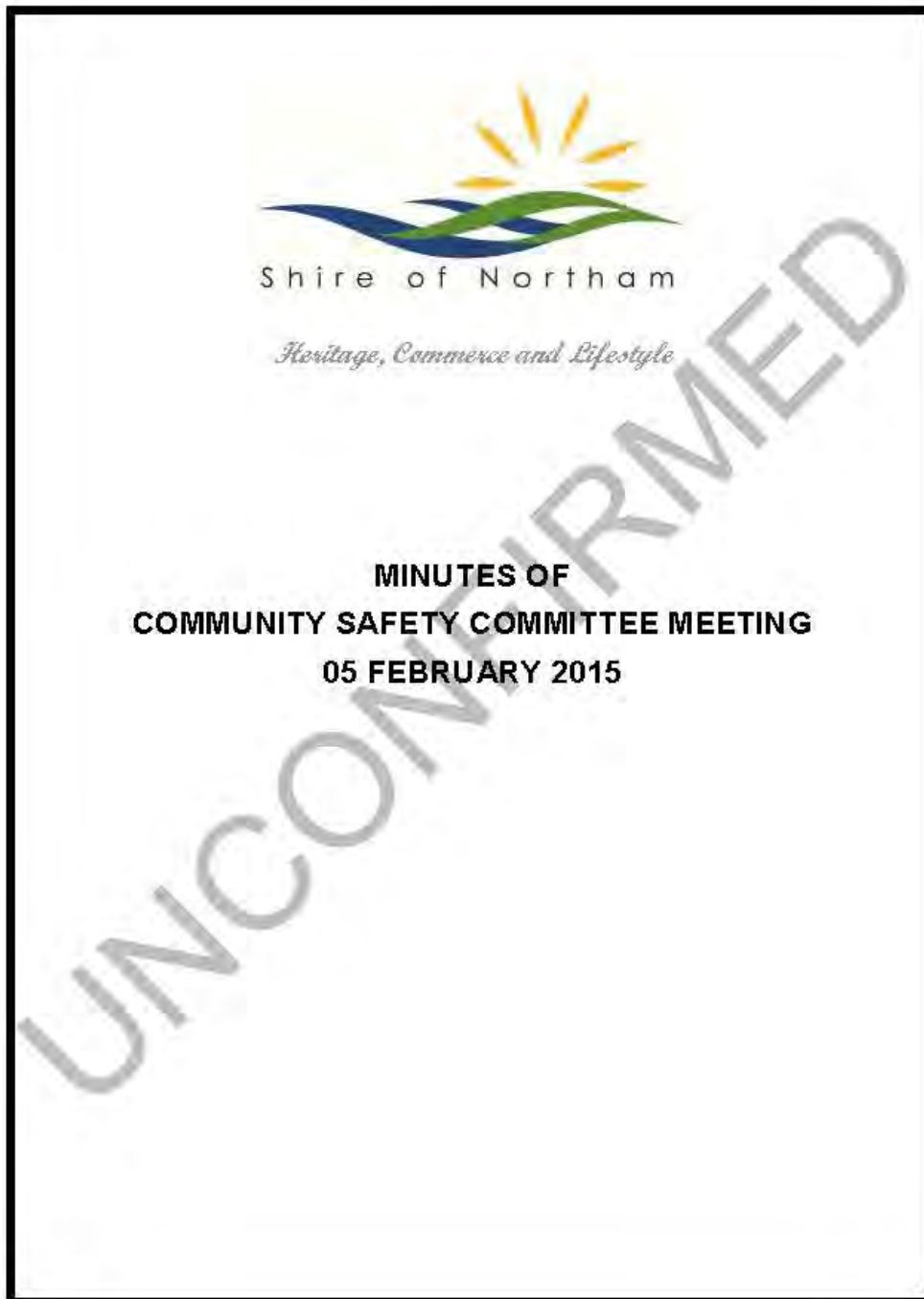
_____ Date

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

APPENDIX 2 - MINUTES OF THE COMMUNITY SAFETY COMMITTEE MEETING

Minutes - Community Safety Committee Meeting

05/02/2015



SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Minutes - Community Safety Committee Meeting

05/02/2015

SHIRE OF NORTHAM

**MINUTES OF THE COMMUNITY SAFETY COMMITTEE MEETING TO BE HELD ON
05 FEBRUARY 2015 AT 2:00 PM**

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SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Minutes - Community Safety Committee Meeting

05/02/2015

1. OPENING AND WELCOME

The Chair, Ms Rose Power declared the meeting open at 2:08pm. Ms Power reiterated that the Terms of Reference stipulate the Members and Ex-Officio Members of the Committee and that only Members hold voting rights.

Ms Power acknowledged the work of Annique Gray and noted her appreciation of Ms Gray's work with the Northam Safer Community Committee.

2. DECLARATION OF INTEREST

NIL

3. ATTENDANCE

MEMBERS

Councillors

Executive Manager Community Services
Northam Roadwise Committee

D G Beresford
J E Williams
Ross Rayson
Cliff Simpson
Rose Power

EX-OFFICIO MEMBERS

Community Development Officer
Department Child Protection and Family Support
WA Police
Main Roads Western Australia
Department Sport and Recreation
Avon Youth Services
Northam PCYC

Michelle Blackhurst
Dawn Lamperd
SUPT Peter Halliday
Barbara Gogan
Jennifer Collins
Venessa Miler
James West

4. APOLOGIES

Department Education
Southern Youth Justice Services
Chief Executive Officer
Northam Police
Wundowie Police
Department Child Protection and Family Support

Sharon Bray
Ellen Coshall
Jason Whiteaker
Snr Sgt Ron Daniels
Sgt Mark Johnston
Shirley Umu

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Minutes - Community Safety Committee Meeting

05/02/2015

5. CONFIRMATION OF PREVIOUS MINUTES

Moved: C Simpson

Seconded: D Beresford

That the minutes of the meeting held Thursday 31 July 2014 be confirmed as a true and correct record of that meeting.

CARRIED 5/0

6. BUSINESS ARISING FROM THE PREVIOUS MINUTES

6.1. PROGRESSION OF DEVELOPMENT OF COMMUNITY SAFETY AND CRIME PREVENTION PLAN

At its meeting held on Thursday 26 June 2014 the Community Safety Committee resolved to hold a workshop to commence the development of a new Shire of Northam Community Safety and Crime Prevention Plan. It also requested that Council appoint a facilitator for that purpose, which was endorsed by Council at its Ordinary Meeting held on 16 July 2014.

The purpose of the workshop will be to identify key community safety issues in the Shire of Northam and the development of strategies to address these. In order to identify the key issues in the communities (demonstrated and perceived), consideration of statistical data and an understanding of the perceptions of safety and crime in the community is required.

Council Officers have held a preliminary discussion with consultant agency "Consult, Innovate, Create", as recommended by members of the Committee and Regional Development Australia - Wheatbelt. This consultant is not available to do a workshop until April and her price would be based on what is required of her.

Mrs Blackhurst updated the committee about the current status of the Community Safety and Crime Prevention Plan, explaining that Council Officers are in the process of identifying actions to assist with progressing the plan. These actions will be used to help the Committee to understand the purpose of the workshop so that it can be tailored to suit the needs of the Committee.

Mrs Blackhurst said that in the past the workshops were for stakeholders only, used to brainstorm strategies against the communities identified issues. It had been suggested that the original plan was great but not well implemented. Based on this, the workshop could be used to analyse where the other plan is at and then build on it so that we are not wasting resources rather than using the workshop to start again. Stakeholders could then be coordinated to complete their tasks.

Mrs Barbara Gogan arrived at 2:17pm.

Mr Ross Rayson advised that the Shire of Northam is conducting a 'Community Perception Survey' to seek information from the public about different aspects of living in the Shire of Northam. Some questions have been built into this survey with regard to

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Minutes - Community Safety Committee Meeting

05/02/2015

safety in the community and this will be used to add value to the Community Safety and Crime Prevention Plan. Mr Rayson said that the questions would be reasonably general and it would not be a large section. The survey was being carried out by an organisation called Catalyse and they have the ability to benchmark results against other Local Governments to see where we sit. This process would assist us in determining what direction we need to go in.

Cr Denis Beresford said that the current plan is not achievable because it is too detailed. He suggested that the Committee needs to identify three focus areas and concentrate on dealing with these issues.

Mr Rayson suggested that we could use the results of the Community Perception survey to identify which three areas to focus on. He said that comparing this survey with the Community Safety and Crime Prevention Plan could will determine whether what the community says and what we say are on the same track. If they come back different, we will know that we need to adopt a different strategy.

SUPT Halliday suggested that we should start by tackling the perception of crime itself. It is far greater than reality.

Cr Julie Williams commented that this Committee has been here for 12 months and not achieved anything yet. Mr Rayson commented that this was due to staff changeover and the group not functioning. Cr Beresford said that we need to persist and work hard to make an improvement in the community and the Plan needs to be improved for this to be achieved.

Ms Power said that she would like to see real data incorporated into the Plan and she would like to see the Alcohol Policy completed. Mr Rayson confirmed that the Alcohol Policy is on the priority list for this year. Ms Power commented that DAO will be meeting with Mr Rayson, Mrs Blackhurst and herself on 16 February 2015 to help develop the Alcohol Policy.

Moved: C Simpson

Seconded: Cr J Williams

That the Committee:

1. Request that Members and Ex-Officio Members of the Community Safety Committee provide to the Shire of Northam available data to inform the development of the Community Safety and Crime Prevention Plan.
2. Consider the results of the community's perception as they relate to safety and crime in the Shire of Northam.

CARRIED 5/0

6.2. MOTOR VEHICLE SAFETY – PARTNERSHIP OPPORTUNITY

Wheatbelt Police are looking to place a focus on locking vehicles in the Northam area. According to the Wheatbelt Police there has been an increase in thefts from vehicles in

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the local area and unfortunately many of these appear to be preventable by simply having people lock their cars and remove valuable goods.

The concept developed by the Wheatbelt Police is to do a mail out to all residents to highlight this issue and providing contact details in the event people notice any suspicious activity. The discussions held with the Wheatbelt Police to date have revolved around the best possible way to have the information put out into the public arena.

Ms Power commented that with Ms Annique Gray leaving the mail out did not happen. Cr Beresford said that he would like to see other locations receive the mailout so that the whole Shire of Northam is covered.

Ms Power suggested that the Committee should include information on e-watch. Mrs Blackhurst explained that e-watch is an online tool that linked community members to current information from the Police. This includes statistics and information on how to protect yourself.

Mr Cliff Simpson reiterated that such costs would not be recurring as a cost from the Road Safety Week's annual budget allocation.

Moved: Cr Beresford
Seconded: C Simpson

That the Committee:

1. Partner the Wheatbelt Police in sending a letter to the each household in the Shire of Northam outlining strategies to mitigate motor vehicle theft and break-ins, and include an e-watch flyer;
2. Contribute up to \$950 (to be sourced from job 4660 – Northam Safety Week) to assist in the dissemination of the letter and flier, subject to the letter being countersigned by the President or Chairperson of the Northam Safety Committee and the letter reflecting the support and involvement of the Northam Safety Committee;
3. Place the information pertaining to strategies to mitigate motor vehicle theft and break-ins on the Council Website and social media

CARRIED 5/0

7. AGENDA ITEMS

7.1. PRESENTATIONS BY STAKEHOLDERS

At the initial meeting of the Committee it was agreed that the first important step for the Committee was to begin to develop a clear understanding of the issues and challenges facing the community in relation to safety and subsequent crime prevention. As a consequence the focus of the Committee meetings will be on receiving presentations from key Committee members/stakeholders.

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The presentations/briefings are designed to provide the opportunity for the relevant stakeholder to paint their picture of Northam in the context of their specific area of interest/focus.

7.1.1 PRESENTATION BY SCHOOL DRUG EDUCATION AND ROAD AWARE

Ms Rose Power presented information about School Drug Education and Road Aware.

Ms Power provided each Committee member with two brochures about the program. She commented that she works with 50 schools including the Catholic schools in the Wheatbelt.

The program is controlled by a board of management and her role is to train teachers and other providers to deliver the topics surrounding road safety and drugs. Her funding requires her to work specifically with parents this year.

Ms Power suggested that the Committee refers to her brochures for more information.

7.1.2 PRESENTATION BY WA POLICE

Superintendent Halliday addressed the Committee at 2:38pm. This address was brought forward before 6.2 as Superintendent Halliday had an urgent matter to attend to.

WA Police measure different crimes however it is unverified data as it is based on what is reported at the time. Based in this data, the Wheatbelt is leading the state on reduction of crime. With this in mind, there are always areas that are not in the green.

These statistics relate specifically to Northam and are year to date comparisons:

- The total number of offences in Northam is down by 7.9%.
- Violence is down.
- Domestic violence is down by 1.5% and until now this has been increasing year after year.
- General assault is down.
- Non domestic assault is down.
- Robbery is down by 5.7%.
- Theft is down.
- Property damage is down by 2.3%
- Graffiti is down.

There are areas that have not improved over the last year and these include:

- Burglary which has increased by 65%.
- Motor vehicle theft which has increased by 35%

The increase in burglary is high however, 80% of burglaries occur through unlocked doors and open windows. We need to get this message out to the public. Again with car theft, the majority of those cars do not have immobilisers or the keys are accessible. In many cases the motor vehicle theft is tied in with the burglary because people leave their keys out in the open. People need to adapt.

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The Wheatbelt is one of the safest places to live but this is not the perception. You are least likely to be in danger here unless you are in a car, in which case you are in the most danger.

Wheatbelt Police are facilitating crack down operations with lock down RBTs, drugs, speeding and seatbelts, and this will continue to happen.

What works? More patrols, more Detectives investigating crimes and juvenile intervention programs. When youth are engaged in intervention programs, reoffending is lower. We need to focus more on struggling youth and tie them to programs.

7.1.3 PRESENTATION BY ROADWISE COMMITTEE

Mr Cliff Simpson presented information about Roadwise to the Committee.

Mr Simpson said that WALGA runs road safety programs to support Local Governments and they have a mandate to work with communities. Mr Simpson covers the Wheatbelt North sub-region. He commented that the Wheatbelt has the worst road safety in Western Australia. Younger people are getting the message about road safety because the statistics show that older people are taking more risks and having more accidents. Interventions might have worked with the young people.

Mr Simpson provided in depth statistical information about road deaths in the Wheatbelt. He said that Shire of Northam statistics are available on the WALGAs crash reports on their website but access to this is limited to specific people.

Mrs Jennifer Collins commented that deaths on our roads always involve choice. They choose to speed, they choose to drink. Ms Venessa Miller asked why the Wheatbelt is different. Mr Rayson suggested that we need to focus on this and understand why.

7.2. DRUG SUPPLIES IN NORTHAM AND THE TACTICS BEING USED BY THE POLICE TO CLOSE DOWN SUPPLIERS.

A question was raised by Cr Beresford regarding the increasing amount of drug supplies in Northam. This is a topic of interest to the Northam Community and it would be beneficial for the Committee to understand the tactics being used by the Police to close down suppliers.

Superintendent Peter Halliday addressed the Committee.

There has been an increase this year in Northam of police intervention (not crime). Police are more proactive and the hit rate is high on drug affected drivers and this is a great result for road safety and for reducing drugs in Northam.

Intelligence is really important in Northam. When the public report suspected activities this helps to build an intelligence picture which takes us to a judicial bar. This is important because we need evidence to be able to deal with the criminals. The message we want to get out is that it is crucial for the Police to receive this information from the public but they will not always see the immediate action.

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Cr Beresford commented that he was prompted to ask this question because people say to him that they report the drug suspicions but they do not see anything happening about it. Do you do sting operations?

SUPT Halliday said that they do sting operations however they need to build the judicial bar prior to taking action. We will never eradicate drugs in Northam. We will never eradicate drugs anywhere in the world. It is a societal issue through the entire western world. We will do all we can to reduce the issue.

Cr Beresford asked if there was a way of seeing if the unreported crime such as antisocial behaviour is improving. SUPT Halliday said that you can look at categories of jobs so yes. It is not as accurate as criminal figures but it can be measured.

Mrs Venessa Miller arrived at 2:55pm.

8. OTHER BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COMMITTEE

Mr James West addressed the committee and wanted to officially acknowledge the contribution that is given by Mrs Anne Lowe. She is a Police Youth Engagement Officer and she is wonderful with our youth. Lots of burglary occurs because our young people are hungry. Their parents are encouraging them to steal food because they will not be punished for the crime. It is a follow-on effect.

Mr James West and SUPT Peter Halliday left at 3:00pm.

Mrs Jennifer Collins asked to have the opportunity to address the committee about the Department of Sport and Recreation at the next meeting. Mrs Dawn Lampert from the Department of Child Protection asked to do the same.

Ms Power asked that the results of the Community Perception Survey are circulated through the Committee.

9. DATE OF NEXT SCHEDULED MEETING

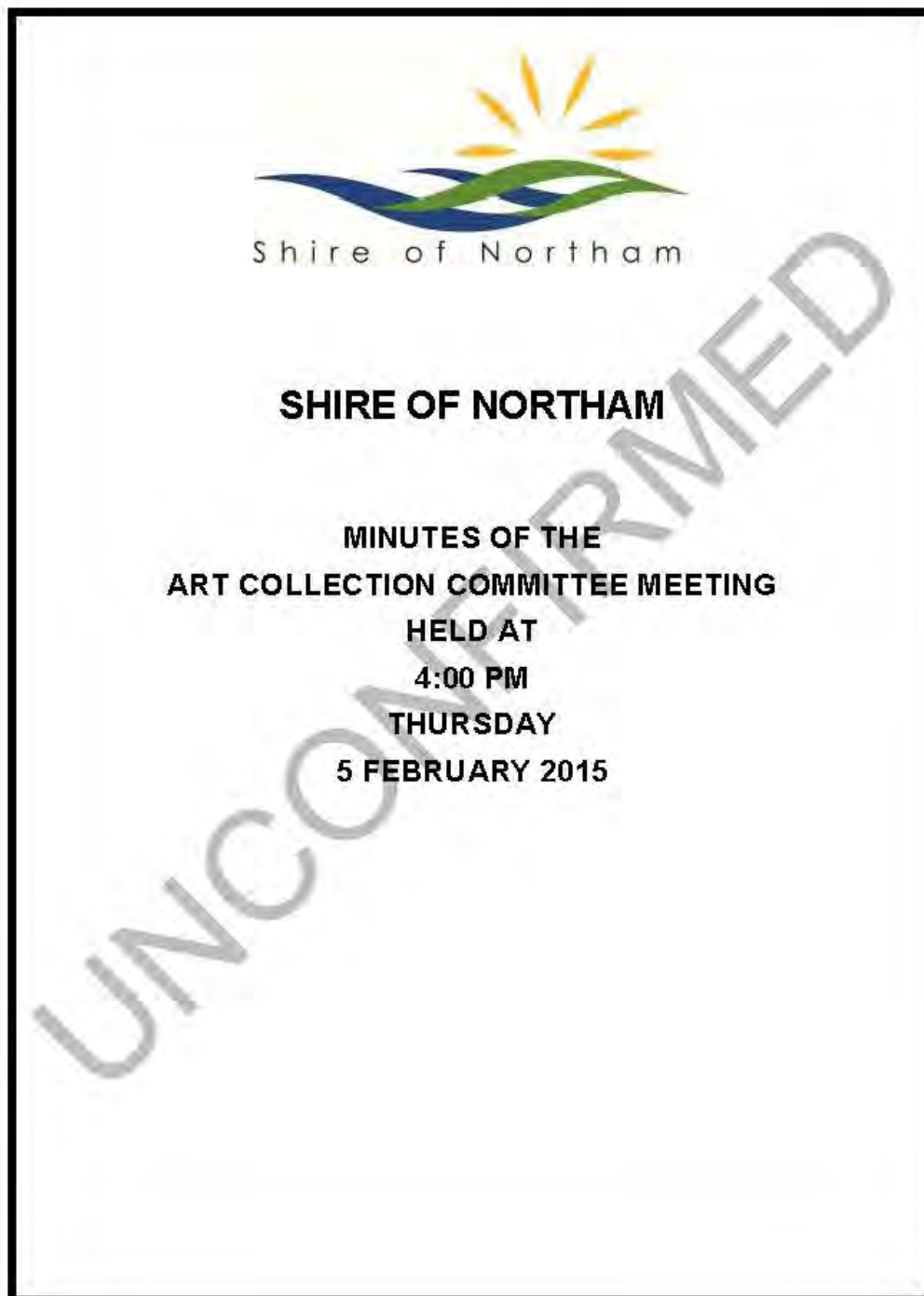
The next meeting will take place at the Shire of Northam on Thursday, 09 April 2015 at 3pm.

10. DECLARATION OF CLOSURE

The meeting was declared closed at 3:45pm.

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APPENDIX 3 - MINUTES OF THE ART COLLECTION COMMITTEE MEETING



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**MINUTES OF THE ART COLLECTION COMMITTEE MEETING HELD ON 5
FEBRUARY 2015 AT 4:00 PM**

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2. DECLARATION OF INTEREST	1
3. ATTENDANCE	2
4. APOLOGIES	2
5. CONFIRMATION OF MINUTES	2
6. AGENDA ITEMS	3
6.1 REPORT ON ART LAUNCH	3
6.2 REVOLVING DISPLAY	3
6.3 COSTING AND PURCHASE OF EASELS	5
6.4 COST OF CLEANING OF KATE O'CONNOR PAINTING	5
6.5 DISPLAYING ARTWORKS ON SHIRE WEBSITE	5
6.6 MANAGEMENT OF COLLECTION	6
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Art Collection Committee Meeting - Minutes

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SHIRE OF NORTHAM

Minutes of the Art Collection Committee Meeting held in the in the Committee Room on THURSDAY, 5 FEBRUARY 2015 at 4:00 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. DECLARATION OF OPENING AND WELCOME

The Presiding Officer, Mr TM Letch declared the meeting open at 3.59pm.

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 committee 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.

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3. ATTENDANCE

Councillors

AVAS

Community Representatives

Shire of Northam

Cr D Beresford

Cr U Rumjantsev

Mrs M Allert (Entered 4.00pm)

Mr TM Letch

Ms S Wilding

Ms T Hamilton

Mr R Rayson

Miss V Jones

4. APOLOGIES

Nil

5. CONFIRMATION OF MINUTES

RECOMMENDATION/ COMMITTEE DECISION

Minute No: Ar.051

Moved: Cr Ulo Rumjantsev

Seconded: Ms Sue Wilding

That the Minutes of the Art Collection Committee Meeting held on Thursday, 27 November 2014 be confirmed as a true and correct record of that meeting.

CARRIED 6/0

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6. AGENDA ITEMS

6.1 REPORT ON ART LAUNCH

Ms Wilding produced a report stating the points that worked well during the course of the exhibition. Staff informed the Committee that they have also compiled an evaluation. They will merge the two documents together to ensure that all points are covered. Ms Hamilton asked if next time disability access could be more available, and that this could be included as a point for improvement on the analysis.

RECOMMENDATION/ COMMITTEE DECISION

Minute No: Ar.052

Moved: Ms Trish Hamilton
Seconded: Cr Ulo Rumjantsev

That Council, receives the combined evaluation report of the Art Collection Exhibition.

CARRIED 6/0

6.2 REVOLVING DISPLAY

Mr Letch put forward that this kind of display is a new concept to the Shire of Northam. The original intent of the Council was for the Committee to manage the collection. He questioned how the process of beginning a revolving display would begin.

Mr Rayson suggested that the matter of choosing works for each location may be a matter for the CEO and Council. Firstly, he believes that the issues of location and repairs needed are to be considered. He informed the Committee that staff will work on a plan for rotation, for example a 12 month display for each piece and a suggested location.

Cr Beresford agreed that a 12 month revolving display would work well. He suggested that the works to be displayed in the Shire of Northam Council Chambers be some of the best in the collection, as this is a much used area.

Mr Letch compiled a list of possible areas for art display at present. They are as follows:

Council Locations

CEO Office
Shire Admin Foyer
Glass Office in Admin Building
Staff Areas (Offices/Hallways etc)
Council Chambers
Wundowie Library
Northam Library
Visitor Centre

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Visitor Centre Conference Room
Killara
Recreation Centre

Outside Locations

High School Auditorium Foyer (as per the request of the Principal)
Banks
Local Member's Office
Medical Centres
Solicitors

In regards to the issue of the High School, Mr Rayson feels that the foyer of the main school building may be a safer option, due to the constant staff presence. If valuable artwork is to be displayed, it is important that it can be monitored.

Mrs Allert questioned whether we could hang any in the Town Hall, as was done many years ago, to which Mr Rayson replied that this was a safety concern, due to unsupervised events and the history of damage done to Shire art in that particular location. The same was said of the Train Station.

It was discussed among the group where hanging rails are available. Mr Rayson put forward that it may be possible to budget for new hanging rails to be installed in all locations where art may be hung on a regular basis.

Mr Rayson questioned the insurance issues associated with hanging the art in non-Council buildings. Mr Letch replied that the collection is insured at any location, including in transit. It was raised that the insurance may need to be reviewed soon to ensure all is in order. Cr Rumjantsev suggested that a form be created to allow an easy assessment to be made when an artwork is to be displayed (in terms of possible risk and suitability), to which Mr Rayson replied that staff will do this for the next meeting.

It was questioned whether the works to be displayed at outside locations were also to be rotated every 12 months. Mr Rayson replied that we can endeavour to, but before this, records will need to be updated to accurately reflect the exact locations and conditions of all works. Ms Hamilton asked if the rotations could be staggered, to allow for a lighter workload each time, and that before any planning is done, we should gauge interest from local businesses for an indication of who would want to display Shire artwork.

Mr Rayson questioned whether there had been any approaches to local businesses in the past regarding public display of the work. He was responded to by Mr Letch, who informed the Committee that no formal approaches have been made to date, but Council have passed a motion to indicate that this is their intention. Cr Beresford believes that this would be best done with a reserved approach at first, testing on a few businesses.

Mr Rayson informed the Committee that staff will review the lending process and bring a result back to the next meeting. Cr Rumjantsev put forward that it would be important to take a photograph of each piece as it is loaned.

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The next exhibition was discussed, and it was decided among the group that in the first half of the next financial year would be best, as this would allow for a provision to be made for an exhibition in the next budget. It was requested that the Committee compile a plan of exactly what they want from their next exhibition, so that detailed costings can be done.

Next discussed were the pieces to be displayed in coming exhibitions. Ideas such as a general rotation and themes were discussed, as was a possible show of 'favourites' after a few exhibitions have been put on. Mr Rayson suggested that pieces of varying levels are displayed at each exhibition, so that the lower end of the collection is not left until the end. Mr Letch feels that there may be 6 to 8 pieces that will need to be shown at each exhibition.

It was decided that staff are to formulate rough costings of collection management over the next 12 months. This may include looking at the AVAS section of the Shire budget to increase the \$1,500 prize money for the winner for the winner of the Northam Art Prize, to encourage more entries.

6.3 COSTING AND PURCHASE OF EASELS

Mr Letch believes that the only bank in Northam without artwork of its own is the ANZ branch inside the shopping centre. This is a prime central location, and would look very striking if 4 easels of work could be displayed in the window.

Mr Letch believes that if works are spread over a number of buildings, they are much safer as a collection. He has asked if by the next meeting, staff can get costings on 4 double sided easels with wide shelves and cleaning of the Kate O'Connor piece.

6.4 COST OF CLEANING OF KATE O'CONNOR PAINTING

Mr Rayson stated that a few pieces need work, and that this should be reviewed soon. Mrs Allert agreed, and asked if lighting in the Lesser Hall needs to be updated in time for the next exhibition also. Mr Rayson and Cr Rumjantsev put forward that the lighting tubes should be replaced regularly, and that temporary additional lighting is also an option for exhibitions.

6.5 DISPLAYING ARTWORKS ON SHIRE WEBSITE

Cr Rumjantsev believes that this will be a considerable workload, but will be made easier by the fact that we do have a number of good pictures to display. Mrs Allert also informed the Committee that during the exhibition, she took a number of high quality photographs of the display and individual works. She intends to give them to the Committee in the near future for promotional use. Cr Rumjantsev would like to see a link on the Shire homepage with pictures on rotation, as well as on social media sites such as Facebook. Mr Rayson replied that we will need to have better pictures of the entire collection.

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6.6 MANAGEMENT OF COLLECTION

The Committee discussed the fact that there are a substantial number of pieces currently hanging on walls within the Shire, but there are also a great deal of other pieces currently on display, which haven't been catalogued or valued, such as sculptured in Bernard Park and Fitzgerald Street as an example. He stated that works should ideally be valued once every three years, and that a review will be due in the coming months. Mr Letch agreed that this art should be a responsibility of the Committee, and that a valuation should be budgeted for.

RECOMMENDATION/ COMMITTEE DECISION

Minute No: Ar.053

Moved: Cr Denis Beresford

Seconded: Mrs Maureen Allert

That Council; approves of the Art Collection Committee being responsible for the management of all Shire public art.

CARRIED 6/0

7. OTHER BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE COMMITTEE

Cr Beresford raised the issue of graffiti in the town. He suggested an urban art prize, involving various youth providers in the area, as this will provide a productive outlet for otherwise disengaged youths. Mr Rayson agreed, and added that the Shire may be able to provide the wall space if youth providers could provide the workshops.

Cr Rumjantsev departed the Chambers at 5.16pm.

Mrs Allert informed the Committee that she would be away for 6 months, and that Ms Davina Edwards would be taking her place on the Committee as the AVAS representative for the duration of this period.

8. CLOSURE OF MEETING

There being no further business the Presiding Officer declared the meeting closed at 5:17pm.

"I certify that the Minutes of the Art Collection Committee Meeting held on 5 February 2015 have been confirmed as a true and correct record."

Chairman

Date

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Shire of Northam Art Launch

12-17 December 2014

Attendance

Throughout the week, a total of 97 people visited the exhibition. This was counted by volunteers on a tally system, and averaged around 20 per day.

Results of Dot Voting System

We used a dot voting system to gauge the tastes of people visiting the exhibition. Results can be seen attached to this report. A number of pieces were considerably more popular than others, and this was found to be a very effective system for future use.

Errors on Provenance Cards

On the launch night of the exhibition, it was noted that there were a couple of errors on dates of the provenance cards. The Chief Executive Officer asked for people to note these down, and we ran a competition. Some actually found 3 date errors, and others found a few typographical or grammatical errors, but from the entries which found the two errors we had already identified, a winner was drawn. The winner was Stephanie Corcoran, and we have offered her a train ride on the AvonLink on a date of her choosing.

Overall Evaluation

For future events, the following improvements may be considered:

- Decisions on artworks to be displayed a set number of months before the event, to ensure all is in order
- Finalisation of all details at an early stage, to ensure that adequate planning and promotion are achieved
- Location and transport of pieces to be arranged for setup and removal
- A higher turnover of volunteers, to take off the pressure of full days
- Background Music, decoration, and seating in gallery area
- Less food to be ordered for launch event, and a casual staff member to be present
- Hold the event in term time, to allow schools to participate
- Open one evening to allow for working visitors, and for more than 4 days
- More people should be asked to launch, with less sophisticated nibbles

The following elements worked very well, and can be used in future events:

- The Lesser Hall space worked very well for the number of pieces chosen
- Launch event running order worked well
- Dot voting system allowed people to have their say
- Opening times
- Radio Advertising
- Choice and arrangement of paintings worked well
- Catalogue was excellent
- Curator was a good idea

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No	Artist	Title	Location	Location as stated	Dots
7	Allon Cook	The Chattering Valley	NRC	Yes	6
5	Cyril Ross	Thunder Heads	NRC	Yes	3
8	Will Ashton	Upper Reaches of the Seine	NRC	Yes- valuable	8
10	Ira Forbe-Smith	Delphiniums	Killara Day Centre	Yes	5
11	Judy Lambert	Flowers and Eucalyptus	Northam Library	NRC	3
15	Max Ragless	The Little White Church	NRC	Yes	5
18	Audrey Greenhalgh	Bay of Islands	NRC	Yes- valuable	2
22	Herbert R Gallop	In the Shade of the Trees	NRC	Yes- valuable	5
24	Alex Risco	ARC Hawke	NRC	Yes	4
26	Robert Johnson	Golden Valley	NRC	Yes	1
28	Peter Rohan	Industrial Extracts	NRC	Yes	2
30	Peter Rohan	Karni Forest	AVAS- Repair and Storage	NRC	6
32	Edward Barron	Breakfast	NRC	Yes	10
33	Howard Barron	Black Butts	NRC	Yes	14
34	Peter Rohan	Misty Morning	NRC	Yes	3
39	Arthur Boyd	Deserted Beach	NRC	Yes- valuable	9
40	Marshall Clifton	Quiet Moorings	NRC	Yes	9
43	Allan Stubbs	Cloud Swept Valley	NRC	Yes	6
46	Cyril Lander	The Silver Lining	NRC	Yes- valuable	6
47	P Ivor Hunt	Fishing Party	NRC	Yes- valuable	11
49	James Goatcher	Light and Shadow	Northam Picture Framers	NRC	7
52	Ellen Chappell	Spring's Offering	NPF	NRC	2
54	Doug Irvine	Avon in Flood	NRC	Yes- v heavy- broken metal frame	19
57	Tim Williams	Salt Pan	CEO's Office	Yes	5
59	G Dwyer	Almond Blossom	NRC	Yes	3

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60	Margaret Shenton	The Old School East Northam	Finance	In planning office	13
63	D'Hange Yammannee	The Late K F McIver MLA	Library	NRC	3
85	Christopher Spaven	Billy Dancer Resting	Visitor Centre	Yes	6
86	Cherrie Stott	Female Redtailed Black Cockatoo	Visitor Centre	Yes	20
68	Janie Williams	Storm Approaching	Killara	Yes	2
71	Anne Ashman	The Horse Race	3% Room	In CEO office	9
74	T Brian Aylwood	The Avon @ Spencers Brook	Library	NRC	11
77	Joan Jordan	The Avon Northam	Visitor Centre	Yes	10
86	H Sounness	Untitled	AVAS	NRC	8
87	Heather Jones	Lake Gwellup 1980	3% Room	Yes	8
88	Dulcie Armstrong	Countryside at Northam	NRC	Yes	24
90	Drewfus Bates	Waiting for the Cobbler	Foyer Admin	Yes	9
103	Anne Ashman	Life Force	NRC	Yes	20
108	T Brian Aylwood	Country Road	Visitor Centre	Yes	5

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APPENDIX 4 - LOCAL PLANNING POLICIES 16 – SIGNAGE POLICY



Shire of Northam Policy Manual - LPP 16 - Advertising Signage.

LOCAL PLANNING POLICY

POLICY NO:	LPP 16
POLICY SUBJECT:	ADVERTISING SIGNS
ADOPTION DATE:	
LAST REVIEW:	

OBJECTIVES

The primary objectives are to:

- (a) Provide a consistent approach to signage within the Shire of Northam.
- (b) Ensure the type and size of signs is appropriate for the location.
- (c) Minimise the proliferation of advertisements.
- (d) Ensure advertisements do not adversely impact on traffic circulation and management, or pedestrian safety.
- (e) Ensure advertisements are generally erected on land where advertised business or sale of goods or service being carried out.
- (f) Ensure signs are constructed and maintained to the essential standards of public safety.

DEFINITIONS

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

"Advertisement" means the same as sign.

"Amenity" means all those factors which combine to form the character of an area and include the present and likely future amenity.

"Council" means the elected members of the Shire.

"LPS 6" means Local Planning Scheme No 6.

"Scheme" means Local Planning Scheme No 6.

"Shire" means the Shire of Northam.

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Shire of Northam Policy Manual - LPP 16 - Advertising Signage.

"Sign" 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.

"Sign Infill" means a panel which can be fitted into a pylon sign framework

"Verandah" for the purposes of this policy includes cantilever verandahs and balconies whether over thoroughfares or over private land

Sign Types

"Above roof sign" means a sign which is affixed to a building and protrudes above the eaves or parapet of the building with little or no relation to the architectural design of the building.



"Bill" means the sticking of a bill or painting, stencilling or affixing any advertisement on a building, structure, fence, wall, signpost, pole, blind or awning, so as to be visible to any person in a street, public place, reserve or other land.

"Billboard" see "Hoarding".

"Created Roof Sign" means a sign which is affixed to the fascia or roof of the building and compliments the architectural design of the building but does not include an above roof sign.



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Shire of Northam Policy Manual - LPP 16 - Advertising Signage.

"Fence Sign" means a sign attached to a fence.



"Fly Posting" means advertising by means of placing posters on fences, walls, trees, buildings and like structures.

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



"Monolith sign" means a freestanding sign where the overall height is greater than the horizontal dimension of the sign, and portions of the sign face are less than 1.2m above ground level; and may include a number of modules or sections.



"Portable Sign" means a freestanding sign that is not permanently installed in its location and can be moved.

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“Projecting Sign” means a sign which is attached to and protrudes more than 200mm perpendicular from a building or structure below the eaves or parapet of the building, but does not include a fence sign.



“Pylon Sign” means a freestanding sign supported by one or more piers where the overall height (including piers) is greater than the horizontal dimension of the sign, and all portions of the sign face are more than 1.2m above ground level; and includes a detached sign framework supported by one or more piers to which sign infills may be added.



“Remote Sign” means a sign located on private property but not directly related to the business being carried out on that property.

“Tethered Sign” means a sign which is suspended from or tethered to any structure, pole or tree (with or without supporting framework) and made of paper, fabric, plastic or similar materials. The term includes inflatables, bunting, banners, flags and similar.

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“Under Verandah Sign” means a sign which is located under a verandah or awning and placed perpendicular to the façade of the building.



“Verandah Sign” means a sign fixed to the face or underside of a verandah or awning, but does not include an under verandah sign.



“Wall Sign” means a sign attached to or painted directly onto an external wall or fascia of a building, and does not project more than 200mm from the wall or fascia to which it is attached and no part of which is above the lowest point of the eaves of the building.



“Window Sign” means a sign attached to or painted directly on to the internal or external surface of a window, or located within 0.5m of a window inside the building for the purpose of advertising to the street.

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STATUTORY POWERS

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

POLICY STATEMENT

Application

The policy applies to all signage or advertising devices on private property located within the Shire of Northam which can be viewed from a public place, thoroughfare or adjoining property, with the exception of:

- a) Existing and proposed signage or advertising devices to be located within a Heritage Precinct;
- b) Existing and proposed signage or advertising devices to be located on land subject to adopted Design Guidelines for signage; and
- c) Advertising signs which are explicitly provided for in the Activities on Thoroughfares and Public Places and Trading Local Law 2008; and
- d) Existing approved signage in the Shire of Northam.

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

General Requirements

No person shall construct a sign within the Shire without first obtaining written approval of the Council subject to the restrictions within this policy, except where the sign is exempt from requiring planning approval in accordance with Schedule 5 of the Scheme.

Signs which are exempt from requiring planning approval in accordance with Schedule 5 of the Scheme are still required to comply with the provisions of this policy.

All advertising signs shall:

- a) Not be erected or displayed in a position so as to obstruct access to or from a door, fire escape or window, other than a window designed for the display of goods;
- b) Not pose a threat to public health and safety;

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- c) Be securely fixed to any structure which supports it;
- d) Be maintained in good order and clean condition;
- e) Not contain any offensive material; and
- f) Be compatible with the scale and architecture of the building and the character of the street.

Design Requirements

A sign shall be designed to be compatible with the proposed surroundings, including buildings, landscapes and other signs.

Every sign attached to buildings shall be incorporated into the architectural features of the building in placement, style, proportions, materials and finish and shall be designed, constructed, finished, installed and professionally maintained.

Signs may only contain any or all of the following information:

- a) The name of the occupier
- b) The business carried out on the property
- c) The occupiers contact details
- d) Hours of operation of the business
- e) The logo of the business
- f) A description of the goods sold or offered for sale on the property to which the sign is affixed or which it relates
- g) Any other information specific to the business or use undertaken specifically approved by the Shire
- h) In the case of a remote sign, information related to a tourism business or goods or services for the travelling public, where the remote sign design and content is in accordance with Table 1 and has been approved by the Shire.

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Signage in the Residential Zones

Where signage is proposed on a non-residential property in a predominantly residential area, it is not to detract from the amenity of the area or the streetscape, or cause a nuisance to residential properties.

The following sign types will not generally be permitted on land zoned residential or surrounded by land predominantly zoned residential.

- a) Above Roof;
- b) Hoarding;
- c) Pylon;
- d) Monolith; and
- e) Tethered.

Signage for Home Occupations and Home Businesses shall

- a) Be limited to a maximum of one sign per street frontage of the dwelling;
- b) Be either a fence sign or a wall sign affixed to the ground floor walls of the dwelling;
- c) Not exceed 0.2m² in area; and
- d) Not be illuminated.

Signage in the Rural Zones

Where signage is proposed in the rural zones, it is not to detract from the amenity of the area, and is not to be a hazard to rural activities or road users.

Signage in rural zones shall:

- a) Be limited to a maximum of one sign per street frontage of the total landholding;
- b) Be either a fence sign, wall sign or hoarding sign;
- c) Not exceed 4m² in area; and
- d) Not be illuminated.

Signage in the rural zone that is considered to be remote signage is to be assessed in accordance with clause 10 and Table 1 of this Policy.

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Non-Specified Sign Types

Any proposed signage that is not listed or defined in this Policy shall be assessed on its merits and with regard to the objectives of this Policy and the objectives of the Scheme.

Signage Strategies

The Shire may request as a condition of development approval that a signage strategy be prepared for any site where development of signage requires a coordinated approach or special consideration to the objectives of LPS 6. Such situations may include, but are not limited to, multi-tenancy commercial or industrial developments, heritage precincts, commercial developments in residential areas or sporting complexes.

All proposals for remote signs shall be consistent with an approved signage strategy for the whole site.

Where an approved signage strategy is in place, the Shire will not generally approve applications for signage that is not consistent with the approved signage strategy.

Standards for Specific Sign Types

Above Roof Sign

- a) Above roof signs may be considered where the sign compliments design of the building and does not adversely affect the character or amenity of the area.
- b) A maximum of one above roof sign per building may be permitted. Where a building houses multiple tenancies or businesses, above roof signs may only be considered when in accordance with an approved signage strategy.
- c) Above roof signs shall:
 - i) not project more than 2.0m above the top of the eaves or parapet of the building; and
 - ii) not project laterally beyond the walls of the building.

Bill / Fly Posting

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- a) A person shall not post a bill or paint, stencil, place or affix an advertisement on a street or on a building, structure, fence, wall, footpath, sign post, blind or awning with the exception of an advertisement affixed to or painted on a commercial building window by the occupier of the building.
- b) No person shall fly post at any place or location within the Shire.

Created Roof Sign

- a) A created roof sign shall:
 - i) Be affixed parallel to the fascia or portion of the building to which it is attached,
 - ii) Not be within 500 millimetres of either end of the fascia, roof or parapet of the building to which it is attached, and
 - iii) Be no more than 3m² in area.

Hoarding

- a) Hoarding may be considered in the rural, and industrial zones or as remote signage in accordance with clause 5 and clause 10 of this Policy.
- b) Construction site hoardings may be considered in the commercial, mixed use or industrial zones, provided that
 - i) It is demonstrated that there is no undue safety risk for pedestrians or conflict with vehicles accessing the site, and
 - ii) The hoarding is to be erected for no longer than 12 months at a time, and will be removed in its entirety upon completion of construction
- c) Hoardings shall;
 - i) Not exceed 6 m in height.
 - ii) Be no more than 20 m² in area.
 - iii) Not be within 500 m of an existing hoarding sign
 - iv) Not be placed on a property in conjunction with either a monolith or a pylon sign

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Fence Signs

- a) Fence signs shall:
 - i) Be limited to a maximum of one fence sign per frontage on each lot;
 - ii) Not exceed 3m² in the Rural, Commercial or Mixed Use Zones;
 - iii) Not exceed 5m² in the General Industry or Light & Service Industry Zones;
 - iv) Shall not exceed the height or length of the fence; and
 - v) Shall not project beyond the fence.

Portable Sign

- a) Portable signs are to be in accordance with the Activities on Thoroughfares and Public Places and Trading Local Law 2008.

Projecting Signs

- a) A projecting sign shall:
 - i) Be limited to a maximum of one projecting sign per lot;
 - ii) Not project more than 1.0m outward from the wall to which they are attached;
 - iii) Not project beyond the boundaries of the lot or past the edge of any adjacent awning or verandah;
 - iv) No part of the sign to protrude above the top of the wall to which they are attached;
 - v) Not exceed 2m² in area; and
 - vi) Have a minimum clearance from ground level to the lowest part of the sign of 2.1m.

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Pylon Signs and Monolith Signs

- a) Pylon signs and monolith signs may be considered on:
 - i) Properties in the Commercial or Mixed Use Zones with multiple tenancies or businesses;
 - ii) Properties in the Commercial or Mixed Use Zones with a lot area greater than 2000m²; or
 - iii) Properties in the General Industry or Light & Service Industry Zones.
- b) Pylon signs and monolith signs shall be restricted to one pylon sign or one monolith sign only for each frontage of the property. Where the property has multiple tenancies or a series of businesses, the Shire may require that any proposed pylon sign or monolith sign be designed so as to incorporate one infill, module or section, or sufficient framework to accommodate one infill, for each tenancy or business on the lot.

A pylon sign shall:

- i) Have no part of the sign face less than 2.1m, or more than 6m above the ground level immediately below the sign
- ii) Have a maximum width of 2m, measured horizontally across the extremities of the pylon sign structure
- iii) Have a sign face area no greater than 4.5 m²
- iv) Not be within 2m of the side boundaries of the lot on which it is erected
- v) Be supported by one or more piers or columns of brick, stone, timber or steel of sufficient size and strength to support the signs under all conditions. The Shire may require engineering certification of the construction of a pylon sign.

A monolith sign shall:

- i) Have a maximum clearance of 1.2m from natural ground level;
- ii) Have no part of the sign face more than 8m above the natural ground level immediately below the sign
- iii) Have a maximum width of 2m, measured horizontally across the extremities of the pylon sign structure

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- iv) Have a sign face area no greater than 8m²
- v) Not be within 2m of the side boundaries of the lot on which it is erected
- vi) The Shire may require engineering certification of the construction of a monolith sign.

Tethered Signs

- a) A tethered sign shall:
 - i) Be wholly located within the boundaries of the lot;
 - ii) Not be located so as to distract the attention of motorists;
 - iii) Have no part of the sign face more than 6m, above the ground level immediately below the sign.
 - iv) have a maximum vertical dimension of 2000mm and a maximum area of 2 m²;
 - v) Not be within 10m of a pylon sign
- b) Notwithstanding the above, tethered signs which consist of balloon type or inflatable objects shall:
 - i) Be limited to the Commercial, Light Industry and General & Service Industry zones;
 - ii) Not exceed 6m in diameter or 6m in height;
 - iii) Not be displayed for more than 30 days;
 - iv) Be accompanied by certificate from a structural engineer certifying that the connection of the tethered sign to the building or lot is of a sound design.

Under Verandah Signs

- a) A sign attached to the underside of a verandah or awning shall:
 - i) Be limited to a maximum of one under verandah sign per tenancy;

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- ii) Have a minimum clearance from ground level to the lowest part of the sign of 2.1m;
- iii) Not project beyond the outer frame or surround of the verandah; and
- iv) Not exceed 2.5m in length or 0.6m in height.

Verandah Signs

- a) A sign fixed to the fascia of a verandah or awning:
 - i) Shall not exceed the height or length of the fascia; and
 - ii) Shall not project beyond the fascia.

Wall Signs

- a) A wall sign shall:
 - i) Not extend beyond either end of a wall, or above the top of the wall or eaves;
 - ii) Not have an aggregate area greater than 30% of the total area of each frontage, up to a maximum of 10m², for each tenancy.

Window Sign

- a) A window sign shall:
 - i) Not cover an aggregate area greater than 30% of the total area of any window with a visually impermeable sign; or
 - ii) Not cover an aggregate area greater than 50% of the total area of any window with a visually permeable sign; and
 - iii) Not have an aggregate area greater than 10m² for each frontage.

Note: This section of the Policy does not apply to Real Estate Agents.

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Remote Signs

Remote signs are not permitted unless the Shire has granted approval in accordance with this policy.

Remote signs may be considered on property fronting Great Eastern Highway where these are located in accordance with Table 1 of this policy.

The Shire may require that any proposed remote sign be designed so as to incorporate multiple infills, modules or sections for the promotion of multiple businesses and services.

Remote signs that are located in accordance with Table 1 shall:

- a) Be associated with a tourist related business or a business that provides goods or services to the travelling public that has been approved by the Shire;
- b) Not adversely affect the character or amenity of the area;
- c) Be erected within private property in a location approved by the Shire and Main Roads WA;
- d) Be located not less than 500m from any other remote sign;
- e) Be oriented in the direction of passing traffic and may be double-sided;
- f) Not be located within a gazetted town site;
- g) Have maximum total sign height of 4.0m;
- h) Have maximum total sign width of 8.0m; and
- i) Have no movable parts, reflective surfaces, flashing lights, or other design features that the Shire or Main Roads WA consider to be a distraction to road users.

Remote signs that do not comply with Table 1 or clause 10.3 may be considered when these are in accordance with an approved signage strategy.

The Shire will maintain a Remote Signage Register of signs approved in accordance with this Policy.

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Relationship Between Requirements for Remote Signage and Signage in the Rural Zone

In addition to any approved remote sign located within a rural property, one additional sign that directly relates to the use of the land on which it is located may be approved in accordance with clause 4.

Remote signage is to be located no closer than 200m to any sign approved in accordance with clause 4.

Signs in Proximity to State Controlled Roads

All signs on or in the vicinity of a State Road, other than types exempt under the Main Roads (Control of Advertisements) Regulations 1996, or types that can be approved by the Shire under delegation, require the approval of MRWA.

All signs on or in the vicinity of a State road are to comply with the specifications as set by MRWA.

In assessing an application for signage under delegation from MRWA, the Shire may refer the application to MRWA for assessment and comment.

Franchise Signs

In assessing applications for signage for franchises consideration may be made for a variation to policy size signage requirements based on justification being provided that the signage is standardized franchise signage state/nationwide. Where applicable the applicant must justify attempt to comply with the policy.

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TABLE 1: REMOTE SIGNAGE ON GREAT EASTERN HIGHWAY

Location along Great Eastern Highway	Maximum sign density	Sign Content
From 500m to the south of the intersection with Mitchell Avenue up to 3km to the south of Mitchell Avenue intersection	3 signs in 2.5km of road length	• Businesses providing goods and services to the travelling public located within the Northam townsite; • Events, community and tourism services located within the Northam local government area
From 500m to either side of the intersection with Spencers Brook Road up to 1km either side of the intersection with Spencers Brook Road	1 sign per 1km of road length	• Businesses providing goods and services to the travelling public located within the Spencers Brook townsite; • Events, community and tourism services located within a 10km radius of the sign
From 500m to either side of the intersection with Hawke Avenue up to 1km either side of the intersection with Hawke Avenue	1 sign per 1km of road length	• Businesses providing goods and services to the travelling public located within the Wundowie townsite; • Events, community and tourism services located within a 10km radius of the sign
From 500m to the east of the intersection with Yilgarn Avenue up to 1km to the east of the intersection with Yilgarn Avenue	1 sign per 1km of road length	• Businesses providing goods and services to the travelling public located within the Northam townsite; • Events, community and tourism services located within the Northam local government area

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Pylon Sign Comparisons

Locality	Requirements
Northam	Only in the Commercial or Mixed use zone Not lower than 2.1 m or above 8 m Max width 2 m Face size no greater than 4.5 m ²
Shire of York	Not lower than 2.75 m or above 6 m Max width 2.5 m Face size no greater than 6 m ²
City of Cockburn	Not lower than 2.75 m or above 6 m Max width 2.5 m Face size no greater than 10 m ²
Town of East Fremantle	Not higher than 5 m Total face are not greater than 6 m ²
City of Mandurah	Not lower than 2.75 m or above 6 m Not have a width greater than 2.5 m Not have a face greater than 6 m ²
City of Perth	Not lower than 2.7 m or above 6 m Not greater in width than 2.55 m wide Has a face no greater than 4 m ² If complies with these is exempt from planning
City of	Not lower than 2.7 m or above 6 m Have a width not greater than 2.5 m Not have a face greater than 4 m ²
City of Stirling	Not lower than 2.7 m or above 6 m Dependant on lot size, and number of tenancies the largest the face can be is 6 m ²
City of Joondalup	Max Height 6 m Max face area 6 m ² (with one tenancy) Max face 12m ² (with 2 tenancies)
City of Wanneroo	Max height 6m Not exceed 2.5 m wide No specification for face area
City of Armadale	Max Height 6 m minimum 2.4 m from ground level Max width across face 2.5 m No specifications for face area

Northam is relatively consistent with the regulations for pylon sizes in the metropolitan region.
Max Height is 6 m for all other local governments

Minimum height ranges from 2.4 m – 2.75m

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Maximum Width across the face ranges from 2.5 m to 2.7 m

Maximum face area for one tenancy ranged from 4 m² – 6 m²

Northam McDonalds Sign –

Height – 10 m

Width of Sign – 3.6 m

Maximum face area – Approx 18.89 m² (area between the arches of the “M” are counted in this calculation)

Northam Ford Sign –

Height – 12 m

Even if you were to take 2-3 m of this sign it is still too tall

Width of Sign – 9.5 m

Maximum face area – 9.5 m² (this is an estimate as there is no diagram on file of what is there)

These signs are excessively large for any Local Government Area

McDonald's Signs Elsewhere

Most McDonalds Signs seem to be a similar size to the one in Northam. However ones like the South Perth one below, show that they can come in different sizes it isn't a one size fits all approach

South Perth



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Hoarding Signs

Locality	Requirements
Shire of Toodyay	Not allowed anywhere in the Shire
City of Cockburn	No specification on where the sign are or aren't allowed Provides a maximum size of 20 m ² Min height off ground 1.2 m max height off ground 6 m
City of Stirling	Provides a maximum size of 20 m ² Min height off ground 1.2 m max height off ground 6 m States only allowed in specific areas – including light industry Standard size for all areas.
Shire of Kalamunda	Not allowed in the residential zone but are allowed elsewhere Have a maximum area of 22 m ² Must 15 m from boundary Have a licensing fee per year to ensure maintain

Looking at other LG policies most do not specify what zones a hoarding sign can occur in other than not in the residential zone. Most signage policies barely mention hoarding signs. Most commonly there was a maximum area of 20 m²

Minimum height 1.2 m and maximum height of 6 m.

Some had a requirement for 500 m between two hoarding signs

Some also required a fee be paid yearly to have a hoarding sign, to ensure they are maintained to a high quality.

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From January 1st 2014 to January 1st 2015 6 applications for signage were made to the Shire. This comprised of 9 signs in total as 3 applications were for more than one sign at a once.

Type of Sign	Total number of sign type applied for	Compliant with Policy	Policy Requirements Allowed Approved	Reasons
Wall Sign	1	Yes	Not extend beyond either end of a wall, or above the top of the wall Does not extend beyond the wall Aggregate area smaller than 30% of total area of frontage, maximum 10 m² Total area is 3.725 m ² and it contributes to cover less than 30% of the wall.	This application complies with the policy
Pylon Sign	2	No	Allowed in General and Light Service Industry Site is zoned Light Service Industry Max Height 8 m - Approved 6 m Max Width 2 m - Approved Approx. 2.8 m Face Area 4.5 m² - Approved 7.56 m ²	Both applications were for the same sign. The Sign is too wide, giving it a sign face which also has too large an area. If the width were to be narrowed to the correct width it would reduce the face which would make it compliant.

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Hording Sign	2	No	May be considered in the rural zone as a remote sign Or on a construction site in the commercial, mixed use or industrial zones, if not unsafe and only there for 12 months during construction. This application was for a temporary sign in the <u>Residential Zone</u> Size requirements in Rural Zone Max Height 4m - Approved 4 m Max Width 8 m - Approved 4.8 m Not less than 500 m from Another.	The dimensions of the sign are compliant however this type of sign isn't permitted in the residential zone. However as this sign is only temporary it may be considered.
		No	May be considered in the rural zone as a remote sign Or on a construction site in the commercial, mixed use or industrial zones, if not unsafe and only there for 12 months during construction. Is in the Light industrial zone, however the site inst under construction and it isn't a temporary sign. Size requirements in Rural Zone Max Height 4m - Approved 5.05 m Max Width 8 m - Approved 22.96 m Not less than 500 m from Another.	To be considered compliant this sign would need to be reduced in height by 1.05 m and by 14.9 m in width. Under the policy it is also not permitted in the zone, as the site isn't under construction and the nature of the sign isn't temporary.

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Monolith Sign	2 Both applications were for the same property, only one was built.	No	On properties in the General or Light and Service Industry zones Property is zoned Light and Service Industry Max Height - 8 m Approved - 6.952 m Max Width - 2 m Approved - 1.835 m Face area - 8 m² Approved - 12.75 m ²	The face area of the sign does not comply with the policy. If the height or the width of the sign were to be reduced it would reduce the face area making the sign compliant
		No	On properties in the General or Light and Service Industry zones Property is zoned Light and Service Industry Max Height - 8 m Approved - 7 m Max Width - 2 m Approved - 2.055 m Face area - 8 m² Approved - 14.385 m ²	The face area of the sign does not comply with the policy. If the height or the width of the sign were to be reduced it would reduce the face area making the sign compliant
Verandah Sign	2 Both applications were for the same property, only one was built.	Yes	Shall not exceed the length or height of the building Does not exceed the length or height of the building Shall not project beyond the fascia Does not project beyond the fascia	This sign complies with the policy
		Yes	Shall not exceed the length or height of the building Does not exceed the length or height of the building Shall not project beyond the fascia Does not project beyond the fascia	This sign complies with the policy

Using this policy over the past year 6 out of 9 applications for signage do not comply. Minor variations to the signs themselves would make them comply. The biggest issue with all of the signs which don't comply are is the face area of the sign.

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Shire of Northam Local Planning Policy 16 (Proposed Signage Policy) Schedule of Submissions					
Number	Name	Summary of Submission	Key Themes Identified in Submission	Applicants Response	Officers Comment
1	Main Roads - Janet Hartley-West Network Manager	Suggested changes to some wording due to proposed changes to SON delegation authority.	MRWA controlled signage.	Further to your correspondence of 24 September 2014 with attachments, Main Roads Western Australia (MRWA) provides the following comment. A person must not erect or construct a hoarding or other advertising structure, or exhibit an advertisement on or in the vicinity of a State road without the approval of the Commissioner of Main Roads WA. The approval is to be sought by submission of an application in a form approved by the Commissioner's delegated officer. The SON currently has delegation to approve, on behalf of the Commissioner, certain types of signs on or in the vicinity of a State road. However, it is proposed to amend this delegation in the future so that all local governments will only have delegation to approve low risk signs such as: • Portable Business Signs • Temporary Event Signs • Illuminated Street Name Signs • Bus Shelter, Roadside Seat & Litterbin Signs • Pole Mounted Banners And Flags On this basis it is recommended that clause 11 of draft Local Planning Policy 16 – Signage (LPP16) be renumbered as Clause 2 and reworded as follows:	This submission is noted. Recommended rewording from MRWA regarding signage proposed to be erected on MRWA roads has been incorporated into the Draft policy.

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				11.1 All signs on or in the vicinity of a State road, other than types exempt under the Main Roads (Control of Advertisements) Regulations 1996, or types that can be approved by the Shire under delegation, require the approval of MRWA. 11.2 All signs on or in the vicinity of a State road are to comply with the specifications set by MRWA. 11.3 In assessing an application for signage under delegation from MRWA, the Shire may refer the application to MRWA for assessment and comment.	
2	Brendon Rutter – “Invision Signs & Designs”	• 8.9 Comments in relation to impracticality of tethering signs by star pickets 2.4mtrs above ground. • 8.9 The wording for inflated signs be changed to place onus of engineer certification be placed on company producing sign. • 8.10 90% of existing signs		Most of it is all common sense, however there is a few small things I’ve noticed. 8.9 Tethered Signs a) A tethered sign shall: iii) Have no part of the sign face less than 2.4m, or more than 6m, above the ground level immediately below the sign This clause makes reference to portable or temporary signs like banners etc, these would be a hazard if installed 2.4mtrs of the ground, most of these signs are designed to be tied to star pickets etc, these would fail quite quickly at this height, as star pickets would not withstand the force from even light winds, not to mention that star pickets would need to be over 3mtrs long, which I doubt would even be available. The draft policy also makes reference to possibly requesting engineer certification about the anchor points for inflatable type devices this might be	This submission is noted. Further investigation has gone into temporary erection of tethered signs. It is considered that height clearance for temporary tethered signs may be exempt from section 8.9a (iii) on the basis that the sign has been correctly erected and public safety issues are mitigated. The draft policy has been amended to reflect this. In response to section 8.9 b) which requires an engineering certification for the erection of balloon signage. It is

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		don't comply – will it be retrospective? • Should include that signs be of a professional standard. • Business's feel that the policy is too restrictive	overkill for this type of installation, I would like to see that the person renting the signs, requests that the supplier provides engineer certification for their tethering system, otherwise if the client has to provide this getting a structural engineer to attend their property to certify the anchor system which they are only renting from the supplier, could cost upwards of \$2,500, which would not be feasible for local business in Northam. I'd like to see the policy re worded where the onus for engineer certification, and Australian Standards compliance falls directly on the company providing the inflatable signage. 8.10 Under Veranda Signs iv) Not exceed 2.5m in length or 0.4m in height. Technically, 90% of the under veranda signs in the main street are illegal, so if this policy is to be applied retrospectively, would all these business owners be expected to replace them with compliant ones? Most of them would be 600mm high, but still above the minimum height of 2.1mtrs from the ground. The only other items which I didn't see mentioned in the policy, I'd like to see a mention of the fact that all signage is to be of professional standard, the last thing you want is for some of the more money conscious business owners, grabbing a piece of old sheet metal, and hand painting odd shaped graphics on this old sign, this look tacky	considered appropriate that the landowner or shop owner would contract a professional to erect this type of signage for them, the professional can be the applicant for the application and bear the responsibility of supplying the certification. Public health and safety is paramount, therefore, structural certification for this type of signage is considered appropriate. The Shire of Northam has undertaken a survey of existing signage in the town centre, and agrees that 600mm is a more appropriate depth/height for under veranda signage on the basis that required thoroughfare clearance of 2.1m can be achieved, therefore, the policy has been amended to reflect this. The quality of signage has been addressed in section 2. General Requirements and Section 3. Design Requirements of the Policy, requiring all signage to be safe, in good condition and compatible with the scale and architecture of the building and character of the street. In addition to this, Section 11.2 of Local Planning Scheme No 6, also specifies the
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				and will certainly stand out like a sore thumb, a perfect example of this is the so called “Community Op Shop” on Forrest St, this is a poorly done hand painted sign, so I’m all for people giving it a shot themselves, but I’d like to see it done to a professional standard, that way they conform more to what this policy is about. I’ve been doing some more research on the draft signage policy, and I’ve also been talking to a few of our Chamber of Commerce members, and the general feeling is that this policy is too descriptive. Most of the business owners feel that they should be able to install signage on their buildings that is suitable for the business that they run, so restricting the size to 30% of the window or street front is very prohibitive, if a retailer for example relies on impulse buying, then they would allocate space in their shop front windows for display stock and there signage would be designed to allow for that, but another business who doesn’t rely on impulse buying, might not need/want the windows to be open for the public to look in, so they might block out the entire window. So I feel that this needs to be addresses in this policy, as it encroaches on people’s right to decide how best to advertise their business. The other item failed to be covered was real estate signage, if planning approval will be	requirement of quality signage, if it is existing and not of a quality standard the Shire has the right to request removal, if substandard signage that doesn’t meet the objectives of the Policy or the Scheme is applied for it is unlikely that it would be approved. Noted. This comment is noted. The Shire of Northam has undertaken a comparison of signage policies with other locally based Shires both regional, peri-urban and metropolitan and it was considered that 30% window coverage was most appropriate for our Shire and consistent with other similar Local Government requirements. Street surveillance is a highly important planning consideration, not only from a safety perspective but also from an amenity perspective. It is considered that windows being covered more than 30% could have negative implications on the town centre, through removing required passive and active surveillance into and out of the shop windows in town. In addition to this, Northam has the 2nd highest quota of heritage buildings in Western Australia, as we do not currently have
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			required for real estate agents to erect a for sale sign, and they are also restricted in size depending on weather they are selling a residential, rural or heritage listed property, this may impact on their business in a negative way by making it difficult to sell the property. One more thing I've had commented about is the portable signs, there is a lot of the soft teardrop signs in the town, the <i>Activities on Thoroughfares and Public Places and Trading</i> act is worded more towards election signs and A-frames that are under 1 metre in height, the teardrop banners are a minimum of 2mtrs in height, and can't be made any smaller, and under this policy your allowed 1 on a weekday and up to 2 on a weekend, again this is going to negatively affect business owners in town, and especially in the case of the car dealers in town, if they can quantify a loss of their market share as a direct result of these teardrop flags not promoting the impulse buy that they are hoping for, this might leave the Shire open to a class action lawsuit as they will be able to claim a loss of income as a result in declining sales. The last thing that the policy fails to acknowledge, is the franchise owners, if Ford or Toyota for example decide to do a nationwide rebrand, not dis similar to Elders rebrand a few years ago the first the franchisee knows about it is when the new signage arrives ready to be installed, if Ford decides to add a larger pylon to the caryard in town, they will do it, the same goes for all the	a Heritage Policy nor an established heritage precinct, policy measures need to be in order to protect these beautiful old buildings. Real Estate signage is addressed in Schedule 5 of Local Planning Scheme no 6 – Exempted advertisements for Property Transactions. In addition to this, it is considered due to the nature of the real estate industry, the requirements of section 8.13 of the Policy do not apply to real estate signage, and this has been reflected in the Policy. Soft tear drop signs are classified as tethered signs under the definition section of the policy. The policy is only applicable to private land parcels. Any proposed signage to be erected within thoroughfares is still subject to compliance with Shire of Northam Local Law.
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				franchise businesses in town, head office wants to rebrand, it just gets done, no questions asked. I've had a few discussions with various business owners, and a lot of them have run businesses in Perth etc. over the years, and they have all stated that this new policy might be overkill for the town, compared to other city shires, Again I can fully appreciate what the shire is trying to achieve by having this policy, but does it need to be so prescriptive? I'm happy to meet in person and discuss this policy with your department and the CEO if you like, the I'd like to see more of the business community engaged in this also, and I've been encouraging everyone I speak with to submit their comments to you, but knowing Northam, it is more likely that they won't bother, but then they will whinge once it becomes adopted by council.	
3	Northam Chamber of Commerce – Paul Tomlinson President			Following the meeting between the Shire of Northam and the Chamber on Thursday 25 September, at which time the focus of the meeting centred around the Shire's Draft Local Planning Policy 16: Signage. At that meeting I raised several points in relation to the policy which I had noted in my initial perusal of the document. The Chamber Executive Officer circulated the Draft Policy to board members, general members and also Northam businesses who are non-members. The Chamber has received feedback in relation to the Draft Policy which, I feel, merits a meeting	That this submission is noted. - As specified above, the 30% is considered appropriate for Window signage - Tear drop banners are classified as tethered signage under the Draft Policy not portable signage. Depending on the location of the proposed banners will depend on whether they are assessed against the Policy or the Trading in Thoroughfares Local Law.

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			between Shire of Northam representatives and Chamber representatives to discuss this in greater detail before the close off date of Friday 17 October. I would suggest the meeting involve myself, Brendon Rutter, Ray Head, Rob Tinetti and Denis Beresford. We have listed the main concerns identified from the business community below: • Restrictions of a maximum of 30% coverage of any window and 30% coverage of any wall face up to a maximum of 10 square metres. • Restrictions on business owners to use flexible and portable signage e.g. tear drop banners to one during weekdays and two on weekends and even the requirement to have such a sign approved by the Planning Department. • Disallowing business owners in the real estate industry to utilise a “Home Open” sign on the verge of a property. • Restrictions of 0.2 square metres applied to signage in a residential area, considering the average sign for a real estate agent is 1.62 square metres or 1800mmH x 900mmW for the premium listing signs, even the standard corflute “For Sale” signs are 800mmH x 600mmW, these are 0.48 square metres. • The Shire has noted that they wish to seek an engineer certification for inflatable signage e.g. roof top balloons – this would cost the business owner upwards of \$2,000. This section of the policy needs to put the onus on the supplier of that particular signage device	• Incorrect, as mentioned above Real Estate signage is addressed in Schedule 5 – Exempt Signage under Local Planning Scheme No 6 under Property Transactions. Any signage proposed on a thoroughfare is assessed under the Local Law. • 0.2m² signage restriction in the residential zone is intended for private residences that wish to detail landowner names and for homes with approved home business or home occupation. The sign dimension of 0.2m² is specified within the definition of a Home Business and Home Occupation within Local Planning Scheme No 6, therefore, as it is a scheme provision it cannot be varied for this policy. As specified above Real Estate signage is listed as Property Transactions within Schedule 5 – Exempt Signage, under Local Planning Scheme No 6. All signage proposed to be erected within thoroughfares is assessed against the Trading in Thoroughfares Local Law. • Please refer to response above regarding this point.
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			to ensure that the balloon and its mounting system adheres to the relevant Australian standard. - Under veranda signs will have a restricted size of 450mmH x 2400mmW – the height is the issue here. All of the signs currently along Fitzgerald Street are 600mmH x 2400mmW and they would, therefore, be in breach of this policy should it be adopted by Council. - The policy also states that it won't be retrospectively applied if you already have Council approval however 95% of businesses do not have Council approval for their signs. The biggest complaint that we have received to date is the requirement to receive planning permission/approval to place signs advertising a business. Everyone agrees that there is a need to have planning approval for certain sign types, e.g. billboards, pylons etc, however the policy is requiring planning approval for all sign types. This is viewed as quite conducive to operating a business in a town that is already struggling to attract new business. We feel this policy will certainly discourage new enterprises from opening in Northam which will be detrimental to the future economic viability of Northam moving forward. We do appreciate your involving the Chamber in the Draft Local Planning Policy and feel that the comments mentioned above warrant a meeting to review the Policy.	- Please refer to comments above, the Policy has been amended from 400mm to 600mm. - This is correct. Protecting the amenity, safety and appearance of Northam from the proliferation of signage is of high importance. If you take a look through town, many of the existing signs are old, unprofessionally affixed to buildings, are not sympathetic to its surroundings and are proliferating the town site, this a result of not having a policy in place. This Policy has not been developed to quash business in town, but rather to provide a mechanism for guidance and control.
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EXAMPLES OF SIGNAGE

	
Type of Sign	Under veranda Signs (Civic, Simply Spectacles, Chemist)
Would it be approved	Yes, the signs above would all be approved
Reasons	They comply with the General and Design requirements; They comply with the Requirements for a Under Veranda sign • Does not exceed the maximum length of 2500mm of width of 600mm • Clearance from thoroughfare exceeds 2100mm required.

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Type of Sign	Wall and Veranda Sign
Would it be approved	Yes, both of these signs would be approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for a Under Veranda sign - Doesn't exceed more than 30% of the frontage and is not larger than 10m² - Doesn't extend beyond the boundaries of the wall Veranda Sign - Does not protrude

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Type of Sign	Wall Sign
Would it be approved	This sign would be approved
Reasons	Comply with the General and Design requirements Comply with the Requirements for a Under Veranda sign - Doesn't exceed more than 30% of the frontage and is not larger than 10m² - Doesn't extend the boundaries of the wall

El Caballo Sign	
Type of Sign	Hoarding
Would it be approved	This sign would require Planning Approval as it is located in a Special Control Area.
Reasons	As the sign is located on a Special Control Area it would require Planning Approval. However, it currently does not comply with the size or time frame requirements as stipulated in the policy.

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Type of Sign	Wall Sign
Would it be approved	This Sign Would be Approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for a Wall sign - Does not have an area greater than 10m² or 30% of the wall size; - Doesn't extend outside the boundaries of the wall; - Sympathetic to the heritage building.

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Type of Sign	Wall Sign
Would it be approved	This Sign would be approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for a Wall sign - Does not have an area greater than 10m² or 30% of the wall size - Doesn't extend outside the boundaries of the wall
Potential to improve sign	The sign is looking aged and could use a repaint.

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Type of Sign	Wall Sign
Would it be approved	This may not be approved if the Carlton Draught sign takes up more than 30% of the wall area.
Reasons	Covers too large of an area, on the wall.
Potential to improve sign	This specific sign needs to be reduced to 30% of the wall to be approved.

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Type of Sign	Wall Signs
Would it be approved	These signs combined would be approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for Wall signs. - Aggregately the signs Do not have an area greater than 10m² or 30% of the wall size - Doesn't extend outside the boundaries of the wall
Potential to improve sign	It is currently at 8.1 m ² (30%), which is all they would be allowed, no further signs for this wall would be approved.
Type of Sign	Above Roof Sign
Would it be approved	This Sign would be approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for an Above Roof sign - Does not project 2 m above the top of the roof - Doesn't extend outside the boundaries of the walls
Potential to improve sign	Above roof signs can be unsightly and it is considered that they can detract from the streetscape of the town centre.

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Type of Sign	Above Roof and Veranda Sign
Would it be approved	Both of these signs would be approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for an Above Roof and a Veranda sign • It is not over 2 m above the top of the roof • Does not exceed beyond the walls of the building

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Type of Sign	Portable Signs
Would it be approved	This sign type is assessed under the requirement of Trading in Thoroughfares Local Law
Comments: - Generally all Under Veranda signage complies with the requirements stipulated in the policy. By extending the height to 0.6m all existing signs assessed would comply. - Generally all veranda signs would comply. Generally portable signage is predominately located on thoroughfares and is therefore covered under the Trading in Thoroughfares Local Law.	

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Type of Sign	Projecting Sign
Would it be approved	This sign would be approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for a Projecting sign - Does not have an area greater than 2 m² - Doesn't project more than 1 m from the wall face - Doesn't project further out than the veranda.

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Type of Sign	Projecting Sign
Would it be approved	This specific sign would not be approved in accordance with this policy, however it has received approval from the Shire of Northam.
Reasons	It doesn't comply with the required dimensions. - Currently project 1.5 m from the property walls (1 m is permitted)
Potential to improve sign	Should a sign of the same appearance and dimensions be applied for, it would be requested to be made narrower, if this could not be achieved as it is standardised merchandising signage for the company nationally, the applicant would be required to apply for a variation to Council's Policy, based on this justification, Officers would then assess its suitability.

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Type of Sign	Pylon Sign
Would it be approved	This Specific sign would not be approved
Reasons	The overall height of the sign is too large (Approx. 9 m high, only allowed 8 m) The face area of the sign is too large (approx. 15 m², only allowed 4 m²)
Potential to improve sign	To be approved this sign would need to be reduced in overall size. Both in height and the dimensions of the face of the sign. Justification from the applicant would be required if this was standardised franchise signage, that would require a variation to Local Planning Policy.

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PROPOSED PYLON SIGN
2400mm LONG x 6000mm HIGH

Type of Sign	Pylon Sign
Would it be approved	No, the face of the sign is too large.
Reasons	Should this signage have been applied for under the 'adopted' policy it wouldn't comply with the face size requirements of a maximum of 2m ² . The face of the sign is slightly larger than allowed as it is only allowed to be 2 m and is currently 2.4 m, therefore, the applicant would be requested to reduce the face size to be compliant with the policy.
Potential to improve sign	With minor changes this sign would be approved.

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Type of Sign	Monolith Sign
Would it be approved	This sign would not be approved
Reasons	The sign is • allowed to be 8 m tall • This specific sign is 6.78 m It has to large a face • Only allowed to have a face 6m² • This specific face is 12.5 m² It is understood that standardised franchise signage may be applicable in this situation, therefore, Officers would require justification for a variation to Policy due to National signage standards.

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Type of Sign	Window Sign
Would it be approved	These signs would not be approved
Reasons	Aggregately the signs exceed 50% of the window,
Potential to improve sign	These signs need to comply with the 30% maximum area requirement of the policy, to be approved.

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Type of Sign	Wall Sign
Would it be approved	This specific sign would not be approved
Reasons	The entire window is covered.
Potential to improve sign	The amount of window coverage would need to be reduced to 30% for it to be approved.

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Type of Sign	Window Sign
Would it be approved	This Sign Would Be approved
Reasons	Complies with the General and Design requirements Complies with the Requirements for Window Signage. Doesn't cover more than 30% of the window area, or more than 10 m²
Potential to improve sign	
Comments: - It should be noted that a majority of the signs which do not comply with the policy are franchise signs. - A majority of the pylon signs within the Shire are too tall for the requirements of the policy.	

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APPENDIX 5 - LOCAL PLANNING POLICY 17 – AVON INDUSTRIAL PARK DESIGN GUIDELINES



Shire of Northam Policy Manual - LPP 17 – Avon Industrial Park Design Guidelines

LOCAL PLANNING POLICY

POLICY NO.	LPP 17
POLICY SUBJECT	AVON INDUSTRIAL PARK DESIGN GUIDELINES
ADOPTION DATE	
LAST REVIEW	

OBJECTIVES

The primary objectives are to

- (a) To achieve an attractive and unified development with an emphasis on quality landscaping and well-designed buildings,
- (b) To achieved a degree of consistency and compatibility in the built form and landscaping, whilst allowing for individuality and a well presented corporate or market image, and
- (c) To avoid unsightly and poorly planned development and enhance and protect the investment of all owners within the estate.

DEFINITIONS

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

"AIP" Avon Industrial Park

"Council" means the elected members of the Shire.

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

"Earthworks" means the movement of earth on land which is carried out in conjunction with the construction of a structure or independently and exceeds 500mm in height at any given point.

"Floor area" shall have the same meaning given to it in and for the purposes of the Building Code of Australia.

"LPS6 or Scheme" means Local Planning Scheme No 6.

"Owner" means the owner of land.

"Setback" means the buildings distance from boundaries as specified in this policy and/or Local Planning Scheme No 6.

"Shire" means the Shire of Northam.

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Shire of Northam Policy Manual - LPP 17 – Avon Industrial Park Design Guidelines

STATUTORY POWERS

This Local Planning Policy is made pursuant to clause 2.2 of the Shire's Scheme.

POLICY STATEMENT

All development within the Avon Industrial Park will require planning approval.

To ensure a consistent built form throughout the Avon Industrial Park Estate, and avoid large bare expanses of wall which gives off the appearance of the traditional bulky "shed" type development.

The Shire will consider Planning Applications on their merits for new developments. In considering whether to grant planning approval the Shire shall have regard to, but not limited to, the Policy Provisions and Objectives and Clause 10.2 of LPS 6.

Application process

- 1 All perspective purchasers are to contact the Avon Industrial Park Advisory Board in conjunction with LandCorp to determine if the proposed land use/development is appropriate for the Avon Industrial Park;
- 2 If suitable, the developer will apply to the SoN for Development Approval in accordance with this Local Planning Policy;
- 3 Based on the application satisfying the requirements stipulated in this policy approval will be granted and sent to the applicant & cc'd to Avon Industrial Park Advisory Board and LandCorp.

Site Development Provisions

Setbacks

All development shall comply with the following minimum setbacks;

- | | |
|-----------------------------|--------------|
| • Front setback: | Minimum 20m |
| • Secondary street setback: | Minimum 20m |
| • Rear setback: | Minimum 7.5m |
| • Side setback: | Minimum 5m |

Land Use Table

As the site is zoned General Industry the following are the only permitted land uses:

- Industry – General (P)

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- Industry – Service (D)
- Industry – Cottage (P)
- Industry – Extractive (A)
- Motor Vehicle Repair (P)
- Warehouse (P)
- Fuel Depot (D)

(P) – Permitted (D) – Discretionary (A) – Advertising (X) – Use Not Permitted

Site Cover and Plot Ratio

Site cover as per the Shire's Local Planning Scheme No. 6

Building Height

Maximum building height 9m or 2 storeys.

Building Orientation and Shading

Prevailing breezes should be utilized to provide cross-ventilation to warehouse spaces using wall vents.

Portions of the building with windows or skylights should gain the benefit of accessing passive solar gain in winter and preclude solar gain in summer by placement of openings and use of shading devices.

Office areas in the building/s, with areas of glazing, should oversee entry areas of the site and increase passive security for the building operations.

Site Levels

The undulating rural character of the site is to be maintained as part of its appeal.

Adjustments to site level through cut & fill are to be a minimum of 500mm & must be detailed in the plans that form part of the application for planning approval.

Vehicles, Access & Car parking

As per Local Planning Scheme No 6 requirements.

A car parking, landscaping and stormwater design plan will need to be included with the plans submitted with the application for planning approval.

In addition to the landscaping requirements specified in LPS6 the following is required;

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Shire of Northam Policy Manual - LPP 17 – Avon Industrial Park Design Guidelines

- a) A minimum of 1 shade tree per 4 car parking bays;
- b) Landscaping is to be used as screening around refuge and service areas;
- c) For corner lots, a minimum landscape strip width of 5m to both road frontages is required.
- d) Where practicable existing trees are to be retained
- e) Refer to Schedule 1 for a list of recommended plant species

Built form

All buildings:

- a) Shall be designed to address the street frontage.
- b) Shall have cladding of materials to the satisfaction of the Shire, to prevent large unrelieved expanses of wall or roof.
- c) Where more than one building is proposed, the buildings shall be constructed using the same colour scheme and overall design.
- d) Shall incorporate a variety of forms, features, materials and colours.
- e) Shall be consistent with the existing style of buildings in the surrounding area.
- f) Shall provide a protected (roofed) entry point.
- g) Where screening of plant and equipment occurs, the screening shall be incorporated into the built form.

Service and Storage Areas

All service and storage areas are to be set back behind the front building line and screened so as not to be visible from the street. Landscaping and approved obscure fencing can be utilised to screen these areas. Gates should be provided to contain the refuse receptacles.

Fencing

- a) Standard height for fencing is 1800mm
- b) Barb wire strands on the top of fencing and electric fencing is discouraged
- c) Standard galvanized link-mesh fencing is preferable.

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Park Design Guidelines

Signage

In addition to the provisions specified within Local Planning Scheme No 6, Draft Local Planning Policy 16 – Advertising signage and the Shire of Northam Trading in Thoroughfares Local Law, the following guidelines should be taken into consideration.

- a) A uniform approach to signage should be used on each site, including consistency in design elements such as size, graphics, colours and details of mounting or support.

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APPENDIX 2: RECOMMENDED PLANT LIST

Species	Common Name	Expected Mature Size	Suitability for Avon Valley Duplex Soils	Comments
Tall trees				
<i>Allocasuarina huegeliana</i>	Rock she oak	Tall	Sandy/gravel	
<i>Angophora costata</i>	Apple Gum	15-20m height	All	
<i>Casuarina cunninghamiana</i>	River Sheoak	12-15m height	All	
<i>Eucalyptus accendens</i>	Powder bark wandoo	Tall	All	
<i>Eucalyptus cornuta</i>	Yates	Tall	Gravel	
<i>Eucalyptus loxophleba</i>	York Gum	15 m height	Sandy/gravel	
<i>Eucalyptus maculata</i>	Spotted Gum	25-30m height	Sandy/gravel	
<i>Eucalyptus occidentalis</i>	Flat topped yate	Tall	All	
<i>Eucalyptus salmonopholia</i>	Salmon gum	Tall	Sandy/gravel	
<i>Eucalyptus salubris</i>	Gimlet	Tall	All	
<i>Eucalyptus wandoo</i>	White Gum	15-20 m height	All	
Medium Trees				
<i>Acacia acuminata</i>	Jam tree (wattle)	Medium	All	
<i>Acacia celastriifolia</i>		Medium	All	
<i>Acacia merrelli</i>		Medium	All	
<i>Acacia microbotrya</i>	Manna wattle	Medium	All	
<i>Acacia saligna</i>	Golden wattle	Medium	All	
<i>Allocasuarina acutivalvis</i>	Black tammar	Medium	Sandy/gravel	
<i>Allocasuarina campestris</i>	Tammar	Medium	Sandy/gravel	
<i>Casuarina equisetifolia</i>	Horsetail Sheoak	10m height	All	
<i>Eucalyptus astringens</i>	Brown mallet	Medium	All	
<i>Eucalyptus brockwayi</i>	Dundas mahogany	Medium	All	
<i>Eucalyptus burracoppinensis</i>	Burracoppin gum	Medium	Sandy/gravel	
<i>Eucalyptus caesia</i>	Gungurru	Medium	Sandy/gravel	
<i>Eucalyptus campaspe</i>	Silver topped gimlet	Medium	All	
<i>Eucalyptus crusis</i>	Southern cross mallee	Medium	Sandy/gravel	
<i>Eucalyptus drummondii</i>	Drummonds gum	Medium	Sandy/gravel	
<i>Eucalyptus eremophila</i>	Sandplain mallee	Medium	Sandy/gravel	Suitable for car park
<i>Eucalyptus erythrocorys</i>	Redcap Gum	6 m height	All	Suitable for car park
<i>Eucalyptus forrestiana</i>	Fuschia Gum	4 m height	All	
<i>Eucalyptus landsdowniana</i>	Crimson Mallee	6 m height	Sandy/gravel	
<i>Eucalyptus leptopoda</i>	Tammin mallee	Medium	Sandy/gravel	
<i>Eucalyptus lehmanii</i>	Bushy yates	Medium	All	
<i>Eucalyptus leucoxydon rosea</i>	Red Flowering Gum	8m height	All	
<i>Eucalyptus nutans</i>	Red Flowered mort	4m height	Sandy/gravel	
<i>Eucalyptus redunca</i>	Black marlock	Medium	All	
<i>Eucalyptus sargentii</i>	Salt river gum	Medium	All	Suitable for car park
<i>Eucalyptus sideroxylon palins</i>	Mugga ironbark	8m height	All	
<i>Eucalyptus spathulata</i>	Swamp mallet	Medium	All	
<i>Eucalyptus steedmanii</i>	Steedmans gum	Medium	All	
<i>Eucalyptus stricklandii</i>	Stricklands gum	Medium	All	
<i>Eucalyptus torquata</i>	Coral gum	Medium	All	
<i>Eucalyptus woodwardii</i>	Lemon flowered gum	Medium	All	

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Species	Common Name	Expected Mature Size	Suitability for Avon Valley Duplex Soils	Comments
Small Trees				
Eucalyptus erythronema	Red flowered mallee	Small	Sandy/gravel	Suitable for car park
Eucalyptus grossa	Coarse leaved mallee	Small	All	
Eucalyptus macrocarpa	Mottecah	Small	Sandy/gravel	
Eucalyptus nutans	Red flowered mort	Small	Sandy/gravel	
Eucalyptus preissiana	Bell fruited mallee	Small	Sandy/gravel	
Eucalyptus pyriformis	Pear fruited mallee	Small	Sandy/gravel	
Eucalyptus stoatei	Scarlet pear gum	Small	Sandy/gravel	
Eucalyptus websterana	Websters gum	Small	Sandy/gravel	
Acacia colletioides	Wait a while	Small	All	
Acacia hemiteles	Tan wattle	Small	All	
Acacia iteaphylla	Flinders range wattle	Small	All	
Acacia lasiocalyx		Small	All	
Acacia lasiocarpa		Small	All	
Acacia meissneri	Silver wattle	Small	All	
Acacia pulchella	Prickly moses	Small	All	
Allocasuarina humilis	Dwarf she oak	Small	Sandy/gravel	
Tall to Medium Shrubs				
Callistemon viminalis spp	Bottlebrush	3m ht x 2 m sp	Sandy/gravel	
Chamelauceum uncinatum	Geraldton Wax	3m ht x 3m sp	Sandy/gravel	
Melaleuca nesophylla	Western Myrtle	3m ht	Sandy/gravel	
Melaleuca armillaris	Bracelet Honey Myrtle	3-4m ht	All	
Myrtus communis	Myrtle	4m ht x 3m sp	All	Can be clipped to form hedge
Low shrubs and Groundcovers				
Anigozanthos flavidus "Big Red" or Yellow Gem	Kangaroo Paws	1m ht x 1m sp	Deep Sand	
Chorizema dicksonii	Yellow-eyed flame bush	1m ht x 1.5m sp	Sandy/gravel	
Darwinia citriodora	Lemon scented myrtle	0.5-1m ht x 1m sp	Sandy/gravel	
Grevillea Chrythmifolia	Prostrate Grevillea	2-3m spread	Sandy/gravel	
Grevillea "Gin Gin Gem"	Prostrate Grevillea	2-3m spread	Sandy/gravel	
Eutaxia obovata	Egg and Bacon	1m ht	Sandy/gravel	
Hardenbergia violacea "Happy Wanderer"	Native Wisteria	3-4m spread	Sandy/gravel	Will climb
Isolepis nodosa	Grass	0.8m ht x 1.5m sp	Sandy/gravel	
Hypocalymma angustifolium		1m ht x 1.5m sp	Sandy/gravel	
Kennedia coccinea	Running Postman	2-3m spread	Sandy/gravel	
Kunzea recurva			Sandy/gravel	
Lomandra longifolia	Matt Rush	1m ht x 1m sp	Sandy/gravel	
Thryptomene saxicola	Rock thryptomene	1m ht x 1.5m sp	Sandy/gravel	
Westringea fruticosa 'Edna Walling'	Native Rosemary	1.5m ht x 1.5m sp	Sandy/gravel	Suitable for hedging
Westringea fruticosa 'Edna Walling'	Native Rosemary	1.5m ht x 1.5m sp	Sandy/gravel	Suitable for hedging

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Long term (10-15 years) - not subject to MCR's Approval

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The Avon Industrial Park Design Requirements and Guidelines apply to all land zoned 'Industrial Development' within the AIP shown highlighted in red in Figure 1.



FIGURE 1

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AVON INDUSTRIAL PARK DESIGN REQUIREMENTS AND GUIDELINES

1.1 Background

The Avon Industrial Park, located 18km east of Northam, is a versatile industrial estate which can accommodate a broad range of land uses on a variety of lot sizes. The Park aims to attract a diverse range of industries which, in turn, will attract synergistic and compatible industries. It has 170 hectares of industrial zoned land remaining to be developed, which benefits from being close to key transport routes in the Great Eastern Highway and adjacent Trans-Continental Railway line.

The Park is an ideal long-term solution for business, offering a convenient and cost-effective location for companies requiring larger lots but maintaining proximity to the Perth region.

1.2 Development Intent

The Avon Industrial Park Design Requirements and Guidelines provide "easy to apply" criteria aimed at ensuring a consistently high standard of development throughout the life of the project. An emphasis in quality development will maintain the value of business investment to the economic benefit of existing and prospective landowners.

The key objectives addressed by the Guidelines are as follows:

- to achieve an attractive and consistent estate which acknowledges the goal of conserving and complementing the natural environment by emphasising sustainable stormwater management and complementary landscaping, as well as functional and efficient buildings;
- to achieve greater sustainability in the built form through energy and water efficient design and fit outs;
- to achieve a degree of consistency and compatibility in the built form and landscaping, whilst allowing for individuality and a well presented corporate image; and
- to avoid unsightly and poorly planned development and thus protect and enhance the investment of all owners within the estate.

1.3 Ongoing Compliance

The Shire of Northam requires all purchasers to apply for, and receive, Planning Approval and a Building Licence from the Shire prior to the commencement of any development.

Standard conditions of planning approval which must be complied with, will apply to all development and include conditions relating to the establishment and maintenance thereafter of the following:

- vehicle crossovers
- carparking
- drainage
- landscaping and maintenance of landscaping
- lighting

Council has authority under the Planning and Development Act 2005 to require compliance with any conditions of planning approval issued.

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DESIGN REQUIREMENTS AND GUIDELINES

2. PLANNING AND DEVELOPMENT APPROVAL PROCESS

Compliance with these Design Requirements and Guidelines is a prerequisite to obtaining Planning and Building approval.

Compliance is a two step process:

Step 1 LandCorp Planning Approval.

Approval of the plans by LandCorp prior to submission to the Shire of Northam.

1. Purchaser submits design plans to LandCorp for review.
Submission requirements are contained in Appendix 1.
2. Once satisfied, LandCorp stamps the plans "Approved" and forwards to the Shire of Northam for its assessment.

Step 2 Shire of Northam Planning and Development Approval.

Approval by the Shire of Northam of the design documentation, resulting in the issue of Planning Approval and a Building Licence.

3. The Shire of Northam make its own Planning assessment, having regard to LandCorp's stamped planning approval.
4. The Shire of Northam, once having granted Planning approval, may request from the owner more detailed internal and structural plans before granting Development (Building Licence) approval.
5. Following receipt of the Shire of Northam Building Licence the proponent is permitted to commence construction of the development.
6. Upon practical completion LandCorp and the Shire of Northam will conduct a joint building inspection of the site and premises, to determine whether the development is in accordance with the approved building documentation, and the mandatory elements of the Design Requirements and Guidelines, and Contract of Sale.
7. The caveat on the title requiring compliance with the Design Requirements and Guidelines is removed by LandCorp.

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AVON INDUSTRIAL PARK - DESIGN REQUIREMENTS AND GUIDELINES

FIGURE 2

Approval process flowchart

A summary of the planning and building approval process is included below:



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AVON INDUSTRIAL PARK - DESIGN REQUIREMENTS & REQUIREMENTS

3. LAND USE

Objective: Land use within the Avon Industrial Park is guided by the provisions of the Shire of Northam's Town Planning Scheme No. 3.

All development shall comply with the requirements of this Scheme in relation to the use of the land. LandCorp does not warrant that the Approved Industrial Purpose is permitted by the Shire or the current Town Planning Scheme, and the Purchaser shall satisfy itself that its intended use of the land complies with the requirements of the Town Planning Scheme.

An extract from the use class table in TPS3 is shown below:

Zoning Table

P - Permitted D - Discretion A - Advertising X - Not Permitted

USE CLASSES	ZONES						
	Residential	Commercial	Industrial	Tourist	Agriculture Regional	Agriculture Local	Rural Smallholding
INDUSTRIAL							
General Industry	X	X	P	X	X	X	X
Service Industry	X	X	P	X	X	X	X
Cottage Industry	A	X	P	X	A	D	P
Mining Industry	X	X	A	X	A	A	X
Extractive Industry	X	X	P	X	A	A	X
Warehouse	X	D	P	X	X	X	X
Fuel Depot	X	X	P	X	X	X	X
Motor Vehicle Repairs	X	P	P	X	X	X	X

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WATERLOO ROAD - DESIGN GUIDELINES AND REQUIREMENTS

4. SITE GUIDELINES

4.1 Site Layout and Building Orientation

MANDATORY REQUIREMENT

Orientation of buildings to take advantage of passive solar gains and prevailing winds.

These design factors can significantly reduce everyday running cost of buildings with little or no additional building cost.

- Orientation and openings to maximise the north and south exposure;
- Orientation and openings to maximise natural cross flow ventilation, eg cooling summer breezes;
- Minimise east and west facing orientation, openings and windows, or provide adequate shading; and
- Well considered landscaping to provide shade throughout summer and maximise the use of winter sun

4.2 Site Coverage / Plot Ratio

MANDATORY REQUIREMENT

Site coverage and plot ratio is to be in accordance with the Shire of Northam's Scheme Text requirements and determined by setbacks, landscaping, parking and the Building Code of Australia requirements.

4.3 Building Setbacks, Location and Building Heights

MANDATORY REQUIREMENT

Primary street setbacks are required to be a minimum 10 metres from the boundary line to the building line TPS3.

Secondary street setbacks also required to be a minimum 10 metres.

Side and Rear Setbacks: Side and rear setbacks shall be as follows:

Rear Setback: minimum 10.0m

Side Setback: minimum 5.0m

Building Height: A height limit of 4m to the eaves applies for the first 20m from the front boundary for a warehouse/factory building. This limit does not apply to an office showroom component where the maximum height is two storeys.

Setbacks should be established giving consideration to:

- The general streetscape;
- Adjoining properties and buildings;
- Solar aspect and prevailing breezes; and
- The scale of the development.

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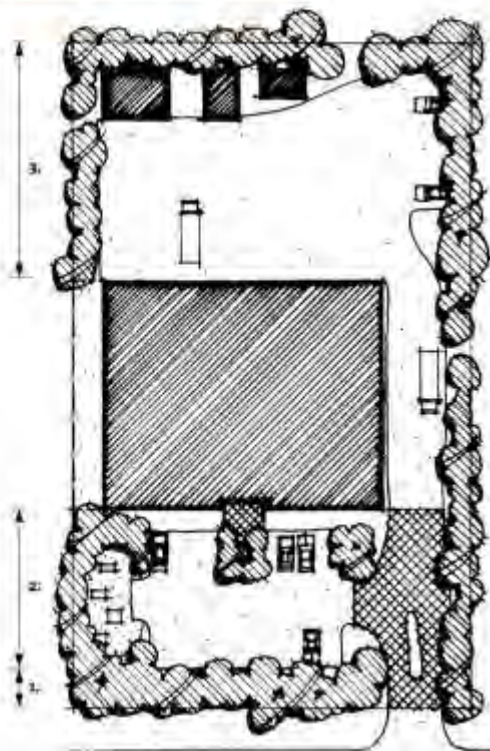
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SECONDARY STREET SETBACKS

Secondary street setbacks are to be in accordance with the Shire of Northam TPS or at Council's discretion, as long as they are no less than the required depth of landscaping buffer.

FIGURE 3



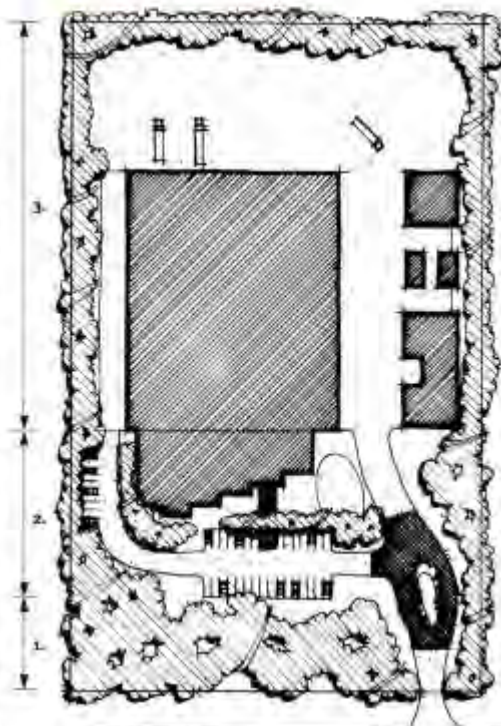
EXAMPLE 1

SMALL SCALE DEVELOPMENT

Incorporates various principles of site planning, ie.

1. Landscape buffer
2. Visitor parking, product display
3. Service areas, outbuildings
4. Possible zero setback

FIGURE 4



EXAMPLE 2

MEDIUM SCALE DEVELOPMENT

Incorporates various principles of site planning, ie.

1. Landscape buffer
2. Visitor parking, staff parking, product display administration & sales
3. Service areas, outbuildings & storage areas

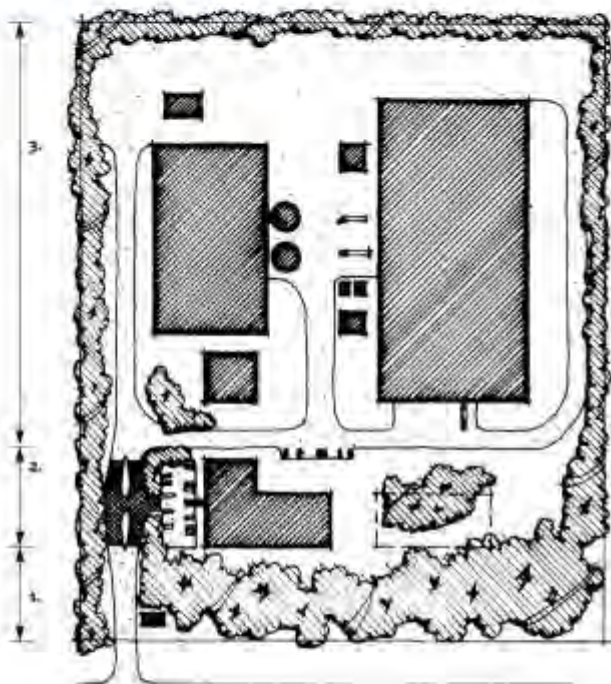
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Agenda Item 6.1.1 - Shire of Northam's new logo

FIGURE 5



EXAMPLE 3

LARGE SCALE DEVELOPMENT

incorporates various principles of site planning, ie:

- 1) Landscape Buffer
- 2) Administration, staff parking, product display
- 3) Service, production, storage & outbuilding

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SHIRE OF NORTHAM – Planning and Development Department

4.4 Site Levels

Objective: To maintain a consistent level/interface between adjoining properties to ensure uniformity of streetscape.

MANDATORY REQUIREMENT

The undulating rural character of the site is to be maintained as part of its appeal. Adjustments in level are to be minimal and must be detailed in plans lodged for approval.

4.5 Vehicles, Access and Carparking

Objective: To provide a high level of accessibility and permeability throughout the estate and ensure safe and efficient movement of vehicles.

MANDATORY REQUIREMENTS

- Carparks and internal roadway design are to comply with the requirements of the Shire of Northam. All parking areas are to be constructed in bitumen, concrete or approved brick/block paving
- The use of non-permeable paving surfaces to assist in the control of storm water runoff is encouraged.
- The use of drainage detention basins (refer to appendix 4) to collect and contain run-off is compulsory.
- The design of internal access roads and parking is to achieve the following:
 - limit the number of crossovers;
 - separation of large commercial vehicles, passenger vehicles and pedestrian traffic;
 - separation of passenger vehicle car parking from service or delivery areas;
 - location of visitor and staff/employee parking close to the section of the building it services. (Refer Figure 6).
 - minimise the emanation of dust. Where dust emanation nuisance occurs, the Shire can require the business proprietor to apply wetting agents or bituminise the accessway or carpark.
 - The Shire's parking requirement for industrial buildings is one car bay per 2 employees.

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ENVIRONMENTAL MANAGEMENT REQUIREMENTS AND GUIDANCE

4.6 Service and Storage Areas

Objective: All aspects of the development that are visible from the street should not detract from the streetscape and be consistent with the development intent of the estate.

MANDATORY REQUIREMENT

Service and storage areas to be set back behind the front building line and screened so as not to be visible from the street. Landscaping and approved obscure fencing, a minimum of 1.8 metres high, can be utilised to screen these areas. Gates should be provided to contain the refuse.

4.7 Display Areas

Objective: Maximise aesthetics and contribute positively to the overall streetscape presentation.

MANDATORY REQUIREMENT

Landscaped display areas should be incorporated in the front or side of the site at the discretion of the Shire of Northam. LandCorp, in the first instance, must approve the location and design of these display areas.

4.8 Fencing

Objective: Fencing for security purposes should be consistent with the approved fencing treatment for the Estate.

MANDATORY REQUIREMENT

The minimum standard for all security fencing is galvanised link-mesh. The preferred height is 1.8 metres. Higher quality fencing such as powdercoated rail and paling fencing to the front of the site is encouraged.

4.9 External Lighting

Objective: High efficacy lighting should be the standard (no additional costs to install but can achieve +10% in energy savings).

MANDATORY REQUIREMENT

The location of light fittings and level of illumination must satisfy the objective of precluding nuisance to neighbours. Consider the use of motion detectors together with photo-electric sensors to operate the lighting. This will assist in reducing unnecessary lighting of external areas and help reduce energy consumption.

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Shire of Northam (2015) - 18 February 2015 Meeting Agenda

4.10 Drainage Management

Objective: To retain the majority of stormwater runoff on-site.

MANDATORY REQUIREMENT

The developer is required to demonstrate how the proposed development will capture and manage surface runoff. The management of construction activities are to minimise the discharge of sediments and other contaminants into the drainage network.

The following criteria will be required to be addressed prior to the Building Licence being issued:

- The development shall provide for the infiltration and storage of up to 1 in 10 year Annual Rainfall Interval (ARI) within each lot;
- Water quality on site should be protected and improved through implementing water sensitive urban design principles by incorporating permeable surfaces, soakwells and landscaped swales into the lot design to increase on site infiltration;
- Where industrial processes create liquid effluent or require wash down areas, the incorporation of on-site containment, management contaminant stripping and appropriate disposal is required; and
- The stormwater generated on-site (excluding roof rainwater) shall be treated prior to direct infiltration on-site. Treatment may be in the form of structural gross pollutant traps and/or oil/grease separators or non-structural treatments such as grassed swales.

MANDATORY REQUIREMENT

On-site drainage management shall be in accordance with the Drainage Management Plan attached as Appendix A

4.11 Variations to Standards

By virtue of their relatively small size, variations to these prescribed standards may be sought for lots 5 and 14. The proponent is to submit concept plans to LandCorp, in the first instance, identifying variations required and demonstrating compliance with the intent of the design requirement guidelines. There will be no variation to fencing standards (4.9) and building materials (6.4) ie colorbond metal fascias and painted pre-cast concrete panels are mandatory.

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AVON INDUSTRIAL PARK DESIGN REQUIREMENTS AND

5 LANDSCAPING

5.1 Landscape Character

Objective: To assist in achieving a sense of place through attractive streetscaping, balanced against the need to minimise potable water consumption for landscaping purposes.

Avon Industrial Park is planned to achieve and maintain an integrated landscape theme appropriate to a modern industrial development.

5.2 Layout

For each lot the building setback from the front boundary will be a minimum 10 metres. Within this setback area it is mandatory that a quality landscape treatment is combined with car parking, and entry requirements. Options for the spatial layout of these areas are outlined below.

- Should space for landscape treatment be limited the minimum requirement is a 5m wide fully planted landscape strip including trees, shrubs and groundcovers. (Note this would exclude the use of turf and result in a solid landscape screen. (Refer Figures 6 and 7).
- A minimum of 1 shade tree per 4 parking bays is required for all car park areas.
- Where practicable, existing trees are to be retained.
- It is recommended landscaping is to be used to screen service and storage areas. (Until such landscaping is sufficiently established, approved interim screening should be provided eg solid fences).
- For corner lots, the absolute minimum landscape strip width is 5m to both roads.

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AVON INDUSTRIAL PARK - DESIGN REQUIREMENTS AND GUIDELINES

FIGURE 6

10m Building setback example

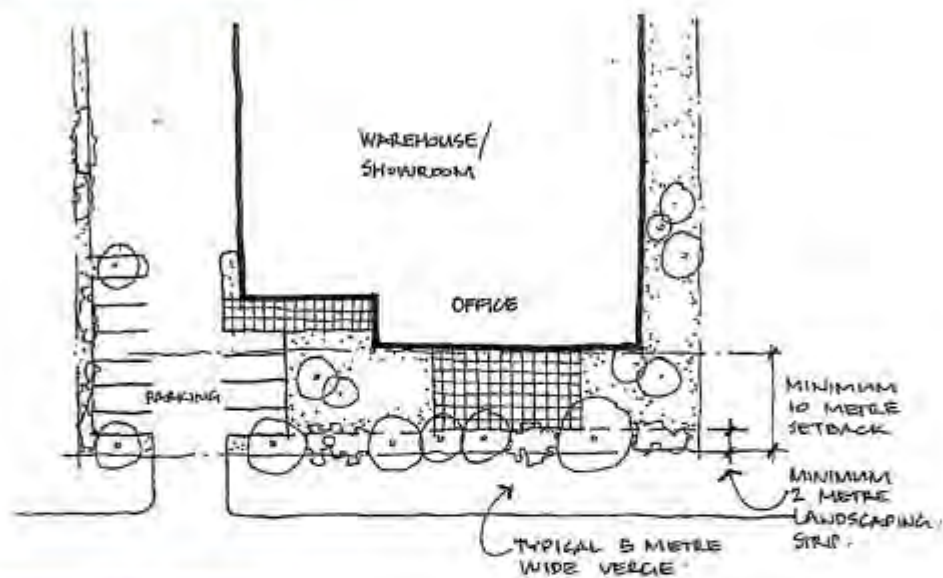
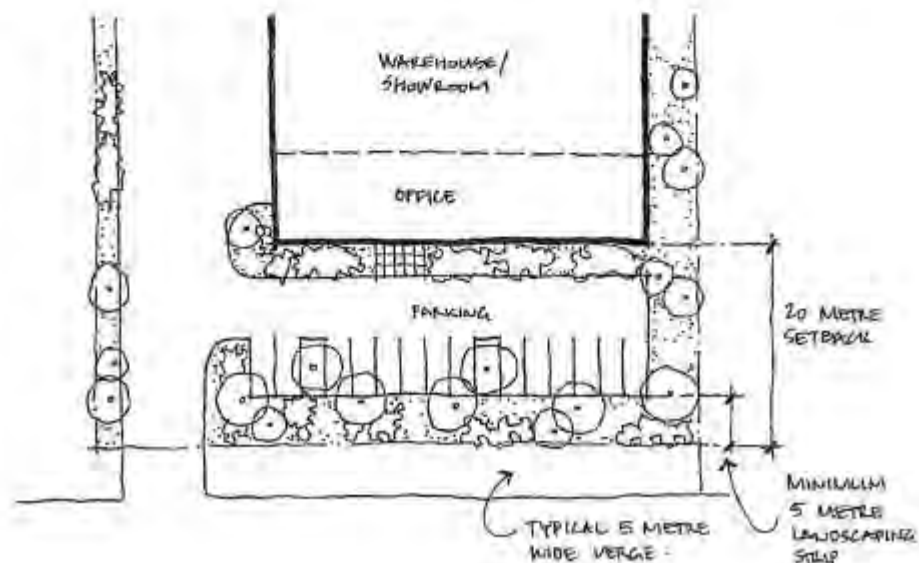


FIGURE 7

20m Building setback example



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ENVIRONMENTAL - PLANT REQUIREMENTS AND MAINTENANCE

5.3 Proposed Planting Species

Objective: To ensure a consistent landscape theme throughout the Estate.

MANDATORY REQUIREMENT

It is recommended that a minimal list of species from Appendix 2 or as otherwise agreed be used for planting to ensure a consistent visual effect is achieved. Species identified in Appendix 2 are hardy native species known to grow well in the area. The majority of these species should not require irrigation, although interim drip watering or hand watering may be required to the point of plant establishment.

If watering is not proposed then planting should take place in May/June or with the arrival of first consistent rains.

5.4 Landscape Maintenance

Objective: To ensure a high level of landscape presentation and maintenance throughout the Estate.

MANDATORY REQUIREMENT

Landscape areas within the lot boundary shall be maintained to a minimum standard of presentation such that landscape areas appear tidy and healthy. Regular garden maintenance must be carried out including slashing, pruning, weed control, vermin control and removal and replacement of dead or unhealthy plants.

5.5 Submissions and Approvals

Landscape plans are required to be submitted at Planning approval stage. All submissions are to be approved by LandCorp prior to being submitted to the Shire of Northam. The submission requirements are listed in Appendix 1. It is recommended that professional landscape advice is sought to prepare the submission material.

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Shire of Northam 2015 Planning and Development Committee

6.0 BUILT FORM CHARACTER AND DETAIL

6.1 Built Form Character and Detail

Objective: To achieve a good standard of building design throughout the estate.

MANDATORY REQUIREMENT

Building frontage and entry

- The front elevation must be designed to address the street and to provide a corporate image and an inviting entrance;
- Architectural form and character must avoid large unrelieved expanses of wall or roof;
- Where more than one building is planned for a site, their design must result in the creation of a group of integrated buildings presenting a contiguous image;
- The main entrance is to be on the front elevation or close to the front of the building, clearly visible from the street; and
- Entrance points to buildings are to be designed as focus points and must provide protection for pedestrians by means of a substantial integrated building element such as a veranda, canopy or colonnade

6.2 Innovative Design and Management

LandCorp encourages developers to implement innovative design and management initiatives which demonstrate an environmental benefit including:

- The harvesting of natural renewable resources (eg, small scale wind turbines, photovoltaic panels) to offset energy demand;
- Thermal and energy storage solutions; and
- A demonstrated cooperative and mutually beneficial relationship with one or more other industry in the surrounding area.

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

4.00 INDUSTRIAL PARK – DESIGN REQUIREMENTS AND GUIDANCE

FIGURE 8



FIGURE 9



EXAMPLE OF MEDIUM SCALE DEVELOPMENT

FIGURE 10



EXAMPLE OF MEDIUM SCALE DEVELOPMENT

FIGURE 11



EXAMPLE OF MEDIUM SCALE DEVELOPMENT

FIGURE 12



EXAMPLE OF LARGE SCALE DEVELOPMENT

EXAMPLES OF FAÇADES VISIBLE FROM THE STREET

Simple building structures need not be basic and unattractive, consideration should be given to 'breaking up' the facade to create interest

- Use of elements such as vent louvres, bracing and placement of rollardoor can achieve 'design' and
- Use of 'girds' can break up unrelieved wall areas

Consider

- Jointing within precast / tiltup,
- panels of compressed sheet / metal, and
- brick bonding / rendered panels
- Give an impression of top, middle & bottom of a facade by emphasising a solid 'base' and a 'lighter' material as a capping detail at parapet (or roofdeck level)

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Agenda Item 6.3 – Materials, Finishes and Colour

6.3 Materials, Finishes and Colour

MANDATORY REQUIREMENT

Broad facades of uniform material are to be broken down into sections to create variety and interest. The aim is to give an impression of top, middle and bottom by girding, colour contrast, material variation or use of bracing, roller doors etc. Detailed information is contained in Appendix 3.

'BEST PRACTICE' OPTIONS

- The use of materials found or manufactured in the area is encouraged. This may include limestone, aluminium, metal roof sheeting ('Colorbond'), timber and steel elements;
- The use of zincalume roof sheeting in any profile needs to be considered in terms of the potential for unacceptable glare and reflectivity. Zincalume wall cladding for large areas is not considered acceptable. Small feature panels of zincalume would be assessed on the basis of architectural merit;
- Materials such as concrete, steel, timber or composite timber used in the building construction are to have a significant recycled content where possible to reduce the embodied energy of the development;
- Other guidelines to reduce the embodied energy of the development include:
 - Design for long life and adaptability, using durable low maintenance materials;
 - Avoid building more than is required to save materials;
 - Modify or refurbish instead of demolishing or adding;
 - Use locally sourced materials to reduce transport;
 - Select low embodied energy materials (which may include materials with a high recycled content) preferably based on supplier-specific data;
 - Avoid wasteful material use;
 - Specify standard sizes and do not use energy intensive materials as fillers;
 - Ensure off-cuts are recycled and avoid redundant structure, etc. Some very energy intensive finishes, such as paints, often have high wastage levels;
 - Select materials that can be re-used or recycled easily at the end of their lives using existing recycling systems, and
 - Give preference to materials manufactured using renewable energy sources.

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2000 INDUSTRIAL PARK - DESIGN REQUIREMENTS AND GUIDELINES

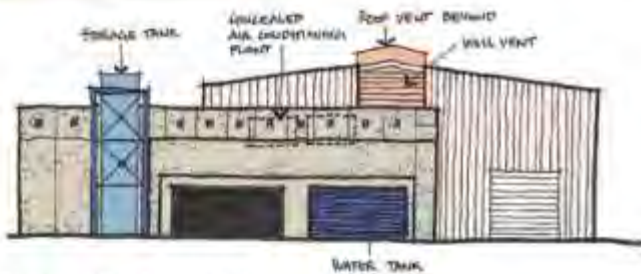
6.4 Plant and Equipment

MANDATORY REQUIREMENT

All plant and equipment should be screened or remote from public areas, particularly from the street.
The exception to this may be where stacks or ductwork that is necessary, is used as a 'design element'
(Refer Figure 14)

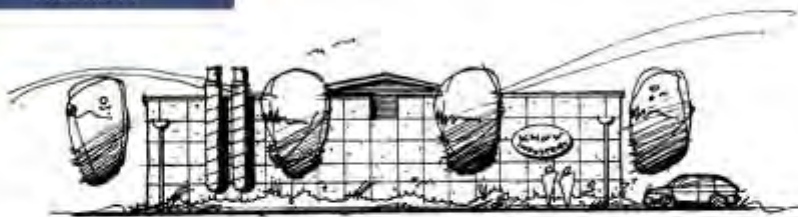
- All roof top equipment is to be screened from public view by materials of the same nature as building's basic materials, and
- Temporary structures (e.g. portable modular units, sea containers, etc) shall not be located where they will be directly visible from the public street, or are to be appropriately screen.

FIGURE 13



CONCEALING PLANT EQUIPMENT

FIGURE 14



Use rainwater downpipes, louvers, signage and ductwork as design elements



Use rollermesh, gracing and metal cladding also

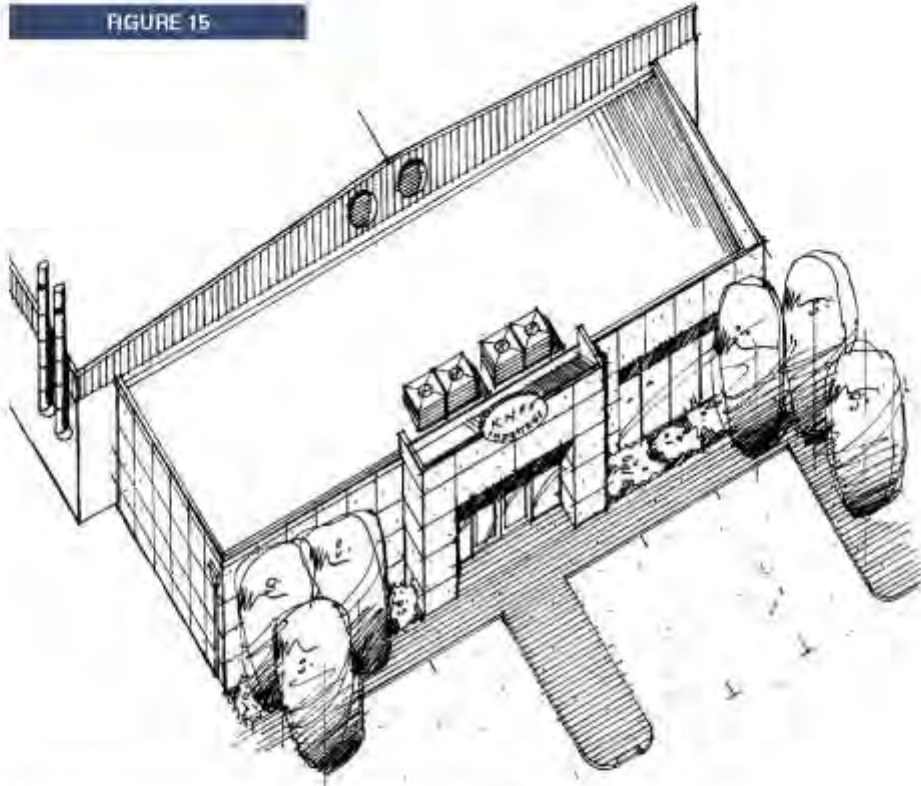
SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

AGENDA ITEM 10: ORDINARY COUNCIL MEETING AGENDA

FIGURE 15



Consider the location of plant and equipment so as to screen them or use them as a design element

6.5 Outbuildings and Other Development

Objective: To ensure associated structures do not detract from the aesthetics of the site.

MANDATORY REQUIREMENT

Where there are numerous separate buildings on the site, the design of each should be considered with the whole of site planning so that they may present as an integrated development; where possible, future expansion and staging should be considered so as to integrate these buildings. Also, use of colours, form and materials should be consistent amongst all these buildings. (Refer to Figures 13, 14, & 15)

'BEST PRACTICE' OPTIONS

- The provision and location of functional employee spaces, including shade structures and amenities between buildings; and
- Landscaped areas to be integrated as a functional component of the development for employee and/or visitor space.

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

LAND-USE/PLANNING PART – DESIGN REQUIREMENTS AND GUIDELINES

6.6 Signage and Graphics

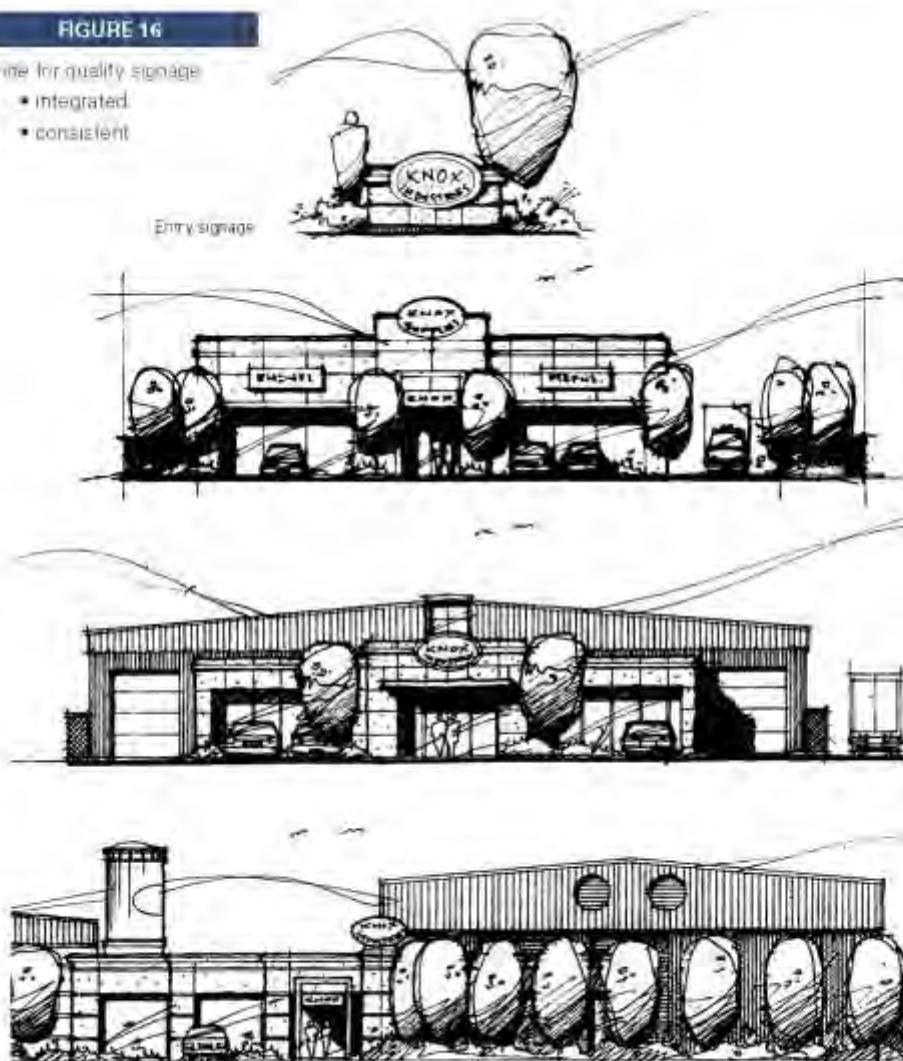
Objective: To ensure signage and graphics are consistent with the development intent of the estate and signs attached to the buildings shall be designed to be an integrated part of the building, eg recessed into the facade, fascia or awning.

- One free standing or composite sign only per lot;
- Where multiple occupancy is proposed, the composite sign may have one panel per occupancy (Refer Figure 16.)

FIGURE 16

Provide for quality signage

- integrated
- consistent



SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Agenda Item 10 – Ordinary Council Meeting 18 February 2015

6.7 Natural Light and Ventilation

Further to the passive site layout and building orientation guidelines outlined in section 4.1 the following building design initiatives will aid the conservation of non-renewable energy and improve employee comfort by assisting the penetration of natural light and ventilation. Figures 17 & 18 illustrate natural light and ventilation building treatment options.

Section 4.3: *Building Layout and Setback* requires developers to incorporate a minimum side boundary setback of 3 metres. This approach allows buildings to feature openings on both side walls therefore assisting natural light penetration and cross flow ventilation. However, in the interest of maximising the developable area of industrial land in the estate, LandCorp and the Shire of Northam are prepared to consider alternative design solutions to assist with natural light penetration and ventilation so that buildings can be constructed with a nil side and rear setback.

The following building treatments are optional initiatives designed to assist natural light penetration and building ventilation. Developers will not be bound to, nor should be limited to, the following design treatments, however where nil side and rear setbacks are proposed, building designers will need to demonstrate the building's ability to capture natural light and allow cross ventilation to the satisfaction of LandCorp and the Shire of Northam.

Natural light

- **Rooflights**
To introduce UV filtered sunlight into the centre of the building (consideration should be given to minimising solar gain by careful selection of the translucent rooflight material).
- **Clerestory windows**
To introduce natural light, preferable diffuse southern light, into the centre of the building, thereby reducing the requirement for artificial lighting.

Ventilation

- **Side wall ventilation openings**
To encourage cross-ventilation through the building.
- **Clerestory windows**
To provide an outlet for warm air rising to a high level within the building and to promote cross ventilation.
- **Wind powered ventilation turbines**
To aid the relief of hot air at high level and to encourage cooler air to enter at low level in the building, thereby generating a 'chimney stack effect' for air circulation.
- **Roof vents active or passive**
Large relief vents or cowl to further increase upward air flow in the building.

SHIRE OF NORTHAM

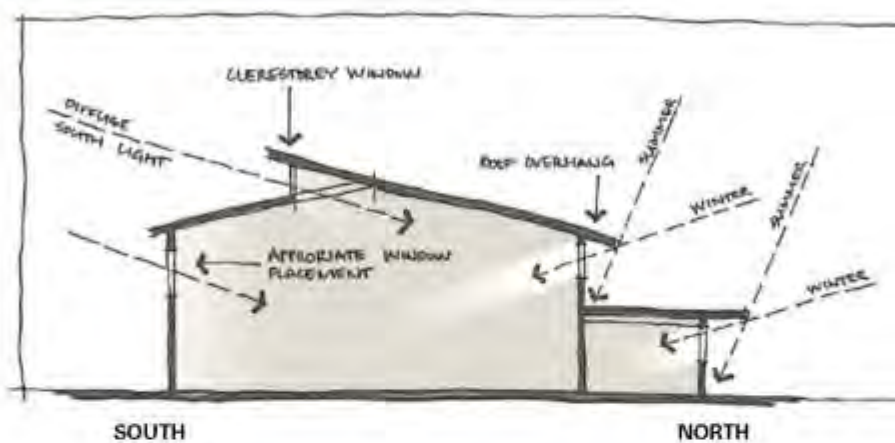
AGENDA

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4000 INDUSTRIAL PARK - DESIGN REQUIREMENTS AND AGREEMENT

FIGURE 17

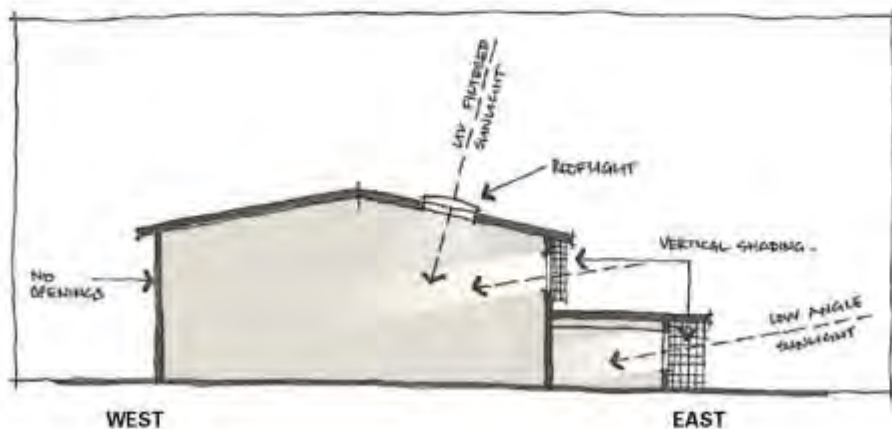
Natural light building treatments



SOUTH

NORTH

LIGHTING - 1



WEST

EAST

LIGHTING - 2

SHIRE OF NORTHAM

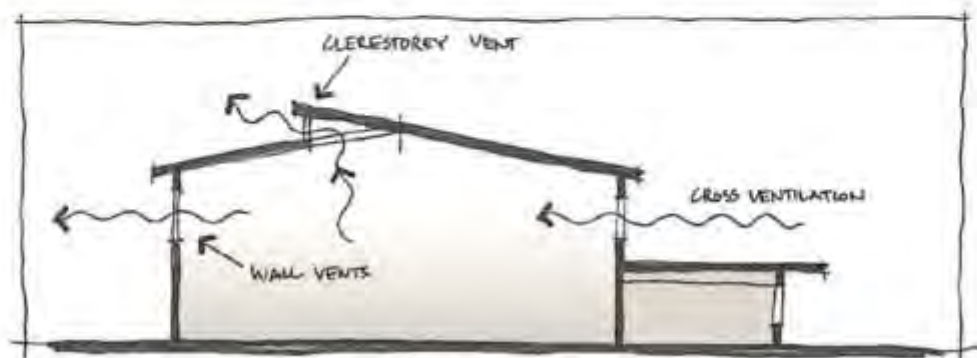
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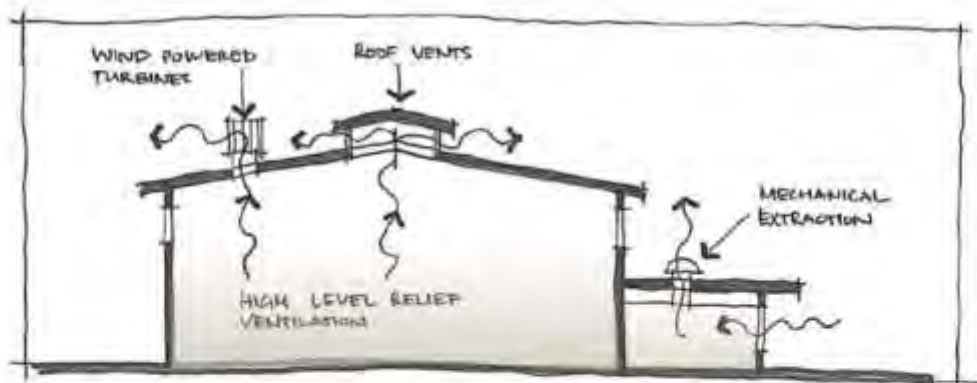
ANNUAL INDUSTRIAL AND COMMERCIAL BUILDING REQUIREMENTS AND GUIDELINES

FIGURE 18

Ventilation building treatments



VENTILATION - 1



VENTILATION - 2

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

AVON INDUSTRIAL PARK – DESIGN STANDARDS AND REQUIREMENTS

6.8 Internal lighting

MANDATORY REQUIREMENT

As a minimum standard all developments in the Avon Industrial Park must feature, but shall not be limited to

- Light fittings that utilise high efficacy light sources such as high pressure sodium discharge lamps or T5 triphosphor fluorescent lights.
- Daylight / occupancy control systems. These control systems generally provide an average 5 year payback through energy savings
- Lighting controlled by timer controls, photosensitive cells, or motion sensors to control operation of specific light fixtures and fittings.

6.9 Water Conservation

MANDATORY REQUIREMENT

The supply of potable water in Western Australia is a critical issue. The following mechanisms for building fit out are consistent with the Building Code of Australia (BCA) Five Star Plus energy and water efficiency measures:

- solar or five-star gas (or heat pump) hot water systems;
- water efficient showerheads;
- water efficient tap fittings in all kitchen sinks and bathroom basins; and
- water efficient dual-flush toilets.

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Agenda Item 10: Shire of Northam Planning and Development Approval

APPENDIX 1

Approvals Submission Requirements

Prior to the commencement of any building or site works (including the removal of existing trees and vegetation and/or the construction of outbuildings, alterations & additions to existing buildings, fencing or any other structures), information describing the proposed works in respect of the lot are to be submitted to LandCorp for approval before being submitted to the Shire of Northam. The Shire will not finalise applications unless it has LandCorp's prior approval.

Step 1. LandCorp Planning Approval (Submissions to LandCorp need to include the following);

1. Site Analysis Plan and Development Site Plan
 - Floor areas of building(s);
 - Location of all proposed buildings, including storage services, mechanical equipment areas;
 - Building setbacks;
 - Retaining walls;
 - Location of fencing and free-standing signage;
 - Site coverage calculations;
 - Location and dimension of landscaping and all paving types;
 - Location of yard and other hardstand areas; and
 - Vehicle storage and external staff areas;
 - Method of stormwater disposal from buildings and hardstand areas to soakwells or swales;
 - Swale locations (if applicable);
2. Building Elevations:
 - External building materials, finishes and colours;
 - Building heights;
 - Details for walls and/or fences; and
 - Specifications for external signage.
3. Site Landscape Plan
 - Plant types and densities;
 - Schedule of the areas of landscaping required and provided; and
 - Reticulation systems.

The information described above will be checked promptly by LandCorp to ascertain whether the concept adheres to the intent of the Design Requirements and Guidelines. Adjustments may be required if the intent of the Guidelines is not met.

Step 2. Shire of Northam Planning and Development Approval.

Once the above concept is approved, LandCorp's approval stamp will be affixed to the documents and forwarded to the Shire of Northam for Planning and Development approval. The Shire will likely require more detailed internal design and structural plans from the purchaser before granting development (building) approval.

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

ENVIRONMENTAL - PLANT REQUIREMENTS AND RECOMMENDATIONS

APPENDIX 2

Recommended Plant List

Species	Common Name	Expected Mature Size	Suitability for Avon Valley Duplex Soils	Comments
Tall Trees				
<i>Allocasuarina huegeliana</i>	Rock she oak	Tall	Sandy/gravel	
<i>Angophora costata</i>	Apple Gum	15-20m height	All	
<i>Casuarina cunninghamiana</i>	River Sheoak	12-15m height	All	
<i>Eucalyptus accendens</i>	Powder bark wandoo	Tall	All	
<i>Eucalyptus comuta</i>	Yates	Tall	Gravel	
<i>Eucalyptus loxophleba</i>	York Gum	15 m height	Sandy/gravel	
<i>Eucalyptus maculata</i>	Spotted Gum	25-30m height	Sandy/gravel	
<i>Eucalyptus occidentalis</i>	Flat topped yate	Tall	All	
<i>Eucalyptus salmonopholia</i>	Salmon gum	Tall	Sandy/gravel	
<i>Eucalyptus salubris</i>	Gimlet	Tall	All	
<i>Eucalyptus wandoo</i>	White Gum	15-20 m height	All	
Medium Trees				
<i>Acacia acuminata</i>	Jam tree (wattle)	Medium	All	
<i>Acacia celastriifolia</i>		Medium	All	
<i>Acacia merrelli</i>		Medium	All	
<i>Acacia microbotrya</i>	Manna wattle	Medium	All	
<i>Acacia saligna</i>	Golden wattle	Medium	All	
<i>Allocasuarina acutivalvis</i>	Black tamar	Medium	Sandy/gravel	
<i>Allocasuarina campestris</i>	Tamar	Medium	Sandy/gravel	
<i>Casuarina equisetifolia</i>	Horsetail Sheoak	10m height	All	
<i>Eucalyptus astingeria</i>	Brown mallet	Medium	All	
<i>Eucalyptus brockwayi</i>	Dundas mahogany	Medium	All	
<i>Eucalyptus burracoppinensis</i>	Burracoppin gum	Medium	Sandy/gravel	
<i>Eucalyptus caesia</i>	Gungah	Medium	Sandy/gravel	
<i>Eucalyptus campaspe</i>	Silver topped gimlet	Medium	All	
<i>Eucalyptus crasis</i>	Southern cross mallee	Medium	Sandy/gravel	
<i>Eucalyptus drummondii</i>	Drummonds gum	Medium	Sandy/gravel	
<i>Eucalyptus eremophila</i>	Sandplain mallee	Medium	Sandy/gravel	Suitable for car park
<i>Eucalyptus erythrocorys</i>	Redcap Gum	6 m height	All	Suitable for car park
<i>Eucalyptus forrestiana</i>	Fuschia Gum	4 m height	All	
<i>Eucalyptus landsdowniana</i>	Crimson Mallee	6 m height	Sandy/gravel	
<i>Eucalyptus leptopoda</i>	Tammin mallee	Medium	Sandy/gravel	
<i>Eucalyptus lehmanni</i>	Bushy yates	Medium	All	

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

FROM THE SHIRE OF NORTHAM - DIVERSITY, QUALITY AND SUSTAINABILITY

Species	Common Name	Expected Mature Size	Suitability for Avon Valley Duplex Soils	Comments
<i>Eucalyptus leucocylon rosea</i>	Red Flowering Gum	8m height	All	
<i>Eucalyptus nutans</i>	Red Flowered mirt.	4m height	Sandy/gravel	
<i>Eucalyptus radunca</i>	Black marlock	Medium	All	
<i>Eucalyptus sargentii</i>	Salt river gum	Medium	All	Suitable for car park
<i>Eucalyptus sideroxylon palme</i>	Mugga ironbark	8m height	All	
<i>Eucalyptus spathulata</i>	Swamp mallet	Medium	All	
<i>Eucalyptus steedmanii</i>	Steedmans gum	Medium	All	
<i>Eucalyptus stricklandii</i>	Stricklands gum	Medium	All	
<i>Eucalyptus torquata</i>	Coral gum	Medium	All	
<i>Eucalyptus woodwardii</i>	Lemon flowered gum	Medium	All	
Small Trees				
<i>Eucalyptus erythronema</i>	Red flowered mallee	Small	Sandy/gravel	Suitable for car park
<i>Eucalyptus grossa</i>	Coarse leaved mallee	Small	All	
<i>Eucalyptus macrocarpa</i>	Moitecah	Small	Sandy/gravel	
<i>Eucalyptus nutans</i>	Red flowered mirt.	Small	Sandy/gravel	
<i>Eucalyptus preissiana</i>	Bell fruited mallee	Small	Sandy/gravel	
<i>Eucalyptus pyriformis</i>	Pear fruited mallee	Small	Sandy/gravel	
<i>Eucalyptus stoatei</i>	Scarlet pear gum	Small	Sandy/gravel	
<i>Eucalyptus websteriana</i>	Websters gum	Small	Sandy/gravel	
<i>Acacia colletioides</i>	Wait a while	Small	All	
<i>Acacia hemiteles</i>	Tan wattle	Small	All	
<i>Acacia iteaphylla</i>	Flinders range wattle	Small	All	
<i>Acacia lasiocalyx</i>		Small	All	
<i>Acacia lasiocarpa</i>		Small	All	
<i>Acacia meissneri</i>	Silver wattle	Small	All	
<i>Acacia pulchella</i>	Prickly Moses	Small	All	
<i>Allocasuarina humilis</i>	Dwarf she oak	Small	Sandy/gravel	
Tall to Medium Shrubs				
<i>Callistemon viminalis</i> spp	Bottlebrush	3m ht x 2m sp	Sandy/gravel	
<i>Chamaeleucium uncinatum</i>	Geraldton Wax	3m ht x 3m sp	Sandy/gravel	
<i>Melaleuca nesophylla</i>	Western Myrtle	3m ht	Sandy/gravel	
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle	3-4m ht	All	
<i>Myrtus communis</i>	Myrtle	4m ht x 3m sp	All	Can be clipped to form hedge

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Avon Valley Duplex Soils – Display of Species Lists and Guidelines

Species	Common Name	Expected Mature Size	Suitability for Avon Valley Duplex Soils	Comments
Low shrubs and Groundcovers				
Anigozanthos flavidus "Big Red" or Yellow Gem	Kangaroo Paws	1m ht x 1m sp	Deep Sand	
Chionozema dicksonii	Yellow-eyed flame bush	1m ht x 1.5m sp	Sandy/gravel	
Darwinia citriodora	Lemon scented myrtle	0.5-1m ht x 1m sp	Sandy/gravel	
Grevillea Chrythmifolia	Prostrate Grevillea	2-3m spread	Sandy/gravel	
Grevillea "Gin Gin Gem"	Prostrate Grevillea	2-3m spread	Sandy/gravel	
Eutaxia obovata	Egg and Bacon	1m ht	Sandy/gravel	
Hardenbergia violacea "Happy Wanderer"	Native Wisteria	3-4m spread	Sandy/gravel	Will climb
Isolepis nodosa	Grass	0.8m ht x 1.5m sp	Sandy/gravel	
Hypocalymma angustifolium		1m ht x 1.5m sp	Sandy/gravel	
Kennedia coccinea	Running Postman	2-3m spread	Sandy/gravel	
Kunzea recurva			Sandy/gravel	
Lomandra longifolia	Matt Rush	1m ht x 1m sp	Sandy/gravel	
Thryptomene saxicola	Rock thryptomene	1m ht x 1.5m sp	Sandy/gravel	
Westringea fruticosa 'Edna Walling'	Native Rosemary	1.5m ht x 1.5m sp	Sandy/gravel	Suitable for hedging
Westringea fruticosa 'Edna Walling'	Native Rosemary	1.5m ht x 1.5m sp	Sandy/gravel	Suitable for hedging

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

AVON INDUSTRIAL PARK - DESIGN REQUIREMENTS AND GUIDELINES

APPENDIX 3

Materials, Finishes and Colour

GUIDING PRINCIPLES

Proposals which exhibit broad facades of a uniform finish will not be acceptable. The aim should be to divide up the facades into contrasting smaller areas by introducing colours, materials and forms.

Simple building structures need not be bland and unattractive; consideration should be given to 'breaking up' the façade to create interest:

- Use of different materials such as concrete panels, profiled metal cladding, fibre cement cladding, face brickwork, stone panels separately or in combination.
- Use of the above differing materials to express changes in the form of the building.
- Feature elements such as the louvre vents and screens, exposed steel columns and bracing, careful placement of roller shutters, to achieve good design.
- Use of vertical, horizontal and/or angled grids to break up unrelieved wall surfaces. These could be expressed feature joints in pre-cast concrete panels, fibre cement panel joints, brick banding or rendered panels.
- Division of the façade into top, middle and bottom elements using differing materials, grading of colours, horizontal lines such as dado line or parapet cappings.
- Projecting features such as canopies, sun shading, overhanging roof etc. to create shadows on the facades.

Where a single development comprises multiple units occupied by multiples independent tenancies, the use of colours, finishes and materials for each unit should be complimentary, whilst allowing each tenancy to be easily distinguishable and identifiable.

Building colours should generally be sympathetic and complementary with the natural environment and site landscaping. Refer to figure 20 for built form colour schedule.



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ENVIRONMENTAL DESIGN STATEMENTS AND GUIDANCE

Sample colours are indicated below.

FIGURE 19

Built form colour schedule



Muted Colours



Highlight Colours

- Large areas of one material should be treated with muted colours and tones avoiding strong hues. Large expanses of zincalume metal finished cladding will not be accepted.
- Small and important building elements such as a feature wall, canopies, steel bracing and columns, sunscreens, ventilation louvres etc should be treated with strong highlight colours to provide visual interest and relief on the building facades.

FIGURE 20

Appropriate built form



- Variety of building forms, materials and colours.
- Expression of the office and factory / industrial unit as separate built forms.

SHIRE OF NORTHAM

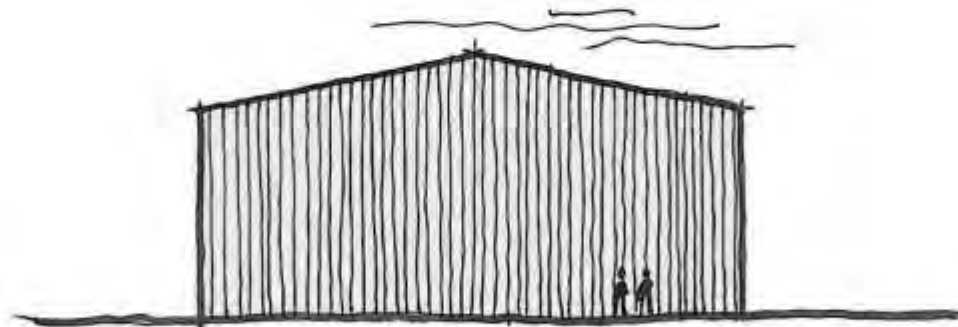
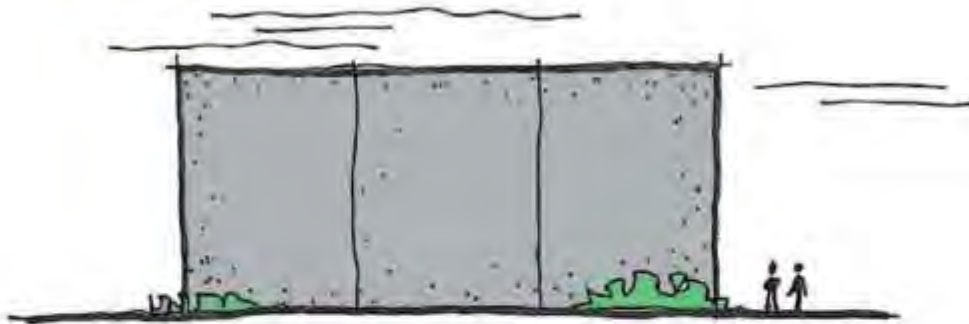
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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

LOCAL INDUSTRIAL PARK DESIGN REQUIREMENTS AND GUIDANCE

FIGURE 21

Inappropriate built form



- No variety in the forms, materials and colours.
- Large expanse of one material on one plane is unacceptable.

SHIRE OF NORTHAM
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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Agenda Item 10 - Council Meeting Minutes

APPENDIX 4

LandCorp

Avon Industrial Park - Stage 2
Drainage Management Plan

November 2007

(condensed version)

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

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1. Introduction	1
2. Existing Drainage	2
3. Objectives	3
4. Drainage Concept	4
5. Implementation and Responsibility	6

Appendices

- A Live Storage Calculations

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Environmental & Planning Department



1. Introduction

The Avon Industrial Park (A.I.P.) is approximately 18km east of Northam.

The land has been zoned Industrial under the Shire of Northam Town Planning Scheme No. 3.

Stage 1 of the development was completed in the year 2000 creating 7 industrial lots.

This report outlines the treatment of stormwater runoff from the proposed 17 lots within Stage 2 of the Avon Industrial Park.

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Avon Industrial Park - Stage 2 Drainage Management Plan



2. Existing Drainage

Stage 2 consists of 17 industrial lots ranging in size from approximately 0.5 Ha to 12.5 Ha (as shown on Figure 1). The existing topography of the site separates Stage 2 into 4 drainage catchments that discharge to the north, west and south of the site.

Soil types are both sandy and clayey, with varying amounts of gravel and silt whilst the site is generally underlain by laterite and granitic rock.

The topography is undulating with site levels varying from approx. RL230 AHD to RL265 AHD.

The main northern catchment flows down an existing gully in the centre of the site and discharges into a creek approximately 40m past the rear boundary of Lot 14. A smaller northern catchment flows into the creek alongside the culvert on Leeming Road in Stage 1. The western catchment flows along the future proposed alignment of Leeming Road and into an existing gully. The southern catchment flows over a broad area and continues south into the existing valley in the adjacent lot.

Estimated predevelopment coefficients of runoff are in the order of 70% for the 50 year and 50% for the 20 year recurrence interval storms respectively.

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Environmental Audit - Planning and Development



3. Objectives

This report outlines the methods and standards proposed to manage:

- Runoff quality
- Scour
- Runoff quantity

Specific issues and requirements associated with lot drainage are identified/specified within this report. It is envisaged the Shire of Northam will enforce the specified requirements through the Development Application process.

This report identifies drainage requirements for each lot in terms of 'on site' storage, controlled (or compensated) outflows and cut off drains to contain runoff.

Drainage within the road reserve has been addressed in the construction documentation submitted for approval by the Shire of Northam as part of LandCorp's obligations to service Stage 2 of the Avon Industrial Park. This includes sizing drains and culverts to accommodate the design flows noted in this report.

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Avon Industrial Park - Stage 2 Drainage Management Plan



4. Drainage Concept

In simple terms the drainage concept comprises the following components:

- ▶ The Landowner shall construct "cut off" drains/kerbing/pipe work to contain all stormwater runoff from the Lot to each individual site. Landowners shall not discharge stormwater runoff nor allow stormwater runoff to flow onto adjacent property unless a designated drain reserve or drainage easement has been created for the purpose of providing a drainage outlet.
- ▶ All runoff from a lot shall be directed to a private drainage detention basin located within the Lot (indicative locations shown in Figure 1). The detention basins are intended to retain runoff to enable gross sediments to settle and to reduce the peak flow leaving each Lot. The detention basin shall include outlet pipework designed to restrict the outflow from the basin into the road reserve or drainage easement/reserve, hence reducing scour to the outlet flow path. The outlet pipework shall also include a "baffle" designed to reduce the outflow of floating debris and pollutants from the detention basin.
- ▶ Permissible drainage outflow from each individual Lot is specified in table 1 below. Outflows have been determined as 50% of the estimated predevelopment flow from the entire catchment proportioned for the post development individual Lot area. The outflow will be through pipework that will connect into a bubble up pit at drain invert where it will discharge into the spoon and v-drains in the road reserve.
- ▶ Each detention basin shall include a minimum of "dead" storage (ie storage in detention basin below outlet pipe invert level) of 20m³ per Gross Ha, with the depth of "dead" storage not exceeding 300mm. This storage corresponds to the average 1 day rainfall during the "winter" months of June, July and August, based on a total average "winter" rainfall of 230mm and a post development coefficient of runoff of 80%.
- ▶ In addition each basin shall include "live storage" above the invert of the outlet pipe to compensate the 20 year peak design flow. The total basin volume shall be the sum of the dead and live storage volumes. Indicative basin locations and outlet drainage concepts are provided in Figures 1 and 2 respectively. Table 1 shows the indicative detention basin volumes required for each Lot.
- ▶ Lot owners shall be responsible to construct the lot drainage detention basins and outlet pipework and where applicable all other necessary drainage works as specified by the Local Authority. In addition, Lot drainage detention basins shall be maintained by the lot owner to ensure volumetric requirements are provided at all times.
- ▶ Wetland plantings should be encouraged within the lot drainage basins to improve water quality and aesthetics.
- ▶ The basins shall be designed so that outflows from larger storms (greater than 20 year storm event) can enter the outlet drainage system without damage to the basin.

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Avon Industrial Park - Stage 2



or the outlet drainage system. This may typically take the form of a weir or bypass on the detention basin.

Minimum requirements for lot detention basins to each Lot within Stage 2 of the Avon Industrial Park (based on the lot being fully developed) are summarised below:

Table 1

Lot No.	Gross Area HA	Dead Storage m ³	Live Storage m ³	20 YR Outlet Flow (l/s)	Basin Area ¹ at TWL (m ²)
14	0.560	11	75	14	156
15	2.208	44	300	57	529
16	3.289	66	447	66	762
17	2.273	45	309	59	543
18	2.248	45	306	58	539
19	2.255	45	307	59	540
20	2.186	44	297	57	525
21	3.187	64	433	63	740
22	2.779	56	378	72	654
23	2.703	54	368	70	637
24	2.666	54	365	70	637
25	4.232	85	576	110	967
26	4.649	97	659	126	1,093
27	11.064	222	1,607	266	2,364
28	4.205	84	572	109	991
29	3.928	79	534	102	890

¹ Basin size is indicative only for a depth of 0.8 m and 1 in 3 side slopes to contain stormwater generated during a 1 in 20 year ARI storm event and will vary depending on actual depth and side slopes adopted.

The outlet flow from each individual lot drainage sump shall be restricted via hydraulic design of the pipework to the flow nominated in Table 1.

The outlet drainage shall be a syphon type as indicated in Figure 2. The syphon is preferred since outlet velocities are reduced and the drainage crossing in the verge can be constructed to avoid clashes with existing services.

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5. Implementation and Responsibility

This management plan outlines a number of issues that shall be implemented to ensure that the objectives of water sensitive drainage design are met.

As the land is to transfer to private ownership it is important that the measures described in this management plan are implemented.

The following implementation methodology is proposed:

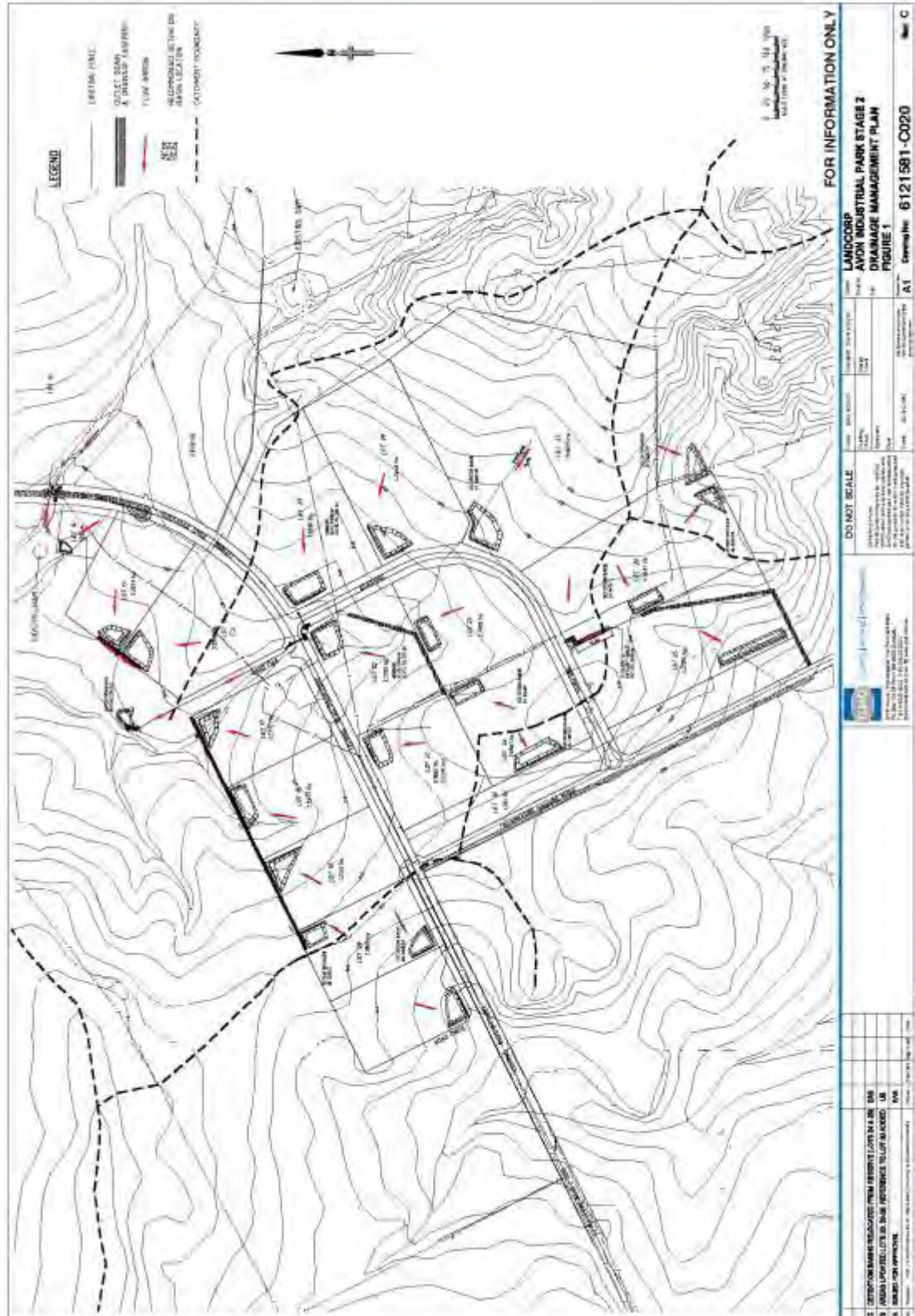
- ▶ It will be the responsibility of the Shire of Northam to ensure that the individual development applications for each lot are assessed to ensure that on site drainage controls are consistent with the measures outlined in this Management Plan.
- ▶ It will be responsibility of individual lot owners to submit details and where necessary supporting engineering calculations with each Development Application.

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AVON INDUSTRIAL PARK - DRAINAGE MANAGEMENT

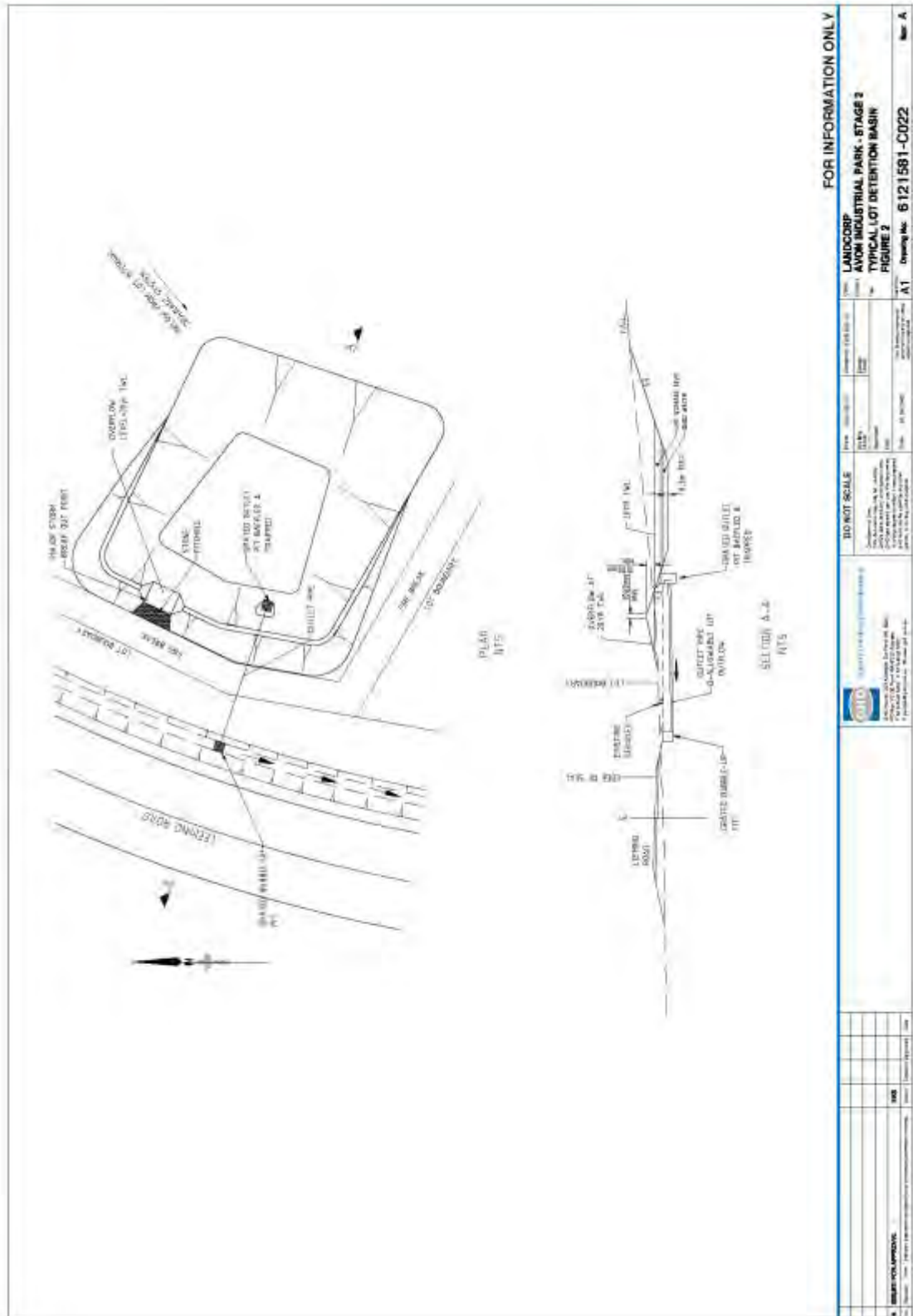


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AVON INDUSTRIAL PARK - STAGE 2



SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

4000 INDUSTRIAL PARK - SHIRE OF NORTHAM AND GHD



GHD Pty Ltd ABN 36 008 488 373

GHD House, 239 Adelaide Tce. Perth, WA 6004

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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
1	R Howe	R KRAUS	R KRAUS	R KRAUS	R KRAUS	5/12/08

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

AVON INDUSTRIAL PARK DESIGN REQUIREMENTS AND GUIDELINES

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

THE IMPORTANCE OF SUSTAINABILITY

A sustainable approach to our use of land will strongly shape the future of society. To meet the needs of both current and future generations, we must consider all the effects of our actions: environmental protection, social advancement and economic prosperity.

We apply the principles and practices of sustainable development all across Western Australia, learning more and improving results with each project. We're committed to minimising our ecological impact and enhancing the community's quality of life.

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Avon Community Development Foundation
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SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

**APPENDIX 6 - INITIATION OF SCHEME AMENDMENT NO 2 TO LOCAL PLANNING
SCHEME NO 6 – REZONING LOCATION: LOT 402 EAST STREET,
NORTHAM FROM “RESERVE – PARK AND RECREATION” TO A
“RESIDENTIAL R20” ZONING**

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO. 6

AMENDMENT NO. 2

SCHEME AMENDMENT REPORT

JANUARY 2015



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carly@engageurbanplanning.com.au

SHIRE OF NORTHAM

AGENDA

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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|--|---|
| 1. Local Authority: | Shire of Northam |
| 2. Description of Local Planning Scheme: | Local Planning Scheme No. 6 |
| 3. Type of Scheme: | Local |
| 4. Serial Number of Amendment: | 2 |
| 5. Proposal: | <i>To remove the reservation of Lot 402 Frankish Road, Northam, under Local Planning Scheme No. 6 and zone the property 'Residential R20'</i> |

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO. 1

AMENDMENT NO. 2

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005* (as amended) amend the above Local Planning Scheme by:

1. Amend the Scheme Map to apply a zoning of "Residential R20" to Lot 402 Frankish Road, Northam, as depicted on the figure below:



Dated this day of 2015

.....
CHIEF EXECUTIVE OFFICER

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SCHEME AMENDMENT REPORT

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1.0 Purpose of Scheme Amendment

The purpose of the Scheme Amendment is to remove the reservation of Lot 402 Frankish Road, Northam, under Local Planning Scheme No. 6 and zone the property 'Residential R20'.



Figure 1a: Current 'Reserve'



Figure 1b: Proposed 'Residential R20' Zoning

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2.0 Background

Lot 402 Frankish Road, Northam, is currently a local reserve under the Shire of Northam Local Planning Scheme No. 6. The Shire intends to dispose of the land, however, prior to doing so, it wishes to zone the land to a zoning that would allow for future development. The land is located in close proximity to several local reserves and low-density residential development, and removal of the Reserve would not compromise opportunities for recreation and/or conservation. Rezoning of Lot 402 to permit low-density residential development will contribute to housing growth in the town of Northam without placing a burden on local infrastructure and services.

3.0 Site Context

3.1 Land Tenure

Lot 402 Frankish Road, Northam, is known as Lot 402 on Plan 13407. The land is owned by the Shire of Northam. The Certificate of Title is provided in Appendix 1 to this report.

3.2 Existing and Surrounding Land Uses

Lot 402 Frankish Road is currently vacant and has been functioning as a local reserve for drainage and passive recreation purposes. An unconstructed drainage channel runs through the western portion of the lot.



Figure 2: Street View of Lot 402 Frankish Road, Northam, from East Street

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Development immediately surrounding the land is of a low-density, semi-rural residential character. The zoning of these properties ranges from R2.5 to R20, although development to the maximum density has not occurred. Low-density suburban residential development (zoned R30 but not developed to maximum density) lies approximately 400m west of the site, merging into the Northam town centre approximately 1.5km to the west of the site. Many of the properties in the area are being used for keeping horses or similar 'hobby' scale rural uses. A light industrial area sits 400m to the north of the site and current uses include fabrication, automotive repair and panel-beating, building/construction, refrigeration, equipment hire and hardware retail.

Lot 402 is located in close proximity to a number of local reserves, the closest being 150m to the south. The Henry Street Oval and associated recreation facilities are located approximately 800m north-west of the site.

A Location Plan is provided in Appendix 2 to this report.

3.3 Site Characteristics

Lot 402 Frankish Road is 1.42 hectares in area and of an irregular shape. It has 260m frontage to Frankish Road and approximately 23m frontage to East Street.

There is an unconstructed drainage channel running north to south across the site and connecting to a culvert from the Frankish Road frontage. When the property is sold, the Shire of Northam will require that an easement be created to protect the drainage channel. The easement will affect 1,505m² of the site and an indicative plan is provided in Appendix 3.



Figure 3: Drainage Channel Traversing Lot 402 and Culvert at Frankish Road

Lot 402 Frankish Street is mostly cleared of vegetation with some sparse native trees and shrubs remaining, mostly within the verge. The site is predominantly grassed and photographs taken during winter indicate that several annual weed species are present. The site has a mild to moderate fall from the north-east to south-west toward East Street. The site is not affected by the floodplain and associated Special Control Area surrounding the Avon River.

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Figure 4: View Toward East Street Demonstrating Site Fall

Above-ground power lines are located in the verge to both street frontages. A sealed pedestrian footpath runs along the East Street frontage. An open channel drain runs parallel to Frankish Road and is in poor condition along the frontage to Lot 402.

4.0 Planning Framework

4.1 State Planning Policies

4.1.1 SPP2.4 Basic Raw Materials

The subject land is located within the Northam townsite and is not within 1km of an identified extraction area.

4.1.2 SPP2.9 Water Resources

The SPP2.9 refers to the principles of the total water management cycle. Specific guidance for this is provided in publications from the Department of Water on urban water management. In accordance with Department of Water guidelines, a Local Water Management Strategy is not required to accompany the Scheme Amendment for infill development of this scale. Preliminary discussions with Department of Water indicate that it is preferable for the drainage channel to be located within a reserve and a stormwater management plan will be required, however, these are issues to be addressed at the subdivision design stage.

4.1.3 SPP4.1 State Industrial Buffer (Amended) (Draft)

The principles of the State Industrial Buffer policy are intended to prevent land use conflict between industrial uses and sensitive land uses such as residential development. It is important

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that any new residential infill area located in proximity to an industrial area will not prejudice the ongoing operation and growth of the existing industries. The subject land is located approximately 400m south from an existing industrial development. However, uses activities within this development are generally 'light' in nature and generic separation distances provided in the EPA's Guidance for the Assessment Environmental Factors No. 3 Separation Distances Between Industrial and Sensitive Land Uses are between 100 and 300m. One exception is metal fabrication, for which the EPA recommends a minimum separation of 500m. However, the existing metal fabrication businesses are located within the centre of the industrial area where this minimum would be achieved. The Shire has received no complaints to suggest that noise emissions from the industrial area are having a negative impact on the existing residential land surrounding Lot 402.

4.1.4 SPP3.7 Planning for Bushfire Management (Draft)

The subject land is not located in close proximity to significant vegetation areas and is unlikely to be assessed as being located in a high risk area. The site is within the Northam townsite limits and fire management principles can be examined in depth at the subdivision and construction stages.

4.2 Development Control Policies

4.2.1 DCP 2.2 Residential Subdivision

DCP2.2 provides a number policy measures relating to the subdivision of residential land. The majority of these are most appropriately addressed through the detailed subdivision process. However, requirements in relation to sewer connection are relevant at this stage in assessing the capability of the land for residential development. The land is not currently connected to the town sewer system. The DCP2.2 flags that residential subdivision should have regard to the draft Country Towns Sewerage – Subdivision Policy 2002. It should be noted that the Department of Health released a draft Government Sewerage Policy 2011 to replace the earlier policy. The 2011 policy generally recommends minimum lot sizes of 1,000m² to 2,000m² for residential subdivisions not connected to sewer. While these lot sizes are far greater than the minimum lot size permitted under the proposed zoning, they are achievable on the subject land. Alternatively, the Shire or developer may extend the town sewer system in the future allowing for more intense development. These are matters to be resolved in detail at the subdivision stage, and it is sufficient at this point to note that sewer connection will impact the design of future subdivision but not conflict with the proposed zoning.

4.3 Liveable Neighbourhoods

Liveable Neighbourhoods provides guidance for the design of communities within Western Australia and is the preeminent tool for residential planning in the state. The principles of the document are most applicable to the subdivision design process, however, it is appropriate to consider provisions in relation to public open space at this stage due to the effective 'loss' of the existing reserve. Liveable Neighbourhoods requires 'Neighbourhood Parks' upwards of 3,000m² to be provided within 400m of all dwellings. The existing reserve most appropriately fits in this category by virtue of its size and location, although it has not been developed to function as a

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Neighbourhood Park. When considered within its context, however, the 'loss' of Lot 402 as public open space does not undermine the overarching principles contained within Liveable Neighbourhoods. This issue is discussed at length in Section 6 of this report.

4.4 Avon Arc Sub Regional Strategy (2001)

The Avon Arc Sub Regional Strategy identifies Northam as the Regional Service Centre for the Avon region. A key strategy for settlement in the region is the consolidation of existing urban centres, including the town of Northam. The subject land falls within the "urban settlement" area of the Strategy's Land Use Plan. Rezoning of the Reserve to allow for further residential development is consistent with the principles of consolidation and growth contained within the Strategy.

4.5 Northam Regional Centre Growth Plan (2012)

The Northam Regional Centre Growth Plan provides strategies for the growth of the Shire within the context of the 'SuperTowns' framework. The subject land is located within the 'Woodley' precinct, which is identified for "residential expansion".

The Plan notes several issues relating to infrastructure, in particular, a lack of data and need for upgrading of the local drainage network. It is possible that the drainage channel running through the subject land is impacted by this issue. However, any necessary upgrades can be addressed at the subdivision stage and through a stormwater management plan.

4.6 Northam Land Release Plan (2002)

The Northam Land Release Plan is associated with the Country Land Development Program. It is a tool to guide the short-term management and release of land within the Northam area to ensure land supply is adequate and economically sustainable.

The Dwelling Potential analysis within the plan identifies the subject land as "Greenfield with 6-20 Dwelling Potential". On the basis of a simple lot yield calculation, the proposed R20 zoning would allow for development of 32 lots. In practicality, this is not achievable due to the need to protect the existing drainage channel and provide access to the interior of the site. A lot yield closer to 20 lots is a more realistic outcome and would be consistent with the potential identified in the Northam Land Release Plan.

The site is not then subsequently assessed in detail as part of the Land Release and Investigation Area analysis, however, this should not be taken to mean that development of the site is unacceptable. Firstly, the acknowledgement of the land as having development potential rather than remaining reserved implies that residential infill can be appropriate. Secondly, the site is small and discrete and development will not require the layers of detailed planning typically necessary for large development investigation areas. Thirdly, the lifespan of the Plan is stated as five years, and any application must acknowledge the present context of the subject land. Finally, the principles of the Plan focus on infill development within the townsite and

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

accommodating anticipated growth. The rezoning of Lot 402 for low-density residential purposes is consistent with these principles and not explicitly in conflict with any specific designation assigned in the Plan.

4.7 Shire of Northam Local Planning Strategy (2013)

The Shire of Northam Local Planning Strategy lays out the long-term strategic vision for development and growth in the local government area. The objective for housing is as follows:

To ensure a sufficient supply of suitably zoned and serviced residential land in established settlements to accommodate future housing growth and to provide for housing choice and variety in neighbourhoods with a community identity and high levels of affordability, accessibility, safety, sustainability and visual amenity.

The Strategy stresses the need to consolidate existing residential areas and curtail 'sprawl'. Lot 402 is located within the Northam townsite and is surrounded by residential land zoned for low-density suburban development. The rezoning of this land for infill residential development is consistent with the overarching housing principles in the Local Plan Strategy.

It is noted that the settlement objectives for the plan include delaying rezoning or urban expansion areas in the short to medium term. The subject land is not considered to be an 'urban expansion' area in the strict sense; it is a unique case. It is surrounded by land that has already been zoned for infill development, and applying a similar zoning to Lot 402 will ensure consistency with surrounding development and a gradual transition from more-dense to less-dense development on the townsite edge.

5.0 Development Proposal

5.1 Proposed Development

The Shire of Northam does not have a development proposal for Lot 402 at this stage. It is not the Shire's intention to develop the land itself, but rather to dispose of the land to a third party. Any subdivision or development plans by the prospective purchaser will by necessity occur through a detailed design process and in cooperation with various referral authorities. At this stage, it is suffice to consider that the land be developed for residential purposes to a maximum density of R20.

5.2 Servicing

The subject land is located within the Northam townsite and has access to scheme water and power. It is acknowledged that no sewer connection is available at this stage. This issue can be resolved at the subdivision stage, either through subdivision design appropriate to non-sewered lots or through arrangements to upgrade and extend the town sewer network.

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5.3 *Environmental Considerations*

The land has been predominantly cleared and remaining vegetation does not provide significant habitat.

GIS datasets available through State Government agencies indicate that the site is not burdened by high acid sulphate soils risk, wetlands or water bodies, contaminated site status, 'Bush Forever' areas or other environmental features that might impact development potential.

The predominant use of the land under the proposed zoning is residential and activities that might generate noise, dust, waste or use of hazardous materials are not generally permitted within residential developments. Any future proposal for non-residential land uses that might have an impact on the local environment would be assessed having regard for the residential zone objectives and land use classifications under the Local Planning Scheme.

The site is located within the Northam townsite and is not at high-risk for bushfires. General fire management strategies would be required at the development stage through compliance with the Building Code of Australia and relevant legislation.

5.4 *Heritage Considerations*

The subject site is not included on the State Heritage List or Shire of Northam's Municipal Heritage Inventory, nor is it impacted by a Registered Aboriginal Heritage Site.

5.5 *Amenity Considerations*

The surrounding land is zoned for residential infill development at a range of densities. The proposed R20 development is consistent with the overall zoning pattern and contributes to a gradual increase in density approaching the edge of the townsite.

It is acknowledged that the immediate surrounds are not currently developed to the maximum density permitted under the zoning. Notably, a number of properties are currently being used for the keeping of horses in addition to residential purposes. In the short term, there is potential for minor conflict between housing of a suburban nature and housing of a rural-residential nature, particularly in relation to animals and rural fencing. This is not because the proposed rezoning is incompatible with its setting or the local planning framework; rather conflict may arise during a period of transition as the various landowners develop at different timeframes. Strategies to enhance amenity should be considered at the subdivision and detailed design stage.

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6.0 Rationale for Proposed 'Residential R20' Zoning

6.1 Consistency with Planning Framework

Strategic planning tools for the region consistently reference consolidation of the Northam townsite and promotion of residential infill development. The proposed rezoning will facilitate residential development at a suburban scale within the townsite limits. The site is well located for infill development as it is surrounded by land zoned for suburban development and close to the town centre. Although servicing of the site and possible upgrades to the drainage channel will need to be addressed at subdivision stage, these matters are resolvable. The location of the land within an area identified for infill development and the townsite limits indicates that servicing and upgrades will be inevitable over the medium-term; rather it is the timing and detailed planning of these that must occur prior to development.

The other matter that must be considered is the 'loss' of Lot 402 as public open space and consistency of this outcome with Liveable Neighbourhoods principles. As stated previously, Lot 402 is considered to be most appropriately considered at the scale of a 'Neighbourhood Park' despite not having been fully developed for this purpose. Neighbourhood Parks are to be provided within 400m of each dwelling. The Northam Regional Centre Growth Plan includes a public open space analysis mapping the 400m catchment of parks in the local area that is useful at this point:



Figure 5: Excerpt from Northam Regional Centre Growth Plan Open Space and Recreation Analysis

There are two conclusions that can be drawn from the Northam Regional Centre Growth Plan. Firstly, Lot 402 has not been identified for upgrading to a functional Neighbourhood Park and therefore does not perform a vital role in the Shire's public open space strategy. Secondly, the 'loss' of the reserve for recreation purposes has minimal impact on the 400m catchment analysis. The 'gap' that can be identified to the north of Lot 402 and immediately south of

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Yilgarn Avenue is the existing industrial area and application of the Liveable Neighbourhoods principles is not appropriate here.

It should also be noted that Liveable Neighbourhoods provides that 'Local Parks' of up to 3,000m² should be provided within 150 to 300 metres of all dwellings. Subdivision of Lot 402 to its maximum yield under the proposed density will necessitate provision of public open space. The detailed design and location of a Local Park can be addressed at this stage, however, provision of the Local Park will aid in negating the 'loss' of the current reserve on the immediate area.

The proposed rezoning of Lot 402 to Residential R20 is consistent with the local planning framework objectives in relation to residential infill without jeopardising policy principles for provision of reserves. The proposed density is compatible with its setting and aids the transition from R30 zoning to the west through to R2.5 zoning to the east.

7.0 Conclusion

The proposed rezoning will remove the reservation of Lot 402 Frankish Road, Northam under Shire of Northam Local Planning Scheme 6 and assign a zoning of 'Residential R20'. The rezoning will allow for the Shire of Northam to dispose of the land and create an opportunity for residential infill development in the town. The proposed zoning is consistent with the surrounding land uses and zonings and the future vision for townsite development.

The proposed rezoning is consistent with the following principles identified in key strategic planning tools for the region:

- Encourages consolidation of existing residential areas within the Northam townsite;
- Provides new and diverse housing opportunities;
- Does not conflict with surrounding land uses or the nearby industrial precinct; and
- Does not undermine Liveable Neighbourhoods principles in relation to provision of public open space through 'loss' of the existing reserve.

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APPENDIX 1: CERTIFICATE OF TITLE

295V
Perth Batch
M698558

WESTERN AUSTRALIA

REGISTERED PLAN
402/P13407

DEUTERION 1	DATE DUPLICATE ISSUED 12/8/2014
-----------------------	---

VOLUME **2831** FOLIO **964**

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

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


REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 402 ON PLAN 13407

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SHIRE OF NORTHAM OF POST OFFICE BOX 613, NORTHAM
(TF M698558) REGISTERED 8 JULY 2014

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

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND:	P13407.
PREVIOUS TITLE:	LR3152-6.
PROPERTY STREET ADDRESS:	77 EAST ST, NORTHAM.
LOCAL GOVERNMENT AREA:	SHIRE OF NORTHAM.

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APPENDIX 2: LOCATION PLAN



APPENDIX 3: PROPOSED DRAINAGE EASEMENT

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PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO. 6

AMENDMENT NO. 2

The Shire of Northam Council under and by virtue of the powers conferred upon it by the *Planning and Development Act 2005* (as amended), hereby amends the above local planning scheme by:

1. Amending the Scheme Map to apply a zoning of "Residential R20" to Lot 402 Frankish Road, Northam.

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

ADOPTION

ADOPTED by Resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the day of 2015.

.....
PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

SHIRE OF NORTHAM
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FINAL APPROVAL

ADOPTED for final approval by resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the day of 2015 and pursuant to that Resolution the Seal of the Shire of Northam was hereunto affixed in the presence of:

.....
PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

RECOMMENDED / SUBMITTED FOR FINAL APPROVAL

.....
DELEGATED UNDER s.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE:

FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE:

SHIRE OF NORTHAM

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APPENDIX 2: LOCATION PLAN



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APPENDIX 7 - LOT 93 SPENCERS BROOK ROAD, NORTHAM - JTB QUARRY



**JTB
QUARRY**

Application for planning approval
of
Quarry Rehabilitation
Spencers Brook Rd

Submission: 15/12/2014

SHIRE OF NORTHAM
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Yarnell Civil & Mining – Shire of Northam Planning Approval
Quarry Rehabilitation

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Proposal

As part of the Yarnell Civil & Mining commitment to the rehabilitation of the Spencers Brook Rd quarry, the now excess material stockpiled onsite (see Figure 1) needs to be processed to suitable saleable products to meet current product requirements in the civil industry and by way a means for removing all product from site. After processing and removal of product, the site can be fully rehabilitated and returned to the original land owner for their utilisation.

Please note that to perform these works:

- No blasting is required.
- No further buildings or structures are required.



Figure 1: Overview of Site

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Background

Lot 93 Spencers Brook Road was a pre-existing granite quarry used into the late 1990's by a separate entity. Yarnell Civil & Mining took over possession of the site under the registered name of JTB Quarry in 2007. The quarry while not having been rehabilitated by the previous operator was re-opened and granite rock armour extracted via blasting between 2008 and 2010. These products were utilised for large rock armour seawall, groyne and drainage construction projects along the Western Australian coast and river systems.

JTB Quarry still has in place their extractive industry licence for the site but no form of blasting has been undertaken since 2010 (Note: No further blasting is expected now or in the foreseeable future) as stock is now "on the floor" (as seen in Figure 1).

Site Rehabilitation Goals

Yarnell Civil & Mining aim to clear the entire site of current extracted granite rock and rehabilitate the site to:

- Improve the visual impact of the site from Spencers Brook rd.
- Processing and removal of all product onsite in 2 phases.
 - o Phase 1 has a focus towards:
 - The planting of vegetation on site
 - Rehabilitation by processing (crushing) of rock on the site in the following sections:
 - Armour rock stored on the back half of the site
 - Overburden stockpile (aka "the hill") at the front of site
 - Reshaping of quarry benches
 - o Phase 2 will have a focus towards:
 - Management of revegetation growth and grasslands
 - Rehabilitation of the front half of the job site as this armour rock is currently on hold for a client
 - o Phase 3
 - Demobilisation of plant (vehicles and equipment) and facilities
 - Site handover to the landowner
 - Close out of permits, licences, etc
- Leave a useful landscape for the land owners designated use of placing grazing cattle on.

Site Rehabilitation Completion Timeframe

Yarnell Civil & Mining's entire site rehabilitation plan of Lot 93 Spencers Brook Rd has been provided in its entirety; please refer to the supporting document "Rehabilitation Project Timeline".

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Site Rehabilitation Phase 1

The primary focus of phase 1 of the site restoration is the reduction to the immediate visual impact from Spencers Brook Rd. To do this the initial focus will be the processing via crushing of “the hill” from the front of the site and the planting of vegetation along the front fence line.

Product to be processed – Phase 1 Zone

Phase 1 Rock Armour stockpiles (rock sizes generally 1t and over) at the rear of the site requires processing to allow space for stockpiling of crushed materials for cleaning and removal of product from site.

The overburden stockpile (aka The Hill) is a large and visible stockpile from Spencers Brook Rd containing relatively small rocks (under 1t) which had been previously not required for past client supply requirements. (See appendix A for reference locations)

To rehabilitate the site, Yarnell Civil & Mining wish to reduce the visual impact of this on the landscape by removal of the rock across the site and returning where possible the natural profile to the land. But to do so it needs to be processed via crushing to be turned into a saleable product usable for the civil construction industry in products such as road base, filter rock, concrete, etc.

Rock from both the overburden and rear armour stockpiles will be loaded into a dump-truck, carted to the crusher at the rear of site for processing and stockpiled in the “stockpile zone” for later cartage and removal from site.

Bench Reshaping Zone

Within the “Benches reshaping” zone once completion of the rock on the floor has been removed and processed, all vertical benches in the quarry will be reshaped where practical to a walkable angle to provide a safe and accessible landscape.

Zone Restoration

As part of the Yarnell Civil & Mining site rehabilitation goals for the site, after processing and removal of rock stockpiles, the areas where rock had been stockpiled will be scarified to bring the top soil to ground level to assist re-growth of natural grasslands and minimize water erosion and run off, restoring the natural state of the site for the landowner.

For “proposed revegetation” zones, plant seedlings will be brought in and planted to improve the visual impact of the property to road users by providing a natural screen to the site as well as building a habitat and shelter for local wildlife.

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Timeframes

Yarnell Civil & Mining's site rehabilitation of Spencers Brook Rd quarry covers the following items and timeframes for completion of Phase 1.

Please reference Appendix A – Site plan for quarry rehabilitation stages

Stages	Timeframe
Processing by crushing of armour rock from the 2 x "Phase 1" zones and "Bench Reshaping" zone	6 months
Removal of processed rock from site	12 months
Scarify land for restoration of grasslands	1 month
Planting and growth development of 4000m ² of vegetation for habitat and natural screening	12 months
Bench reshaping	3 months

Site Rehabilitation Phase 2

The primary focus of phase 2 of the site restoration is the removal of the rock at the front of site. This rock is currently reserved for a client and cannot be touched until required by the client.

Once client approval has been given it will be carted from site. At the time of this application we do not believe any crushing of this product will be required, but this is subject to change.

Zone Restoration

As part of the Yarnell Civil & Mining site rehabilitation goals for the site, after processing and removal of rock stockpiles, the areas where rock had been stockpiled will be scarified to bring the top soil to ground level to assist re-growth of natural grasslands and minimize water erosion and run off, restoring the natural state of the site for the landowner.

For "proposed revegetation" zones, these will have been planted during phase 1.

Processing Methodology and Placement

All current stockpiled material within the region of "Product to be Processed - Phase 1" lay down areas (see Appendix A) will have most of the rock processed via crushing and then carted off site for relevant civil construction projects.

Yarnell Civil & Mining will utilise a loader to move rock from stockpiles around site to the crusher for processing and propose for the installation of a crusher towards the back half of the quarry site (see figure 2 below) to reduce noise and impact to the community.

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Figure 2: Proposed crusher location shown in blue

The proposed location for the processing plant would be ~440m away from the Spencers Brook Rd frontage, and over the crest of the hill from the front of the site. This setback location over the crest (see figure 3) will provide a natural barrier to reduce noise as there is no direct line of sight for the sound to travel to the 2 closest residents homes, being within 1km of the site (880m and 990m). This will also mean that the processing plant will not be visible from the road verge providing no visual distraction to road users.

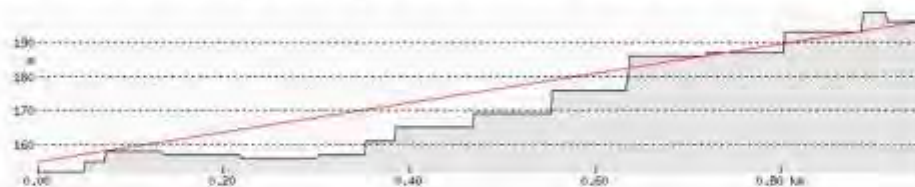


Figure 3: Line of sight from proposed crusher location to nearest home.

If necessary processing plant will be on tracks allowing it to be mobile and provide flexibility of optimising product processing and positioning for noise reduction.

Processing Equipment and Operations

Proposed crushing plant to be utilised for operations is a 50t jaw crusher with an expected maximum capacity of 1000t/d. It is expected that processing operations for phase 1 will proceed for 6 months.

Supporting Plant

Required plant onsite to support the crushing operations are as follows:

- 1 x Loader to load dump truck.

Submission: 15/12/14

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- 1 x Dump truck to move rock from stockpile to crusher
- 1 x excavator to feed crusher
- 1 x water-cart for dust and fire management
- 1 x support vehicle

Operating Hours for Machinery

As part of noise minimisation and in compliance with standard work practises, the operation of all machinery onsite will be restricted to the following work hours.

Monday – Friday	7am – 5pm
Saturday	8am – 5pm
Sunday	None

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Dust Suppression

Dust associated with these works are usually generated as a result of the disturbance of fine particles derived from soil, rock and the handling of bulk materials. Environmental effects are usually localised and depend on the size of the dust particles and the strength of distributing factors (like wind) and usually decrease rapidly with separation from the source. However, under adverse weather conditions, dust can travel considerable distances, potentially resulting in its deposition in otherwise remote locations.

Activities likely to be undertaken to generate dust:

- Light and heavy vehicle movements over unsealed surfaces.
- Crushing of rock

Dust will be controlled in number of ways:

- All appropriate guarding and skirting fitted to processing plant to minimise the initial release of dust particles.
- Where appropriate the use of crushed rock to make for access roads around the site.
- Vehicles sticking to nominated access paths.
- Water-cart monitoring onsite activities and wetting down roads as required.
- Wetting of rock as necessary while being processed.
- Communication and consultation with adjacent residents, including investigation, action, implementation and feedback of any dust related queries.

Fire Management

Australia has a very dry country side during summer and a small fire can quickly become very large.

Yarnell Civil & Mining will reduce fire risk by:

- Fire extinguishers fitted to all plant and machinery working onsite.
- Stop work during high risk fire ban days.
- Road / Fire break maintenance.

Fire and Dust Management Contact Details

Yarnell Pty Ltd point of contact for site operations will be as follows:

Site Representative	Wylie Woolcock	Ph 0417 184 410
Office Contact	Cyndie Woolcock	Ph 08 9279 0699

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Vibration Management

Vibration from plant processing is expected to be minimal as all processing plant is tracked and not of the large scale fixed plant variety.

Noise Management

Yarnell Civil & Mining take noise pollution very seriously and will control its outputs of noise wherever possible.

The main outputs of noise from the works will be from:

- machinery mobilising around site
- processing of rock

Primary sound receivers from the works will be:

- 2 residents within 1 km of the site
- Road users passing by the site along spencers brook rd.

Machinery

Machinery noise will be kept to a minimum through the use of:

- Regulated operating hours
- Tracked processing plant so that equipment can be finetuned to meet or exceed noise levels
- Machinery maintenance
- A community feedback process for nearby residents to allow for clear communications, investigation and resolution of relevant raised items.

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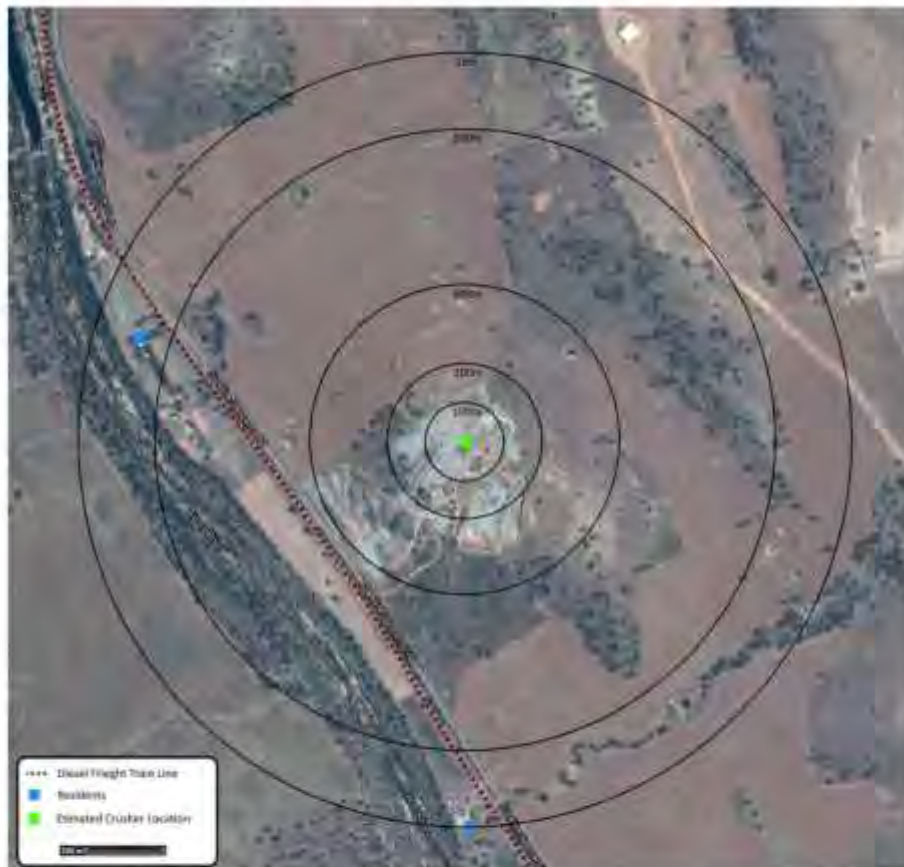
Rock Processing

The processing of rock is expected to bring minimal noise disruption to the community with the closest resident being an estimated 880m from the proposed crusher location. Although previously shown to not have a direct line of site from source to receiver (see Figure 3), in perfect conditions (a clear line of site from source to destination and no obstructions) the calculated noise level received at the nearest home is 38 decibels (db), which is softer than the typical noise of a quiet library.

If we were to stand outside of the closest home and took an ambient noise of 40db and combined the received works noise of 38db, we come to a combined value of 42.124db.

The works would be adding less than 3 db to the ambient noise at the closest resident.

See “Comparative examples of Noise Levels” table below for reference.



Overview of nearby community infrastructure and assets to proposed processing plant.

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Comparative Examples of Noise levels

Noise is a non-linear measurement, so while 0db to 10db is 10 times as loud, it will need to be 100 times as loud to reach 20db.

This is important when calculating an expected loudness increase at the receiver.

Reference Item	Noise Level (db)	Estimated Distance from Crusher
1m from Chainsaw	110	
Reverse Beeper	100	1m
Diesel Freight Train @ 15m	80	
Vacuum cleaner	70	
1m from Conversation	60-65	
Quiet suburb	50	
440m from crusher (Spencers Brook RD)	45	440m
Quiet Library	40	
880m from Crusher (Closest Home)	38	880m
Rustling Leaves	20	

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Proposed Truck Movements

Having crushed product onsite, will mean selling product direct from site, with clients coming to collect the product themselves via Spencers Brook rd.

Depending on availability of projects, trucking could consist of loads from 1 to 10 per day with an estimated average of 30 per week over the next 3months (Depending on market requirements).

All Heavy Vehicles entering and leaving from site will take the Main Roads approved route along Spencers Brook Road to Clackline to join onto Great Eastern Hwy (Highway 94), eliminating heavy vehicle movement from within the town of Northam. From here, all traffic will take the optimum legal route to the product delivery destination (depending on the client's projects requirements).



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Land Restoration and Management

As part of the site rehabilitation, Yarnell Civil & Mining has committed to land restoration and the planting of 4000m² of a variety of trees and bushes along the front of the site to create a natural screen from the road and to protect native fauna habitats.

While the quarry was under operation, limited tree and bushland had been removed. As production onsite has been closed for over 4 years native endemic vegetation has already begun to self seed.

Implementation plan

As part of the Yarnell Civil & Mining site rehabilitation goals for the site, after processing of rock has been completed from each zone (Phases 1 and 2), the areas where rock had been stockpiled will be scarified to remove pre-existing roads and rock debris over the surface and bring the natural top soil to ground level so that re-growth of natural grasslands can occur, minimize water erosion and run off, enabling the restoration of the natural state of the site for the landowner.

For zones marked as "Revegetation", native seedlings are to be planted and these are most successful after the first winter rains, therefore preparation of these zones is vital to guarantee success. Plants are intended to be ordered and planted by the Men of the Trees, a not-for-profit organisation.

About Men of the Trees (MOTT)

Men of the Trees in Western Australia is a not-for-profit, Incorporated Association, founded in 1979. Since that time it has planted more than 13 million seedlings to prevent the spread of deserts, erosion and salinity. They are respected nationally across many communities for promoting an awareness of the role of trees in the environment and thereby their contribution to the welfare of mankind.

Revegetation Planting Schedule

The following timeframes are required as part of this revegetation plan to allow for the propagation of seedlings and tube stock and to undertake the required site preparation works for the planting.

Yarnell has the following timeframes for ordering and planting after shire approval has been given.

Activity	Suggested Time
Order plants	November - December
Propagation of seedlings	Nov - Feb
Site preparation	March - April
Planting	May - July

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Revegetation Plant Species Selection

A range of native plant species are available from Men of the Trees for use across the nominated replanting areas and will be chosen and ordered once planning approval has been completed.

Site conditions for sections R2 and R3 have nearby powerlines so plants with maximum growth heights of 6m and under will be selected and approved by the Shire of Northam.

Below is a list of native plant species available from men of the trees for selection.

Genus	Species	Common Name	Height	Suggested Spacing (m)	m2	Front Verge Suitable
Acacia	acuminata	Jam	5	1.5	2.25	Yes
Acacia	microbotrya	Manna wattle	5	1.5	2.25	Yes
Acacia	saligna	Koojong	6	1.5	2.25	Yes
Allocasuarina	humilis	Dwarf Sheoak	2	1.5	2.25	Yes
Banksia	attenuata	Candle Banksia	8	2	4	
Callistemon	phoeniceus	Lesser Bottlebrush	4	2	4	
Calothamnus	quadrifidus	One-sided Bottlebrush	2	1.5	2.25	Yes
Casuarina	obesa	Salt Sheoak	10	3	9	
Eucalyptus	loxophleba	York Gum	15	3	9	
Eucalyptus	salmonophloia	Salmon Gum	30	3	9	
Eucalyptus	salubris	Gimlet	15	2	4	
Eucalyptus	wandoo	Wandoo	25	2	4	
Hakea	francisiana	Emu Tree	5	1.5	2.25	Yes
Hakea	petiolaris	Sea Urchin Hakea	5	1.5	2.25	Yes
Hakea	prostrata	Harsh Hakea	3	1.5	2.25	Yes
Melaleuca	huegelii	Chenille Honey Myrtle	5	1.5	2.25	Yes

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Revegetation Site preparation

In the areas to be revegetated (see Appendix A), Yarnell will undertake a range of site pre and post planting works,

Activity	Useful for
Weed Control	The control of weeds is essential to prevent weeds smothering revegetation and to assist with ongoing site management.
Ripping / Scarifying	Ripping prior to planting to encourage root penetration and allow stocks to establish.
Watering	Watering of seedlings during first summer of establishment.

Revegetation Planting

Supply and Planting for the revegetation works will be undertaken by the not-for-profit organisation, Men of the Trees. Spacing of plants will be done at time of plantation as per the suggested spacing's found in "Revegetation Plant Species Selection"

Yarnell will be targeting planting of vegetation in 4 areas around the site,

Revegetation Zone	Approximate Size (m ²)
R1	1375 (275 x 5)
R2	725 (145 x 5)
R3	950 (190 x 5)
R4	950 (190 x 5)

The revegetation plan covers 4000m² restoring vegetation onsite to a condition that exceeds the sites' original state. Please see Appendix A for revegetation locations.

Revegetation Management Techniques until established

Once an area is regenerating or has been replanted, some ongoing management will be required to ensure high survival rates.

Yarnell Civil & Mining intend to do this using a variety of methods including:

- No damage or removal of native vegetation that are under rehabilitation.
- Watering seedlings during dry periods (i.e. first summer) until established.
- Site fencing to be maintained.
- Removal of unwanted materials prior to planting.
- Revegetation areas (excluding areas of existing vegetation) to be ripped prior to planting
- Tree guards where appropriate to prevent grazing by feral animals.
- Replanting failed plants where appropriate.

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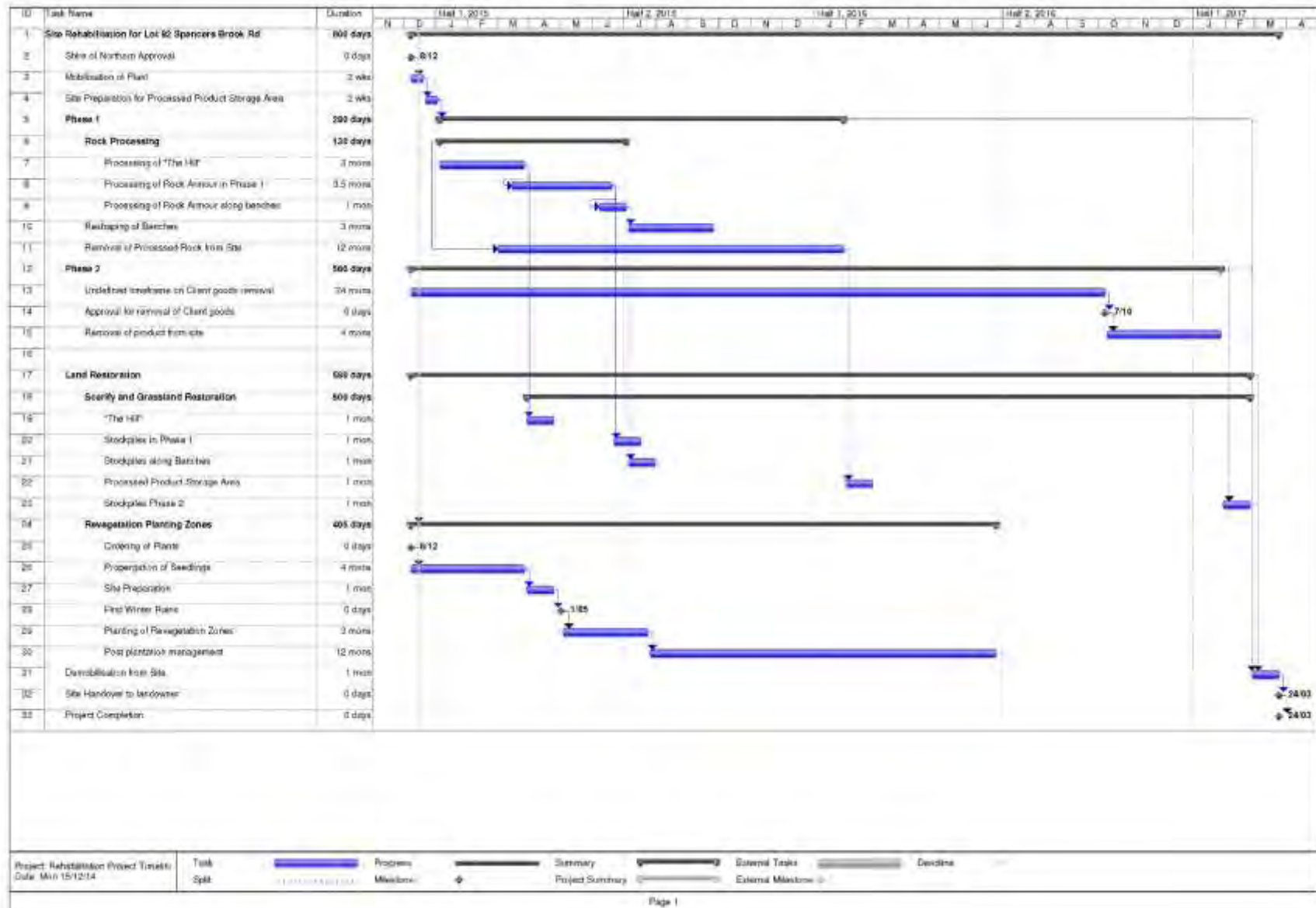
Appendix A - Site Plan for Quarry Rehabilitation



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Site Overview – Crusher Setback



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Site Overview

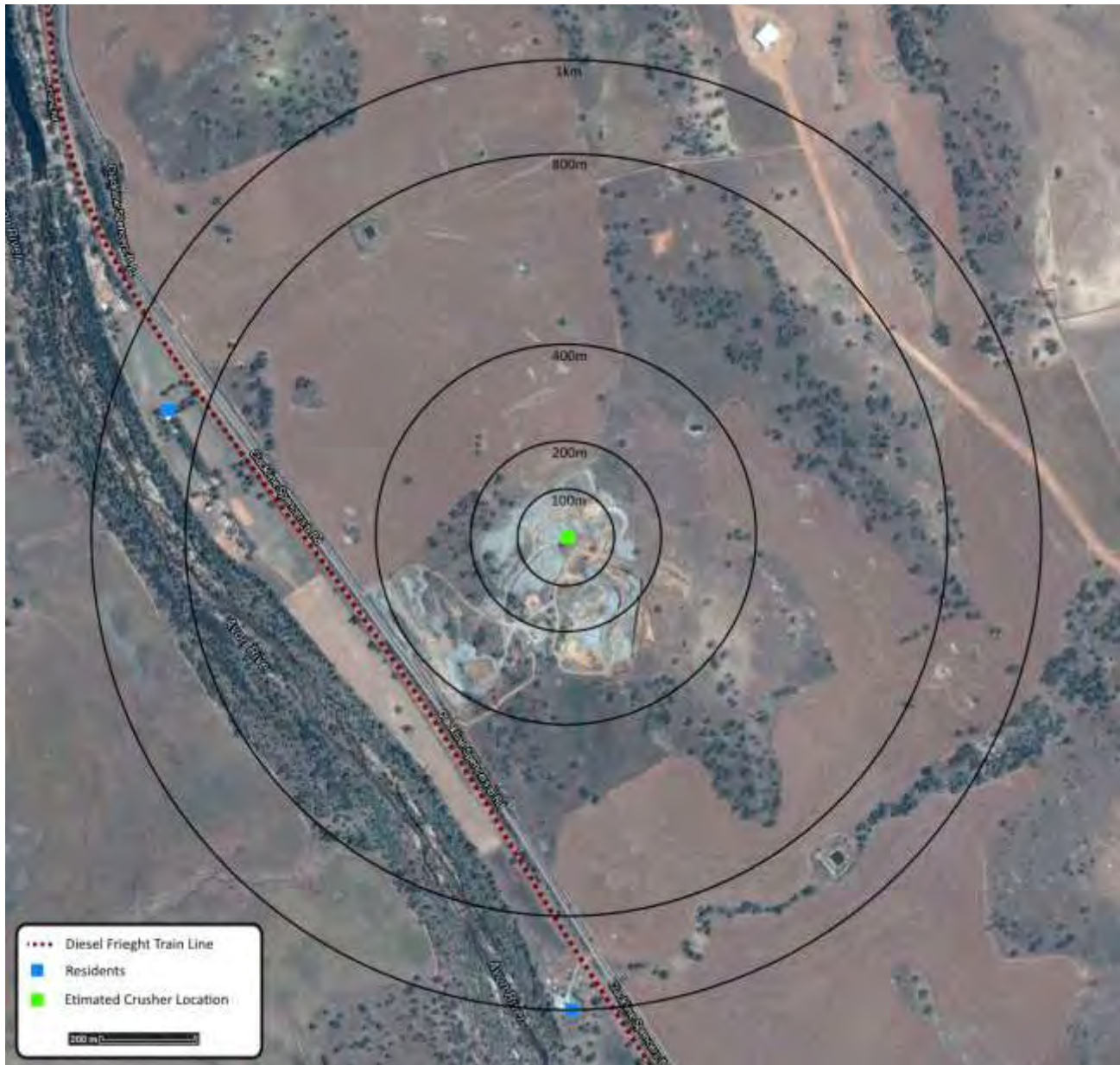


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Radiation from Crusher Location



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Photos



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Original Planning Approval



Mrs Cyndie Woolcock
JTB Quarry
PO Box 1906
MIDLAND WA 6936

Our ref: A753/O13470
Enquiries: William Baston

Dear Mrs Woolcock

**SPECIAL COUNCIL MEETING DECISION - LOT 93 SPENCERS BROOK ROAD,
EXTRACTIVE INDUSTRY**

The Shire considered this matter at a Special Meeting of Council on Wednesday 7 April 2010 where it resolved the following:

1. *"That Council issue planning approval for the extractive industry use until the 1st June 2017, as detailed within Plan Numbers 'YA 1912-6-1 Revision B', 'YA 1912-7-1 Revision A', 'YA 1912-7-1 Revision A', 'YA 1912-7-2 Revision A', 'YA 1912-7-3 Revision A', 'YA 1912-7-4 Revision A' and 'YA 1912-7-5 Revision A' for Lot 93 Spencers Brook Road, Northam subject to the following conditions:*
 - 1.1 *The extractive industry use shall be carried out and fully implemented in accordance with the details incorporated within the documentation endorsed with an 'Approved' stamp by the Shire of Northam.*
 - 1.2 *The excavation area is limited to the area shown on the approved plans without prior written approval being issued from the Shire.*
 - 1.3 *Excavation is not permitted within 20 metres of any boundary of Lot 93.*
 - 1.4 *The applicant shall comply with the requirements of the Shire's Extractive Industry Local Laws.*
 - 1.5 *Hours of operations and movement of trucks in or out of the site shall be limited to 07.00 to 19.00 hours, Monday to Saturday and should be managed in accordance with the submitted Noise Management Plan.*
 - 1.6 *Blasting shall be carried out in accordance with the approved blasting schedule. The blasting schedule is to include the dates and times when the blasting will occur and methods for advising nearby neighbours and the general public. Any deviation from this schedule*

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must be approved by Council. The Blasting Schedule is to be published in the Avon Valley Advocate by the applicant.

- 1.7 The type of blasting undertaken on the site shall generally be in accordance with the methods outlined in the applicants correspondence including:*

 - maximum number of 60 drill holes;*
 - maximum 50% of drill holes charged; and*
 - the utilisation of chemical method of rock breaking.*
- 1.8 Blasting must be carried out in strict accordance with the AS2187 SAA Explosives Code, the Mines Safety and Inspection Act 1994, the Mines Safety and Inspection Regulations 1995; the Environmental Protection Act 1986, and all relevant local laws of the local government.*
- 1.9 The facility is to operate in accordance with the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997. Should noise complaints be received it shall be the licensee's responsibility to employ a suitably qualified acoustic engineer to determine ascendances and remedies. Where the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997 can not be satisfied, the licensee shall seek approval for the operation, in accordance with Regulation 17, of the same.*
- 1.10 Reversing alarms on vehicles and equipment must be managed on site to ensure they do not interfere with the amenity of nearby residential properties while complying with the Occupational Safety & Health Regulations 1996 and the Environmental Protection (Noise) Regulations 1997.*
- 1.11 The Dust Management Plan approved by the Shire of Northam must be adhered to and followed at all times. Should complaints be received from any adjoining property owner, in relation to dust emissions, dust monitoring equipment shall be installed and regular reports be provided, in consultation with the Shire of Northam's Executive Manager Regulatory Services.*
- 1.12 All trafficable areas shall be treated and maintained in a manner which prevents or minimises the generation of airborne dust to the satisfaction of the Shire of Northam and in accordance with the Dust Management Plan.*
- 1.13 Drainage management shall be in accordance with the approved Drainage Management Plan and the approved plan for the extractive industry.*
- 1.14 Prior to the extractive industry licence being issued, a detailed technical plan, prepared by a suitably qualified civil engineer, showing exact road widths, direction of entry and exit, angles of entry and exit,*

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any turning circles and any other relevant information of the proposed intersection of the entry and exit points with Spencers Brook Road shall be submitted to the Shire of Northam for approval. No cartage will be permitted until the construction of the entry and exit points has occurred to the Shire's satisfaction.

- 1.15 *The intersection/entry and exit points into the extraction area is to be maintained to Council's specification during extractive operations.*
- 1.16 *That section of Spencers Brook Road used as the haul road is to be maintained to an appropriate standard during the operation of the extractive industry. Any damage caused to Spencers Brook Road as a consequence of the extractive industry is to be made good, to the Shire's standards and specifications, at the licensee's cost. In order to establish the present standard of Spencers Brook Road, the licensee is to provide a detailed road condition report prepared by a suitably qualified civil engineer, to the satisfaction of the Executive Manager, Engineering Services, for that section of Spencers Brook Road used as the haul road. The road condition report is to be lodged with the Shire prior to an extractive industry licence being granted.*
- 1.17 *The internal road infrastructure is to be maintained to the satisfaction of the Shire during extractive operations on an ongoing basis.*
- 1.18 *If at any time the Executive Manager, Engineering Services determines the extractive industry has caused damage to Spencers Brook Road he may give a written notification to the applicant identifying the damage and requiring it to be made good, in accordance with the Shire's standards. Any work required to be done by the notice must be completed within 14 days following the date the notice is given, unless a greater period is stipulated in the notice.*
- 1.19 *In order to ensure compliance with the preceding condition, and to allow the Shire to carry out necessary repair works in the event of the applicant's default, prior to the grant of an extractive industry licence a cash bond, or an irrevocable and unconditional bank guarantee from an institution acceptable to the Shire, in the amount of \$120,000 (being the estimated cost of reconstructing 1km of Spencers Brook Road), is to be provided by the applicant to the Shire. The bond/bank guarantee may be drawn on by the Shire of Northam without notice to the applicant for the purposes of paying for road repairs where the applicant does not comply with a notification given pursuant to the preceding condition. If the Shire draws on the bond/bank guarantee the applicant must, within 14 days thereafter, re-instate the bond/guarantee to the amount of \$120,000. When the extractive industry ceases the Shire may review the condition of the Spencers Brook Road and, if necessary, draw on the bond/bank guarantee to pay for any work required to return the road to its present standard. Any balance of the bond/bank guarantee which thereafter remains is to be refunded to the applicant. The Shire may require the applicant*

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to enter into a legal agreement, prepared by the Shire's solicitors at the applicant's cost, in order to deal with any additional matter of detail concerning the requirements of this condition and conditions 1.16 and 1.18.

- 1.20 A fence restricting vehicle and pedestrian access to the area identified for the operations of the quarry shall be constructed and maintained for the period of operational works at the site.*
- 1.21 Warning signs are to be placed along each of the boundaries of the area excavated under this licence which are no more than 200 metres apart, not less than 1.8m high and not less than 1 metre and bears the words 'DANGER EXCAVATIONS KEEP OUT'.*
- 1.22 A sign is to be located at the entrance to the property at all times to identify the quarry operator and a contact name and number of a responsible contact person for enquiries relating to the quarry operations.*
- 1.23 The licensee shall provide, for the approval of the Executive Manager Development Services, a detailed Rehabilitation and Maintenance Plan of suitable indigenous planting on, and around, the quarried area, to be planted at the completion of remedial earthworks.*
- 1.24 The Rehabilitation and Maintenance Plan approved by the Shire of Northam is to be adhered to and implemented at the conclusion of mining operations.*
- 1.25 Remnant vegetation outside of the excavation area is to be protected from the quarry operations and transport movements at all times.*
- 1.26 The site is to be rehabilitated using local endemic species to the satisfaction of the Shire of Northam.*
- 1.27 Survey pegs are to be placed on site prior to commencement of operations in order to clearly delineate the boundaries of the excavation areas in accordance with the approved plans and the terms and conditions of this licence.*
- 1.28 The applicant shall obtain relevant clearing permits from the Department of Environment and Conservation prior to any significant land clearing taking place.*
- 1.29 A licensee shall have at all times a current public liability insurance policy taken out in the joint names of the licensee and the local government indemnifying the licensee and the local government for a sum of not less than \$10,000,000 in respect of any one claim relating to any of the excavation operations.*
- 1.30 The licensee shall provide to the local government a copy of the policy taken out under the preceding condition, within 14 days after*

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the issue of that policy and shall provide to the local government evidence of renewal within 14 days of each renewal date.

- 1.31 *On or before 30 June in each year, a licensee shall pay to the local government the annual licence fee determined by the Local Government from time to time.*
- 1.32 *A licensee who wishes to renew a licence must apply in writing to the local government at least 45 days before the date of expiry of the licence and shall submit with the application for renewal:*
- (a) the fee determined by the local government from time to time;*
 - (b) a copy of the current licence;*
 - (c) a plan showing the contours of the excavation carried out to the date of that application;*
 - (d) details of the works, excavation and rehabilitation stages reached and of any changes or proposed changes with respect to any of the things referred to in subclauses 2.3(1) (b) and (c); and*
 - (e) any other things referred to in clauses 2.3 and 3.1 of the Shire of Northam Extractive Industry Local Laws.*
- 1.33 *No permit vehicles from this extractive industry are to pass onto any road under control of the Shire of Northam unless the appropriate Local Government and Main Roads approvals are in place.*
- 1.34 *A rehabilitation bond of \$70,883.78 is to be paid by the applicant prior to commencement of any excavation and subsequently on or before 1st June 2010.*
- 1.35 *In any case where the Mines Safety and Inspection Act 1994 or the Environmental Protection Act 1986 applies to any excavation carried on or proposed to be carried on at a site subject to this licence, the licensee in respect of that site must:*
- (a) comply with all applicable provisions of that Act or those Acts;*
 - (b) provide to the Local Government within 14 days full particulars of any inspection or report made under that Act or those Acts.*
- 1.36 *Failure to comply with any of the conditions outlined above may result in the Local Government revoking this Extractive Industry Licence or taking such other action as considered appropriate by the Shire of Northam as available under the existing Local Law.*

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1.37 *No commercial activities commonly referred to as 'Crushing' will take place on the site without the specific approval of Council.*

2. *That Council delegate authority to the Executive Manager, Development Services to issue an extractive industry licence to the applicant, subject to compliance with the conditions outlined above and compliance with the Shire's Extractive Industry Local Laws".*

Should you have any queries in relation to this matter, please contact William Baston Senior Planner on 9622 6134 or email snrplan@northam.wa.gov.au.

Yours sincerely



CHADD HUNT
EXECUTIVE MANAGER, DEVELOPMENT SERVICES

CBH:SJT

8 April 2010

SHIRE OF NORTHAM

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Extractive Industry Licence



Form 4
EXTRACTIVE INDUSTRY LICENCE

Licensee:	JTB QUARRY
Address:	PO Box 1906 MIDLAND WA 6936
Land Description:	Lot 93 Spencers Brook Road, Northam
Materials to be Excavated:	Hard Rock
Term of Licence:	7 years
Date of Expiry:	1 st June 2017

This licence is issued in accordance with the *Shire of Northam Extractive Industries Local Law 2008* subject to the following conditions:

- 1.1 The extractive industry use shall be carried out and fully implemented in accordance with the details incorporated within the documentation endorsed with an 'Approved' stamp by the Shire of Northam.
- 1.2 The excavation area is limited to the area shown on the approved plans without prior written approval being issued from the Shire.
- 1.3 Excavation is not permitted within 20 metres of any boundary of Lot 93.
- 1.4 The applicant shall comply with the requirements of the Shire's Extractive Industry Local Laws.
- 1.5 Hours of operations and movement of trucks in or out of the site shall be limited to 07.00 to 19.00 hours, Monday to Saturday and should be managed in accordance with the submitted Noise Management Plan.
- 1.6 Blasting shall be carried out in accordance with the approved blasting schedule. The blasting schedule is to include the dates and times when the blasting will occur and methods for advising nearby neighbours and the general public. Any deviation from this schedule must be approved by Council. The Blasting Schedule is to be published in the Avon Valley Advocate by the applicant.
- 1.7 The type of blasting undertaken on the site shall generally be in accordance with the methods outlined in the applicants correspondence including:
 - maximum number of 60 drill holes;
 - maximum 50% of drill holes charged; and
 - the utilisation of chemical method of rock breaking.
- 1.8 Blasting must be carried out in strict accordance with the AS2187 SAA Explosives Code, the Mines Safety and Inspection Act 1994, the Mines Safety and Inspection

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Regulations 1995; the Environmental Protection Act 1986, and all relevant local laws of the local government.

- 1.9 The facility is to operate in accordance with the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997. Should noise complaints be received it shall be the licensee's responsibility to employ a suitably qualified acoustic engineer to determine ascendants and remedies. Where the requirements of Regulation 7 of the Environmental Protection (Noise) Regulations 1997 can not be satisfied, the licensee shall seek approval for the operation, in accordance with Regulation 17, of the same.
- 1.10 Reversing alarms on vehicles and equipment must be managed on site to ensure they do not interfere with the amenity of nearby residential properties while complying with the Occupational Safety & Health Regulations 1996 and the Environmental Protection (Noise) Regulations 1997.
- 1.11 The Dust Management Plan approved by the Shire of Northam must be adhered to and followed at all times. Should complaints be received from any adjoining property owner, in relation to dust emissions, dust monitoring equipment shall be installed and regular reports be provided, in consultation with the Shire of Northam's Executive Manager Regulatory Services.
- 1.12 All trafficable areas shall be treated and maintained in a manner which prevents or minimises the generation of airborne dust to the satisfaction of the Shire of Northam and in accordance with the Dust Management Plan.
- 1.13 Drainage management shall be in accordance with the approved Drainage Management Plan and the approved plan for the extractive industry.
- 1.14 The intersection/entry and exit points into the extraction area is to be maintained to Council's specification during extractive operations.
- 1.15 That section of Spencers Brook Road used as the haul road is to be maintained to an appropriate standard during the operation of the extractive industry. Any damage caused to Spencers Brook Road as a consequence of the extractive industry is to be made good, to the Shire's standards and specifications, at the licensee's cost.
- 1.16 The internal road infrastructure is to be maintained to the satisfaction of the Shire during extractive operations on an ongoing basis.
- 1.17 If at any time the Executive Manager, Engineering Services determines the extractive industry has caused damage to Spencers Brook Road he may give a written notification to the applicant identifying the damage and requiring it to be made good, in accordance with the Shire's standards. Any work required to be done by the notice must be completed within 14 days following the date the notice is given, unless a greater period is stipulated in the notice.

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- 1.18 In order to ensure compliance with the preceding condition, and to allow the Shire to carry out necessary repair works in the event of the applicant's default, prior to the grant of an extractive industry licence a cash bond, or an irrevocable and unconditional bank guarantee from an institution acceptable to the Shire, in the amount of \$120,000 (being the estimated cost of reconstructing 1km of Spencers Brook Road), is to be provided by the applicant to the Shire. The bond/bank guarantee may be drawn on by the Shire of Northam without notice to the applicant for the purposes of paying for road repairs where the applicant does not comply with a notification given pursuant to the preceding condition. If the Shire draws on the bond/bank guarantee the applicant must, within 14 days thereafter, re-instate the bond/guarantee to the amount of \$120,000. When the extractive industry ceases the Shire may review the condition of the Spencers Brook Road and, if necessary, draw on the bond/bank guarantee to pay for any work required to return the road to its present standard. Any balance of the bond/bank guarantee which thereafter remains is to be refunded to the applicant. The Shire may require the applicant to enter into a legal agreement, prepared by the Shire's solicitors at the applicant's cost, in order to deal with any additional matter of detail concerning the requirements of this condition and conditions 1.15 and 1.17.

'The payment of the remaining road maintenance bond stipulated above is to be paid by four equal payments (or bank guarantees) paid from the date of approval of this licence. The licence will cease to have effect unless this condition is complied with to the satisfaction of the Executive Manager Development Services.'

- 1.19 A fence restricting vehicle and pedestrian access to the area identified for the operations of the quarry shall be constructed and maintained for the period of operational works at the site.
- 1.20 Warning signs are to be placed along each of the boundaries of the area excavated under this licence which are no more than 200 metres apart, not less than 1.8m high and not less than 1 metre and bears the words 'DANGER EXCAVATIONS KEEP OUT'.
- 1.21 A sign is to be located at the entrance to the property at all times to identify the quarry operator and a contact name and number of a responsible contact person for enquiries relating to the quarry operations.
- 1.22 The licensee shall provide, for the approval of the Executive Manager Development Services, a detailed Rehabilitation and Maintenance Plan of suitable indigenous planting on, and around, the quarried area, to be planted at the completion of remedial earthworks.
- 1.23 The Rehabilitation and Maintenance Plan approved by the Shire of Northam is to be adhered to and implemented at the conclusion of mining operations.
- 1.24 Remnant vegetation outside of the excavation area is to be protected from the quarry operations and transport movements at all times.

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- 1.25 The site is to be rehabilitated using local endemic species to the satisfaction of the Shire of Northam.
- 1.26 Survey pegs are to be placed on site prior to commencement of operations in order to clearly delineate the boundaries of the excavation areas in accordance with the approved plans and the terms and conditions of this licence.
- 1.27 The applicant shall obtain relevant clearing permits from the Department of Environment and Conservation prior to any significant land clearing taking place.
- 1.28 A licensee shall have at all times a current public liability insurance policy taken out in the joint names of the licensee and the local government indemnifying the licensee and the local government for a sum of not less than \$10,000,000 in respect of any one claim relating to any of the excavation operations.
- 1.29 The licensee shall provide to the local government a copy of the policy taken out under the preceding condition, within 14 days after the issue of that policy and shall provide to the local government evidence of renewal within 14 days of each renewal date.
- 1.30 On or before 30 June in each year, a licensee shall pay to the local government the annual licence fee determined by the Local Government from time to time.
- 1.31 A licensee who wishes to renew a licence must apply in writing to the local government at least 45 days before the date of expiry of the licence and shall submit with the application for renewal:
 - (a) the fee determined by the local government from time to time;
 - (b) a copy of the current licence;
 - (c) a plan showing the contours of the excavation carried out to the date of that application;
 - (d) details of the works, excavation and rehabilitation stages reached and of any changes or proposed changes with respect to any of the things referred to in subclauses 2.3(1) (b) and (c); and
 - (e) any other things referred to in clauses 2.3 and 3.1 of the Shire of Northam Extractive Industry Local Laws.
- 1.32 No permit vehicles from this extractive industry are to pass onto any road under control of the Shire of Northam unless the appropriate Local Government and Main Roads approvals are in place.
- 1.33 In any case where the Mines Safety and Inspection Act 1994 or the Environmental Protection Act 1986 applies to any excavation carried on or proposed to be carried on at a site subject to this licence, the licensee in respect of that site must:
 - (a) comply with all applicable provisions of that Act or those Acts;

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- (b) provide to the Local Government within 14 days full particulars of any inspection or report made under that Act or those Acts.

1.34 Failure to comply with any of the conditions outlined above may result in the Local Government revoking this Extractive Industry Licence or taking such other action as considered appropriate by the Shire of Northam as available under the existing Local Law.

1.35 No commercial activities commonly referred to as 'Crushing' will take place on the site without the specific approval of Council.

Dated this 9th day of December 2010.

Chadd Hunt
for
Neville A Hale
Chief Executive Officer

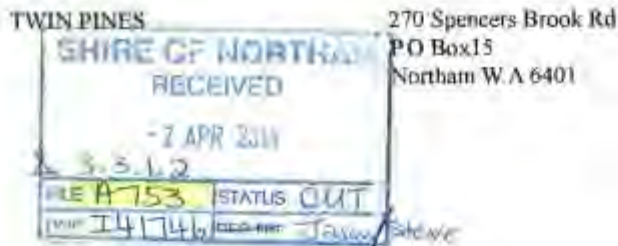
Advice Notes

1. The holder's attention is drawn to Clause 4.2 at the Shire of Northam Extractive Industries Local Law 2008.

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ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

Letter from Adjoining Land Owner

The Chief Executive
The Shire of Northam
395 Fitzgerald St
Northam 6401.



270 Spencers Brook Rd
PO Box 15
Northam W.A 6401

Re the JTB Quarry Spencers Brook Road Northam (Lot 93)

Dear Mr Whiteaker

I write with reference to the above named quarry-unless it has changed its name recently. As you can see from the enclosed letters there is quite a history to this quarry.

Lately the quarry has resumed operation after about twelve months shut down. As you could expect the movement of rock is noisy. To date the quarry operation has involved preparation of rock and the daily loading of trucks.

So far we have been tolerant of the considerable and invasive noise level as works seems to stop at 5pm and there is little week end activity.

What has always concerned us (see original comments dated 10th Sept 2008) is the installation of a crusher with attendant noise and dangerous granite dust blowing over our property affecting our health and that of animals on this property.

We have reason to believe that the quarry operators have recently been looking for crushing machinery and wonder if such machinery is likely to be installed in this quarry?

As we are planning to be away for the months of May and June this year we will be unable to lodge our opposition to such an installation which would adversely affect our right to a peaceful life style on this property which we bought to retire on.

In 2005 prior to buying this property I contacted the then Shire CEO who said the quarry would never reopen as the rock had previously not met specifications for various projects. When the original submissions about the quarry reopening were invited we were told by the operator at the time that it would be a one off or two at the most as the rock was required for specific projects and no crushing would occur.

As time went by the Shire Council granted the operators a 7 year licence and only 2 days later as we predicted the operator came to see us and tried to get us to write a letter to the Shire of Northam agreeing to the installation of a crusher. Needless to say we did not. The quarry then went very quiet for a considerable period of time.

We have no idea as to future plans for the quarry. I look in the council minutes on a regular basis and to date have not seen any mention of the quarry activities into the future.

I have spoken to the government dept responsible for the environment and they tell me that as we are well with in the 1000 meter buffer zone no such crushing activity would be approved.

We there for request a meeting with you as soon as possible to discuss this issue and if necessary

SHIRE OF NORTHAM
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make plans to safe guard our interests in our absence.

Yours Sincerely,

Two handwritten signatures in dark ink, likely belonging to RB and CM Smart, are written over the typed name.

RB & CM Smart

2nd April 2014.

Ph 96225760

Copies to -

- ✓ Mr. Steven Pollard President Shire of Northam.
- ✓ Mr. Desmond Hughes Shire Councillor Shire of Northam.

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Comments from Department of Environment Regulation



Government of Western Australia
Department of Environment Regulation

Reference: AS763/DPA13459
Case ID: CE017/15
Responsible: Teresa Gepp
Phone: 6467 5383
Fax: 6467 5510
Email: LUP_Advice@der.wa.gov.au

PB Steven
Executive Manager
Shire of Northam
PO Box 613
NORTHAM WA 6401

Attention: Courtney Wynn

Dear Sir or Madam

PLANNING APPLICATION FOR SITE REHABILITATION LOT 150 SPENCERS BROOK ROAD NORTHAM - REQUEST FOR DEPARTMENT OF ENVIRONMENT REGULATION ADVICE

Thank you for your referral dated 17 December 2014 inviting comment from the Department of Environment Regulation (DER) on a planning application before Council.

DER is reviewing its roles and responsibilities and its involvement in statutory and strategic land use planning processes. This review is occurring to ensure that the Department's resources are efficiently and effectively targeted to core statutory roles and functions. As a component of this review, the Department has released a Draft Guidance Statement on Land Use Planning which is open for public comment until 2 March 2015 and can be accessed at <http://www.der.wa.gov.au/our-work/consultation>.

DER is not currently resourced to respond to the volume of planning referrals received however it is noted that your referral relates to a facility that may be categorised as Prescribed Premises as per Schedule 1 of the *Environmental Protection Regulations 1987*. As such, the operator would be required to obtain a works approval (for construction), and a licence or registration (for operation) for facilities.

The purpose of a works approval is to allow DER to assess the environmental acceptability of a proposal against standards and policies. Works approvals also contain conditions to ensure the premises can operate in an environmentally acceptable manner and that the works themselves do not cause unacceptable environmental impacts. DER assesses proposals for their potential to cause emissions and discharges.

Applicants can be advised to determine if their proposal would make the premises prescribed and consequently requires an application for a Works Approval. Applicants can submit an Application Enquiry Form to the DER (http://www.der.wa.gov.au/images/documents/our-services/approvals-and-licences/AEF_application_enquiry.pdf) to commence this process.

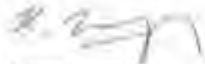
115 Albert, 15B St Georges Terrace, Perth WA 6000
Postal address: Locked Bag 33, Chisholm Square, Western Australia 6850
Phone: (08) 6467 5000 Fax (08) 6467 5502
www.der.wa.gov.au

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While DER will undertake parallel processing of applications, note that a works approval will not be issued until such time as the planning approval for the facility has been granted.

Yours sincerely



Kerry Laszig
A/EXECUTIVE DIRECTOR LICENSING AND APPROVALS

19 January 2015

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Comments from Environmental Protection Authority

Courtney Wynn

From: Mark Jefferies <Mark.Jefferies@epa.wa.gov.au>
Sent: Tuesday, 27 January 2015 5:39 PM
To: Courtney Wynn
Subject: Yr ref A753/OPA13480 Granite Crushing Lot 150 Spencers Brook Road.

Hello Courtney,

I refer to your letter of 17 December 2014 regarding the above. It is noted that the proposal is for the crushing of rock at the existing quarry and for the rehabilitation of the site.

From the information provided the proposal is unlikely to have a significant impact on the environment warranting referral to the Environmental Protection Authority. The proposal may require a works approval and or licence under Part V of the *Environmental Protection Act 1986*. The Department of Environment Regulation (DER) administers works approvals and licence. The proponent should be advised to contact the DER to establish if a works approval and or licence is required.

Mark Jefferies
Manager Mining and Industrial (South)
Office of the **Environmental Protection Authority**

The Atrium, Level 8, 168 St Georges Terrace, Perth
Locked Bag 10, East Perth WA 6892
direct: 08 6145 0811 | reception: 08 6145 0800 | fax: 08 6145 0895
email: mark.jefferies@epa.wa.gov.au | web: www.epa.wa.gov.au

Please note the new phone and postal contact details and update you records

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Shire of Northam Local Planning Scheme No.6
(Proposed Granite Crushing & Site Rehabilitation, Spencers Brook Road, Northam)
Schedule of Submissions

Number	Name	Summary of Submission	Key Themes Identified in Submission	Applicants Response	Officers Comment
1	Nearby land owner	We (Name Withheld) of (address withheld) Spencers Brook Road Northam, lodge this submission as the owners of the nearest residence to the site and most vulnerable to impact from this type of activity. Council records will show we have been in touch with Council about this since 2008. This is our second submission since the crushing application came to light in April 2014 – just as we were to leave for an extended absence overseas. We had a meeting with the Shire CEO on the 14th of April 2014 and lodged an early submission on 16th April 2014 to safeguard our interests whilst we were overseas. As we think it likely ours will be the only submission regarding this application we do not think this should diminish our rights and claims contained in it. Generally we are pleased that the application is made as part of cleaning up and	<i>Proximity, noise, dust, vibration, water</i>	SUBMISSION 1 - NAME WITHHELD 1.1 Location of crushing plant + 2. Noise As submitted under “Processing Methodology and Placement” the current suggested location is over 800m from the nearest resident as well as situated over the crest of the hill giving no direct path of noise to the resident. Noise levels are based upon the jaw crusher machinery specification sheets available for the plant, being inclusive of diesel engine noise and standard math formulas were utilised for the dissipation of sound through air to calculate levels at the receiver locations. Any additional plant which may be deemed necessary are insignificant in noise levels compared to the crushing or other mobile plant around the site. Further to this, we have also included in the submission that JTB Quarry Pty Ltd is happy to optimise its location	This submission is noted. 1.1. Location The crusher is proposed to be setback 440m from the front boundary on Spencers Brook Road and 180m from the northern side boundary. There are two dwellings located within a 1km radius of the proposed crusher’s location which is within the 1km buffer zone recommended by the EPA. The applicant has provided evidence showing that the proposed crusher would be located behind a crest and would not be visible from the road or adjoining properties. Furthermore, the proposed crusher is a mobile piece of equipment which can be easily transported to an alternative location on the site should complaints be received, based on approval to move the crusher being granted by the Local Government.

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	rehabilitating the quarry site, however there are aspects in regard to the crushing component that need to be stringently address to ensure our right to a peaceful lifestyle. These are as follows: 1 LOCATION – We believe we are the nearest residence to the quarry, well within the EPA recommended 1000 meters, we think about 600 meters and even less from our main working area. The existing licence is for excavating and not crushing and we consider hard rock crushing a very different activity. 1.1 LOCATION OF CRUSHING PLANT – We think the Crushing Plant should be further back from its proposed location so that the natural lie of the land can then provide us with a more effective barrier from the noise of the crushing process. 2. NOISE – Whilst we have tolerated quarry noise in the past we think the machinery needed to crush such large rocks will be a very different situation. We find the application lacking in detail as to what the plant consists of. There is no mention of any additional screening or conveyor belt usage and	once base levels have been established at the receiver. 2. Hours of Operation The hours of operation are for heavy quarry operations, not for supporting services such as arrival/departure of staff or fuelling occurring outside of these hours. We also recognise that we are surrounded by other farming properties whom have no governance on their fuelling requirements for their cropping programs. Further to this, our submission covers reduced hours of 7am – 5pm over our extractive industry licence which allows 7am – 7pm Monday – Saturday. 3. Vibration On previous experience with this type of plant, vibration has not been a factor or complaint. 4. Dust Control JTB Quarry Pty Ltd takes the safety of our staff their families and the community very seriously. The monitoring and control of dust is a continual process undertaken across the work site, and is monitored at all times, as it is not only an issue for emissions to nearby receivers but also for the safety of personnel on site, vehicle movements and public traffic	2. Noise In order to mitigate noise impacts, the applicant is proposing noise management strategies including: • Reduced regulated operating hours (7am-5pm) • Tracked processing plant so that equipment can be fine tuned to meet or exceed noise levels • Machinery maintenance • A community feedback process for nearby residents to allow for clear communications, investigation and resolution of relevant raised items. Should Council resolve to approve this application for a variation, it would be subject to conditions, one of which would require the applicant to comply with the <i>Environmental (Noise) Protection Regulations 1997</i>. 2.1 MACHINERY REVERSING ALARMS As this application is for a variation to an existing approval, all the original
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	what the noise level of this equipment might be. We also query if additional equipment will be added down the line. There is no mention of a power supply so we assume the crusher as described will have a diesel motor built in or there may be a diesel fuelled generator, an additional source of noise. The crusher as described in the application has a noise level under power of 92 decibels this seems to us to be very high. The application seems to say that the noise level received by us will be that of a quiet library - we are a bit sceptical about this. 2.1 MACHINERY REVERSING ALARMS The Shire of Northam imposed conditions on the use of reversing alarms in its letter to us dated 8th April 2010. As we understand this application is a variation of the original licence obtained in April 2010 we assume such conditions will still apply to this application and should be extended to cover fuel and other trucks arriving in the quarry in the early hours of the morning. Hours of operation are stated to be 7am to 5pm this should apply to all large vehicles fitted with reversing alarms.		which may be passing Spencers Brook Road. JTB Quarry Pty Ltd has a dust management plan already in place as per 1.12 of our extractive industry licence with the Shire of Northam. The crusher is already an enclosed unit which heavily reduces both noise emissions and dust. Further to this, wetting of rock can be undertaken to minimise any further wind born dust that may otherwise be generated. 1. Water Water will be sourced from a nearby e. Conclusion A large environmental bond paid for by JTB Quarry Pty Ltd is held by SON and to be utilised in the case of JTB Quarry Pty Ltd foreclosing or not meeting its rehabilitation goals. Further we would like to note that no new rock is being extracted from the earth, and have not done so for 4 years. The submission is for the processing and removal from site as a part of the rehabilitation for the quarry site. JTB Quarry Pty Ltd appreciates the support mentioned by the quarry neighbour for the crushing process and quarry rehabilitation phase to	planning conditions will still be applicable. Should Council resolve to approve this application for a variation, it would be subject to the same conditions, one of which would specify that Reversing alarms on vehicles and equipment must be managed on site to ensure that they do not interfere with the amenity of nearby residential properties while complying with the Occupational Safety & Health Regulations 1996 and the Environmental (Noise) Protection Regulations 1997. 3. Vibration The applicant has stated that the crushing operations are of a small scale and that they do not anticipate that vibrations will affect any adjoining properties and will be minimal. Should Council resolve to approve this application for a variation, it would be subject to conditions, one of which would require the applicant to employ suitably qualified personnel to determine mitigation strategies should complaints be received in regard to vibrations.
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	3. VIBRATION – The application says the crusher will be on tracks, vibration is expected to be minimal. What does this mean? This is another reason why the plant should go to the far back of the quarry and not sit on the ridge of granite. 4. DUST CONTROL – We are fearful of granite dust blowing over in to our home, sheds, paddocks and yards. It should be noted that we often work in our paddocks and yards and that they are much closer to the quarry work site than the house. The prevailing wind in the summer is from the East and often very strong. Granite dust is dangerous and contains Silica which is a carcinogen made more dangerous by processes such as rock crushing (Dept. of Commerce website). The regular strong easterly wind picks up and blows dust from everywhere which is very noticeable so we do not want granite dust adding to the problem. We do not think the control of granite dust coming off the crushing plant has been properly addressed. We think dust control should form part of the initial crushing process and that a shroud or similar should be in place over the hopper or even the crusher. We refer you to	continue. JTB Quarry Pty Ltd is also eager to restore the site and hand back to the owner allowing the region to return to its previous status.	4. DUST CONTROL The Shire’s Extractive Industry Local Law 2008 specifies that the local government may impose conditions in respect of the following matters— <i>(f) requiring all crushing and treatment plant to be enclosed within suitable buildings to minimise the emission of noise, dust, vapour and general nuisance to the satisfaction of the local government;</i> <i>(j) the control of dust and wind-blown material;</i> The applicant has stated that the crushing equipment is an enclosed unit to minimise dust and noise emissions. As part of the original planning approval and extractive industry licence, the applicant was required to submit a dust management plan. As this application is for a variation to the original planning approval, it would be subject to the same conditions should Council resolve to approve the application, one of which would specify that the Dust Management Plan being
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	Shire of Northam Local Law Extractive Industries 2008 —5(f) and (j) which address these issues. 5. WATER We are fearful for the many good water bores in the area and think that water to control dust in this quarry could become an issue. No mention is made regarding water source or access. The nearest source of non-scheme water is the Burlong Pool and we think the dept. of the Environment should be involved here. We think the issue should be more fully addressed by the SON. IN CONCLUSION, We note the application from Yarnell Civic and Mining includes a time line for the completion of this clean up described as a rehabilitation project which states a mid 2017 finish. Will the applicant be held to this and what action will the SON take if the project falls behind the stated schedule? The decision by the SON to allow this quarry to continue after the alleged 2 special projects were completed in 2008, in a restricted rural zone and on a well used tourist route has caused a major eye sore which we understand that the Shire is now keen to see cleaned up, a process which it is stated in this application will take up		implemented for the duration of site operations. In addition to the original dust management plan, the applicant has proposed to implement the following dust mitigation strategies: • All appropriate guarding and skirting fitted to processing plant to minimise the initial release of dust particles. • Where appropriate the use of crushed rock to make for access roads around the site. • Vehicles sticking to nominated access paths. • Water-cart monitoring onsite activities and wetting down roads as required. • Wetting of rock as necessary while being processed. • Communication and consultation with adjacent residents, including investigation, action, implementation and feedback of any dust related queries. 4. WATER
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		to 2.5 years. Prior to buying this property in 2005 we went to see the then Shire CEO about the future of the quarry and were told the quarry would never re-open – it was difficult to tell if it was a quarry then as it was covered in vegetation. We have spent a great deal of time and money improving this property which was in a very run down condition prior to our purchase. We are long-time residents of the Shire of Northam and contribute in several ways to the community and the economy of the town. We ask the shire to support us by ensuring that the stringent conditions relating to the issues outlined above are applied to this application which will allow us to continue to live here in relative peace while the crushing process is completed and the quarry is rehabilitated.			The applicant has stated that they will obtain water from a local bore. No further information has been provided. The application was referred to the DER and EPA who have advised they have no comment regarding the proposed variation and rehabilitation plan. This submission is noted.
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	Letter Received April 2014 Re the JTB Quarry Spencers Brook Road Northam (Lot 93) Dear Mr Whiteaker I write in reference to the above named quarry- unless it has changed its name recently. As you can see from the enclosed letters there is quite a history to this quarry. Lately the quarry has resumed operation after about 12 months shut down. As you could expect the movement of rock is noisy. To date the quarry operation has involved preparation of rock and the daily loading of trucks. So far we have been tolerant of the considerable and invasive noise level as works seem to stop at 5pm and there is little weekend activity. What has always concerned us (see original comments dated 10 Sept. 2008) is the installation of a crusher with attendant noise and dangerous granite dust blowing over our property affecting our health and that of animals on this property. We have			
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	reason to believe that the quarry operators have recently been looking for crushing machinery and wonder if such machinery is likely to be installed in this quarry? As we are planning to be away for the months of May and June this year we will be unable to lodge our opposition to such an installation which would adversely affect our right to a peaceful lifestyle on this property which we bought to retire on. In 2005 prior to buying this property I contacted the then Shire CEO who said the quarry would never reopen as the rock had previously not met specifications for various projects. When the original submission about the quarry reopening were invited we were told by the operator at the time that it would be a one off or two at the most as the rock was required for specific projects and no crushing would occur. As time went by the Shire Council granted the operators a 7 year licence and only 2 days later as we predicted the operator came to see us and tried			
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		to get us to write a letter to the Shire of Northam agreeing to the installation of a crusher. Needless to say we did not. The quarry then went very quiet for a considerable period of time. We have no idea as to future plans for the quarry, I look in the Council Minutes on a regular basis and to date have not seen any mention of the quarry activities into the future. I have spoken to the government dept. responsible for the environment and they tell me that as we are well within the 1000m buffer zone no such crushing activity would be approved. We therefore request a meeting with you as soon as possible to discuss this issue and if necessary make plans to safeguard our interests in our absence.			
2	Avon Valley Environmental Society	2. Acceptable Standards of Environmental Rehabilitation It is not clear from the application whether the proposed "Site Rehabilitation Plan" seeks to cancel and replace the requirements of the		SUBMISSION 2 – AVON VALLEY ENVIRONMENTAL SOCIETY 1. Acceptable Standards of Environmental Rehabilitation <i>Licence requirements for crushing</i>	The Submission is noted. This application is seeking a variation only to the existing planning approval (P1088) issued by Council on 7th April 2010. In addition to this, as part of this application for crushing, the

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	licence granted previously and which is still in force. If this is the case, the new proposal is deficient in scope and detail, as will be explained. However, if the new plan <i>adds</i> to the original licence rehabilitation requirements, these should be stated, so that a total picture of the new rehabilitation, which include: Environmental assessment, which determines the most suitable landform and vegetation, taking into account the sites original form and future use Earthworks to contour to contour to pre-determined landform and surface content; complying with hydrologic and endemic vegetation factors Planting (at appropriate season) of pre-determined tree, shrub and groundcovers at acceptable quantities, intervals and distribution across the landscape Protection and monitoring, including fencing subsequent monitoring of growth, pruning where required, in-fill planting and fire protection The application is not clear on many of these details. There is no indication of what existed prior top quarry operations; no indication of the selection, quantity and distribution of		The submission covers the rehabilitation requirements as set out in 1.22 – 1.25 of the extractive industry licence for the rehabilitation of the site, and as part of that crushing is now required to utilise the removal of the remaining stockpiles. Requirements for crushing: Crushing had not been previously required for the extractive industry licence as the quarry had only been utilised for rock armour projects. Rock armour is utilised in sea walls, river and bridge protection, drainage and other similar civil projects which require large boulders rather than smaller rock materials utilised in train lines, road projects, etc. Now that the projects in which they had been extracted for are complete and the demand for rock armour has diminished, JTB Quarry Pty Ltd seeks to restore and close the quarry site. Pre-site conditions See “Background” in the submission for some overview to the sites History. JTB Quarry Pty Ltd received the land in a bare, rocky landscape, which had large open cliff faces (as it had not been previously rehabilitated) and some natural grasslands in flatter areas between the rocky outcrops.	applicant is seeking the Council’s approval prior to implementing their site rehabilitation plan in accordance with conditions 1.22 - 1.25 of the original planning approval. Pre-site conditions Prior to the site being utilised for the extractive industry, the lot which is form part of a 200ha farming property, was utilised for cattle grazing. The applicant has provided photographs (see appendices) that show that the majority of the site has already begun to self -seed, with grassland already covering the majority of the site. Revegetation In addition to this the applicant is proposing to replant 4000m2 strips of native vegetation along the front and side boundaries that are visible from Spencers Brook Road, which will eventually form a natural screen, reducing the visibility of the site from the road and whilst also encourage native wildlife to return to the site by providing shelter and habitation. The rest of the site will be scarified in
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	plants from the general list provided; no discussion of grassland revegetation. Subsequent performance monitoring is not clear in terms of extent of nurturing and replacement of failed plantings. By extrapolating map scales in the application, the total site appears to be about 25ha. The stated area of revegetation of 4000m² – or a firebreak 800m in length – represents little more than 1% of the site, and is confined to parts of the boundaries. In fact, aerial photos indicate the remnant and re-emergent native vegetation present on the site exceeds all proposed new plantings. The stated scope of rehabilitation is poor for a site of 25ha. Visual screening from the road will take some time to establish; whereas more natural planting across the site – particularly if it is to be used for grazing – would be environmentally more acceptable and agriculturally more useful. If the owner's intention is to use the site for grazing, all rehabilitation must be fenced. Stock proof fencing is the only means of protection for new, vulnerable plantings.		See supporting photos taken at JTB Quarry site establishment for pre-site conditions. <i>Endemic plants</i> On approval of the application, the provided plant list would be reviewed and approved in conjunction with Men of the Trees and the SON before seedlings are ordered as per 1.25 of the extractive industry licence "Local endemic species are to be utilised to the satisfaction of SON. New endemic plants will be brought in and occur in the nominated areas classed "proposal vegetation" there is no need to extrapolate map scales as the size of the areas of revegetation are covered in the submission under "Revegetation Planting". Please be aware that as per the submission once removal of stockpiles has occurred from each zone, the zones (being the majority of the site) are then scarified to break up the hard ground so that natural grasslands can be restored. It is also noted that the entire site is already fenced with not stock being allowed to enter the site. 2. Onsite Crushing <i>Licensing and relocation of rock</i>	phases as rock stockpiles are removed to enable grassland to grow across the site. The applicant was required to fence the site in accordance with the requirements of the original planning approval. Should Council resolve to approve this application for a variation, it would be subject to additional conditions, one of which would require the applicant to maintain stock proof fencing along the perimeter of the lot while site rehabilitation take place. On-site Crushing Should Council resolve to approve this application for a variation which includes granite crushing, it would be subject to conditions. Conditions have been recommended to be imposed upon the applicant's operations so as to minimise impact upon surrounding land owners whilst also allowing Council the opportunity that would require the applicant to review the site operations and management strategies should complaints be received.
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	To quote the application, rehabilitation aims “to improve the visual impact from Spencers Brook Road”. This is window dressing, failing to take into account the site’s role in the landscape – whether as native bush or for pasture use. This is a major tourist route: future alternative land use should be considered in determining rehabilitation design. While Men-of-the-Trees is unquestionably a reputable and capable organisation, the plan outlined should be tested against Council’s own guidelines for revegetation of similar sites. In particular, the list of species suggested for revegetation must be reviewed for compatibility for the location. To give but two examples – the she-oak mentioned is a riparian species unsuited to the site; salmon gum is not common in the Northam district. Local expertise and experience is the best guide for Men of the Trees, as they well know. 3. On-site Crushing The application states that the rehabilitation is dependent on the removal of quarried rock from the site. To do this, the applicant seeks a		As covered in Licence requirements for crushing above, it is a variation and requirement to enable to rehabilitation of the site. It is not financially viable or socially responsible to cart the rock elsewhere and process it, as it will only make it “someone else’s problem”. Offsite crushing would NOT reduce truck movement as rock moved is still rock moved. In fact, it will actually increase truck movements, as due to the size and nature of armour rocks, safety of vehicle movements and haulage requirements, a “full load” is often not possible. <i>Relocation of crusher</i> As stated in the JTB Quarry Submission and in response to submission 1, the placement of the crushing plant can be optimised once a baseline has been established. <i>Water</i> See response in submission 1. 3. Relevant legislative requirements of agencies other than the Shire of Northam JTB Quarry Pty Ltd acknowledges its requirement to relative industries and government legislation as we wish for the safety, health and wellbeing of	Based on submissions received during the advertising period for the original planning approval outlining concerns about potential on site crushing operations, a condition was imposed on the applicant at the time preventing crushing from occurring on the site without the specific approval of Council. In accordance with this condition, the applicant has now applied to undertake crushing on the site. At the date of the original planning approval the applicant did not require crushing on the site, however as the remaining stockpiles must be removed from the site in order to rehabilitate the site, it is considered that there is sufficient justification for Council to consider temporarily approving crushing on the site for a 12 month period. It is considered that the applicant has provided sufficient justification for their request to crush the remaining stockpiles on site rather than at an alternative location as crushing on site will reduce the number of traffic movements on Spencers Brooks Road as well as clear the site for rehabilitation to grassland.
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	variation of the existing licence, which specifically prohibits crushing on site. This is not a valid justification, since crushing clearly could be done elsewhere. By accepting the prohibition on crushing in the original licence, the applicant committed to proceed to eventual site rehabilitation without the need for crushing. What must be taken into consideration is two-fold: What were the reasons at the time of issuing the original licence (2010) that crushing was specifically not permitted. Are these reasons still relevant if Council approves the variation? If so, what new conditions will be applied to address these issues? Off-site crushing would reduce subsequent truck movement as there would be no sales direct from site – and no client vehicles on Spencers Brook Road after the initial haulage of rock to an alternative crusher. The claim that a clear line-of-sight (plant location to nearest residence) does not exist is based on a technicality. The downslope of the site creates a small bulge over the line-of-sight. The top of plant at the		staff, and the environment, and seeks to meet and exceed these wherever possible. The departments and standards of compliance had already been taken into consideration on the approval of the extractive industry licence. JTB Quarry Pty Ltd already has a number of management plans in place under the current extractive industry licence and JTB Quarry Pty Ltd are only seeking to rehabilitate the site as part of meeting our obligations, returning it to the private land owner for his use, and in turn restoring its agricultural zoning. The noise levels provided are often utilised not for being emotive, but for being a relatable level of noise to the audience of the document. Further to these points, as per condition 1.9 complaints to the Shire of Northam will be followed as per the Environmental Protection (Noise) Regulations – Reg 7. 4. Process followed in this application JTB Quarry Pty Ltd believes the submission is proportional to the future works of the site and takes into account already established management processes and	The application was referred to the DER and EPA who have advised they have no comment regarding the proposed variation and rehabilitation plan. The proposed rehabilitation plan has included a detailed list of native plant species to be planted on the site in accordance with the Relevant Legislative Requirements of Agencies Other Than The Shire of Northam This application is for a variation only to the original planning approval. The applicant has been granted an extractive industry licence over the site which is valid until June 1st 2017. The conditions imposed as part of the original planning and extractive industry licence are still applicable to the site and the applicants operations on the site. The applicant has an existing approved Noise and Dust Management Plan for the site operations and in addition to this is proposing additional strategies to minimise dust and noise from the proposed on-site crushing operations. Should Council resolve to
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	location indicated might well be visible. In any case, windborne noise and dust will be largely unimpeded by the landmass, particularly when the prevailing easterly winds shifts to SE as it often does. The application does not explain how site watering will be sourced. An on-site bore or carting from the Avon River both raise sensitive issues for locals and relevant authorities. 4. Relevant Legislative Requirements of Agencies Other Than The Shire of Northam The application provides emotive but irrelevant comparisons of noise levels without discussing statutory standards. There is little provision for emissions monitoring (dust, noise and vibration) and only an informal process for resolution should conflict occur. This is deficient: there are clear standards imposed by a range of government agencies (MRWA, EPA/DER, Dept. of Minerals and Petroleum), as well as the SON. These guidelines define relevant standards of compliance, including:		extractive industry requirements on the site. Summary JTB Quarry Pty Ltd appreciated the community and Shire's support in all matters related to the rehabilitation of the site. JTB Quarry Pty Ltd is committed to this rehabilitation project and has already paid an environmental bond to the Shire of Northam. JTB Quarry Pty Ltd do not believe any change to the bond is required as the amount was predetermined by the Shire of Northam and agreed upon by JTB Quarry Pty Ltd.	approve this application for a variation to this approval, it would be subject to additional conditions specifically relating to crushing operations and the implementation of the site rehabilitation plan. The application has been referred to the DER & EPA who have advised they have no comment regarding the proposed variation and rehabilitation plan. Process Followed In This Application Shire Officers have been working with the applicant over the past 10 months to facilitate the preparation of their application for crushing and site rehabilitation to the Shire's satisfaction in accordance with the conditions of the original planning approval. As part of this process Shire Officers undertook a visit to the site. Advertising of this application was undertaken in accordance with the requirements outlined in Local Planning Scheme No.6 which specifies that applications must be advertised for a period of not less than 14 days.
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		Emission levels permitted; land-use zoning; and buffer zone requirements Monitoring responsibilities and procedures Complaint resolution process/dispute claim adjudication Penalties/sanctions Details of these requirements must be included in a new licence, should it be granted. The application refers to final handover to the land-owner. This is but one of the close-out criteria; the rehabilitated site must meet many more criteria than simply the owner's. The proponent's responsibility is not to suggest terms and conditions, but to comply with those imposed by relevant authorities. This must be detailed on the licence, and made available publicly so that all stakeholders are fully informed. 5. Process Followed In This Application The sop-start performance at this site suggests there are – or have been – complications. It is in the community interest this reaches satisfactory closure sooner than later. In this light, Shire officers should be working with the operator to facilitate the process. If this is the case, it should be stated			Public Consultation was undertaken in accordance with section 9.4 of LPS6 and the Shire's Extractive Industries Local Law 2008. Public Advertising commenced on 17th December 2014 and closed on 16th January 2015 in accordance with the standard 21 days advertising period specified in the Extractive Industries Local Law 2008. Taking into account the Christmas break, the public advertising period was extending an additional week. A copy of the proposed crusher operation plans, rehabilitation plan, rehabilitation plan timeline, site plan and location map was sent to all surrounding property owners within a 1km radius of the subject site. The proposal was also advertised on the Shire's website, <i>Avon Valley Advocate</i> newspaper and was available for inspection at the Shire offices.
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	in the interests of transparency and accountability. However, other aspects of the process are problematical: the statutory advertising requirement does not appear to have been observed; the statutory period for public submissions was rigidly observed, despite falling during the long holiday period when people are away and possibly unable to access the only notice, which was on the Shire website. The application itself is lacking in rehabilitation detail. It is clearly a trade- off by the proponent to meet mandatory rehabilitation requirements, and should be acknowledged as a subterfuge. However, to achieve the desired end result of satisfactory rehabilitation, Council possibly has no alternative but to grant a suitably amended licence. Summary The site needs to be rehabilitated. The quarried rock must be removed. The operator is trying to maximise the rock's return by crushing it on site. There is an implication that without this trade-off, rehabilitation cannot take place.			
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		If Council accedes to this deal (variation of licence/changed rehabilitation requirements) the rehabilitation bond must be increased to cover any contingency such as future claims of insufficient income from crushed rock to cover required rehabilitation. 5 years into a 7 year licence period, progress could be described as inconsistent. Therefore, the amount of the rehabilitation bond should be increased to ensure completion within the promised timeframe. This will help ensure the work is undertaken in order for the operation to achieve compliance. In the event of any future non-compliance with the terms of the licence, Council could issue a stop-work order and use the bond to return the site to conditions previously stipulated, and acceptable to the community and owner. Because it is sought late in the day – 5 years into a 7 year contract – any variation of the Council's original terms and conditions for operation must be monitored extremely closely.			
3	EPA	No Comment (refer to appendices)	N/A		
4	DER	No Comment (refer to appendices)	N/A		

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APPENDIX 8 - ACCOUNTS AND STATEMENTS OF ACCOUNTS

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL JANUARY 2015				
CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT \$
1874	14/01/2015	STALLION HOMES	KERB BOND REFUND FOR 290 BUNKERWAY NORTHAM A15233 APPLICATION# 13138.	-1,000.00
1875	14/01/2015	BUILDER'S REGISTRATION BOARD OF WA	MONTHLY BUILDING FEES COLLECTED FOR BSL FOR THE MONTH OF DECEMBER 2014.	-913.66
1876	14/01/2015	BUILDING & CONSTRUCTION INDUSTRY TRAINING FUND	MONTHLY BUILDING FEES COLLECTED FOR BCITF FOR DECEMBER 2014.	-1,422.29
1877	14/01/2015	SHIRE OF NORTHAM	MONTHLY BUILDING COMMISSION (BSL) FOR DECEMBER 2014.	-114.50
1878	23/01/2015	ELIZABETH MILNER	REFUND OF ANIMAL TRAP BOND AS RETURNED ON 30/12/2014.	-55.00
			TOTAL TRUST CHEQUES	-3,505.45
EFT18794	06/01/2015	AMG UNIVERSAL SUPER	SUPERANNUATION CONTRIBUTIONS.	-313.55
EFT18795	06/01/2015	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG TED COOK TERMINATION \$2080.00 & PAYG PAYRUN 17/12/2014 TO 30/12/2014 \$49356.00.	-51,436.00
EFT18796	06/01/2015	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS.	-475.00
EFT18797	06/01/2015	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS.	-183.11
EFT18798	06/01/2015	DENIS GRAHAM BERESFORD	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-1,726.55
EFT18799	06/01/2015	DESMOND ARNOLD HUGHES	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-1,726.55
EFT18800	06/01/2015	JOHN HANSEN	REIMBURSEMENT FOR THE PURCHASE OF FOOD, FIRST AID SUPPLIES & DRINKS FOR CLACKLINE FIRE.	-474.06
EFT18801	06/01/2015	JULIE ELLEN WILLIAMS	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-1,726.55
EFT18802	06/01/2015	KATHLEEN DAWN SAUNDERS	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-1,726.55
EFT18803	06/01/2015	LLEWELLYN A W	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-1,918.16
EFT18804	06/01/2015	POLLARD FAMILY SUPERANNUATION FUND T/A POLLARD ENTERPRISES PTY LTD	SUPERANNUATION MONTHLY CONTRIBUTION FOR DECEMBER 2014.	-2,000.00
EFT18805	06/01/2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS.	-104.54
EFT18806	06/01/2015	ROBERT WAYNE TINETTI	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-1,726.55
EFT18807	06/01/2015	STEVEN BRUCE POLLARD	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-2,603.12
EFT18808	06/01/2015	TERRY MATTHEW LITTLE	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-2,431.23

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EFT18809	06/01/2015	ULO RUMJANTSEV	COUNCILLOR MONTHLY PAYMENTS DECEMBER 2014.	-1,927.83
EFT18810	06/01/2015	WENDY ANN LESLEY MCCULLOCH	RATES REFUND FOR ASSESSMENT A11801 8 KINGS STREET NORTHAM.	-980.94
			SUB TOTAL EFT MUNICIPAL	-73,480.29
EFT18811	14/01/2015	COLE MATHEW HAZLEWOOD	KERB BOND REFUND FOR 71 GORDON STREET A15903 APPLICATION #13011.	-1,000.00
			TOTAL EFT TRUST	-1,000.00
EFT18812	14/01/2015	CAPITAL RECYCLING	SUPPLY 145.6 TONNE OF GRAVEL TO SMITH ROAD ON 02/10/2014.	-1,601.60
EFT18813	14/01/2015	QUIN'S GOURMET BUTCHERS	PURCHASE OF ASSORTED MEATS FOR KILLARA.	-215.76
EFT18814	14/01/2015	ACE MIDLAND CINEMAS	PURCHASE OF X16 TICKETS @ \$7.50 & X1 TICKET @ \$10.00 FOR SCREENING OF WRECK IT RALPH ON FRIDAY 18TH JANUARY 2013 ORGANISED BY MEGAN GAINE.	-122.50
EFT18815	14/01/2015	ADT SECURITY	SECURITY MONITORING & SCHEDULED MAINTENANCE SERVICE FOR KILLARA, MORBY COTTAGE, NORTHAM LIBRARY, NORTHAM SWIMMING POOL & NORTHAM WASTE DISPOSAL SITE COLEBATCH ROAD FOR THE PERIOD 01/12/2014 TO 28/02/2015.	-654.39
EFT18816	14/01/2015	ALAN'S AUTO ELECTRICS	PURCHASE OF X2 BATTERIES FOR CLACKLINE 2.4, X1 BATTERY FOR BAKERS HILL LIGHT TANKER & REPLACE BOTH CONDENSOR FANS & REDO WIRING TO FANS IN ISUZU TRUCK N3113 FOR BRIGADES.	-1,231.50
EFT18817	14/01/2015	ALL-WAYS FOODS	PURCHASE OF ASSORTED CONFECTIONERY ITEMS FOR THE NORTHAM SWIMMING POOL.	-959.20
EFT18818	14/01/2015	ANDY'S PLUMBING SERVICE	REPLACE SHOWER & KITCHEN TAPS & REMOVE GAS HEATER IN UNIT 1 KURINGAL VILLAGE, INSTALL VANDAL HOSE COCK AT THE SOUND SHELL, CLEAR BLOCKED URINAL AT THE NORTHAM TOWN HALL, CLEAR BLOCKED URINAL, INSTALL BASIN GRATE & INSTALL NEW BALL FLOAT TO URINAL CISTERN AT THE LESSOR HALL & EMPTY SEPTIC TANKS AS WERE FULL FROM TOP TO BOTTOM & HIRE OF LIQUID WASTE TANKER FOR EXTRA LABOUR TO COMPLETED AT THE BAKERS HILL PUBLIC TOILETS & REPAIR VANDALIZED TAP & PIPE WORK AT CLACKLINE PUBLIC TOILETS.	-3,020.82
EFT18819	14/01/2015	ANTHONY ROSKELL	CLEANING OF WUNDOWIE HALL & LIBRARY FOR THE PERIOD 17/12/14 TO 30/12/14.	-200.00
EFT18820	14/01/2015	AQUARIS FREIGHT	CHARGES FOR X2 LOADS OF WATER DELIVERED TO THE WARRIN RD TANK 03/01/2015 FOR BRIGADES.	-460.00
EFT18821	14/01/2015	CANCELLED PAYMENT		
EFT18822	14/01/2015	AUTOPRO NORTHAM	PURCHASE OF X1 L PLATE MAGNETIC & X1 DIGITAL TYRE GAUGE FOR CESM VEHICLE & X1 17MM SOCKET FOR ENGINEERING SERVICES.	-35.64

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EFT18823	14/01/2015	AV-SEC SECURITY SERVICES	SECURITY MONITORING QUARTER FEE FOR THE OLD RAILWAY STATION FOR THE PERIOD 01/01/2015 TO 31/03/2015 & ALARM ATTENDANCES TO OLD RAILWAY STATION MUSEUM ON 22/11/2014 & 26,27/12/2014 REPORT# 11563 & 11568, SHIRE ADMIN BUILDING ON 21/11/2014 REPORT# 11528, WUNDOWIE LIBRARY 15/11/2014 REPORT# 11513, NORTHAM VISITOR CENTRE ON 12/12/2014 REPORT# 11679, 24/12/2014 REPORT# 11560, 22/12/2014 REPORT# 11551 & 22/12/2014 REPORT# 11554.	-634.60
EFT18824	14/01/2015	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF OLD QUARRY ROAD WASTE MANAGEMENT FACILITY FOR THE PERIOD 09/12/2014 TO 04/01/2015.	-2,968.00
EFT18825	14/01/2015	AVON PAPER SHRED	SHREDDING OF X1 240LTR BIN OF CONFIDENTIAL PAPER FROM SHIRE ADMIN BUILDING ON 09/12/14.	-55.00
EFT18826	14/01/2015	AVON TELECOMS PTY LTD	SECURITY MONITORING FOR THE AVON VALLEY ARTS SOCIETY, NORTHAM VISITOR CENTRE, NORTHAM SES, BERT HAWKE OVAL, WUNDOWIE LIBRARY/TELECENTRE & THE NORTHAM RECREATION CENTRE FOR THE MONTH OF FEBRUARY 2015.	-287.86
EFT18827	14/01/2015	AVON VALLEY ARTS SOCIETY (INC)	PURCHASE OF ASSORTED ITEMS FOR NORTHAM VISITOR CENTRE.	-582.30
EFT18828	14/01/2015	AVON VALLEY CONTRACTORS	HIRE OF SEMI TIPPER ON 21/10/2014 TO CART GRAVEL FROM BAKERS HILL TO MINIE ROAD, HIRE OF LOW LOADER TO CART ROLLER FROM BEERING ROAD TO MINIE ROAD & HIRE OF SEMI TIPPER ON 22, 23, 24, 28, 29, 29/10/2014 TO CART GRAVEL TO MINIE ROAD.	-10,120.00
EFT18829	14/01/2015	AVON VALLEY MOWER & CHAINSAW CENTRE	PURCHASE OF X6 20LT LIQUID CHLORINE FOR ENGINEERING SERVICES & X3 20LT LIQUID CHLORINE FOR BERNARD PARK WATER PLAYGROUND.	-270.00
EFT18830	14/01/2015	AVON VALLEY STOCK FEED & GARDEN SUPPLIES	REPAIR OF CHAINSAW CHAPS FOR ENGINEERING SERVICES.	-50.00
EFT18831	14/01/2015	AVON WASTE	DOMESTIC & COMMERCIAL RUBBISH COLLECTION IN THE TOWN & SHIRE OF NORTHAM FOR THE FORTNIGHTS ENDING 12/12/2014 & 26/12/2014.	-112,169.74
EFT18832	14/01/2015	BLACKWELL ASSOCIATES &	PREPARATION OF LANDSCAPE PLANS FOR NORTHAM TRAIN STATION & SURROUNDS FOR BUSINESS CASE FUNDING APPLICATION.	-1,452.00
EFT18833	14/01/2015	BLACKWELL PLUMBING PTY LTD	REPAIR LEAK UNDER KITCHEN SINK & REPAIR TOILETS AT WUNDOWIE TOWN HALL.	-331.00
EFT18834	14/01/2015	BOC LIMITED	BALLOON GAS FOR CHRISTMAS IN THE PARK 12/12/14	-120.37
EFT18835	14/01/2015	CANNON HYGIENE AUSTRALIA PTY LTD	MEDI STANDARD MONTHLY SERVICE BI ANNUAL INVOICE FROM 14/11/2014 FOR NORTHAM VISITOR CENTRE.	-243.48

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EFT18836	14/01/2015	CENTRAL MOBILE MECHANICAL REPAIRS	583HR SERVICE ON KABOTA MOWER N.3779 PLUS STRIP CUTTING HEAD & REPLACE BROKEN SHAFT.	-561.22
EFT18837	14/01/2015	COATES HIRE OPERATIONS PTY LTD	HIRE OF X3 LIGHTING TOWERS FOR CHRISTMAS IN THE PARK 2014 INCL DELIVERY & FUEL CHARGES.	-1,168.75
EFT18838	14/01/2015	COLIN DUNCAN GRANT	MONTHLY CLEANING OF NORTHAM DISTRICT SES FOR DECEMBER 2014.	-110.00
EFT18839	14/01/2015	COUNTRY COPIERS NORTHAM	PURCHASE OF ASSORTED STATIONARY ITEMS FOR NORTHAM VISITOR CENTRE, REC CENTRE, ENGINEERING SERVICES & SHIRE ADMIN & SERVICE & REPAIRS TO RECORDS PHOTOCOPIER IR-5055 ON 10/12/2014.	-1,423.34
EFT18840	14/01/2015	DUN & BRADSTREET AUSTRALIA	SOLICITOR FEES FOR A11631 & A10861.	-1,103.00
EFT18841	14/01/2015	DUNNING INVESTMENTS PTY LTD	DUNNINGS FUEL ACCOUNT FOR DECEMBER 2014.	-21,644.35
EFT18842	14/01/2015	E FIRE & SAFETY	FIRE EXTINGUISHER EXCHANGE AT NORTHAM DEPOT & NORTHAM TOWN HALL.	-401.50
EFT18843	14/01/2015	FE TECHNOLOGIES PTY LTD	PURCHASE OF X4, 000 RACETRACK TAGS FOR NORTHAM RFID.	-1,144.00
EFT18844	14/01/2015	FLAT OUT FREIGHT	FREIGHT COSTS FOR X1 CARTON FROM CATERLINK ON 04/12/14 & X1 OVEN FROM LENNY'S KITCHEN ON 09/12/14.	-142.95
EFT18845	14/01/2015	FRAMESWEST	PURCHASE OF X2 CURVED ACCESSIBLE RAILS FOR RAMPS FOR WATER PLAYGROUND & X2 ACCESSIBLE HAND RAILS FOR NORTHAM VISITOR CENTRE.	-8,110.08
EFT18846	14/01/2015	GARPEN PTY LTD	PURCHASE OF X1 10HP DIESEL PORTABLE PUMP FOR WUNDOWIE STORMWATER HARVESTING.	-1,075.00
EFT18847	14/01/2015	GIDGEGANNUP BASKETBALL CLUB	KIDSPORT FUNDING.	-247.00

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EFT18848	14/01/2015	GLENN BEVERIDGE STUART	CLEAN OUT SLIDING DOOR TRACK & REPLACE 4 DAMAGED HASP & STAPLES AT SOUND SHELL, SUPPLY & INSTALL BATHROOM CABINET, REPLACE SILICON IN THE KITCHEN & BATHROOM AT UNIT 1 KURINGAL VILLAGE, CUT OF PIPE AT PUMP SHED & REPLACE DOOR HINGES AT WATER PARK, REMOVE GRAFITTI ON SIGNS ALONG THE RIVER BANK, REPLACE MALE TOILET DOOR AT BERT HAWKE PAVILLION & FEMALE TOILET DOOR AT APEX PARK, REMOVE REST OF COLLAPSED CEILING, SUPPLY & INSTALL GYPROCK SHEETS, PAINT CEILING, RECTIFY COLLAR TIES FALLEN OFF RAFTERS & BOLT, RECTIFY RUSTED POST SHOES, REPLACE 2 BEAMS EATEN BY WHITE ANTS, SUPPLY & INSTALL HARDIE FLEX TO END OF VERANDAH & TO COVER FIRE PLACES AT THE VINTAGE CAR CLUB, REMOVE SIDES OF DOOR TO REMOVE STEEL WEIGHTS & REMOVE DOOR FROM OVER COUNTER & REPAIR DAMAGED FENCE AT THE NORTHAM SWIMMING POOL, RECTIFY DAMAGE TO TOILET BLOCKS & PAINT OVER BAD GRAFFITI AT WUNDOWIE POOL, REMOVE EXIT CLOSER TO REAR DOOR AT FOOTBALL PAVILLION, REMOVE STYREEN FROM PART OF WALL & PAINT AT THE CEMETERY NICHE WALL, REMOVE STAINLESS STEEL HANDRAILS FROM NORTHAM VISITOR CENTRE & DELIVER TO FRAMES WEST.	-18,590.00
EFT18849	14/01/2015	GREENWARD CONSULTING	ATTENDANCE AT PROJECT PLANNING MEETING ON 17/12/2014 FOR BRONWYN SOUTHEE.	-750.20
EFT18850	14/01/2015	HOST AUTO REPAIRS	REPAIR TRAILER HITCH & REPLACE BATTERY ON SES TRAILER 1TOV603.	-370.20
EFT18851	14/01/2015	K & N TRADITIONAL LANDSCAPES	REBUILD MORBY COTTAGE END WALL IN DANGER OF COLAPSE.	-12,000.00
EFT18852	14/01/2015	MCDOWALL AFFLECK PTY LTD	STRUCTURAL ENGINEERS INSPECTION AT NORTHAM TOWN HALL FOR FEASIBILITY STUDY FOR LIFT.	-1,320.00
EFT18853	14/01/2015	MCKINLEY DEVELOPMENTS	SUPPLY & INSTALL GAS BOTTLE COMPOUND AT SENIORS MEMORIAL HALL.	-1,900.00
EFT18854	14/01/2015	MERIT LINING SYSTEMS PTY LTD	SUPPLY & INSTALL ELASTIC/PLASTIC FUSION COVER AT WUNDOWIE DAM (TENDER 2 OF 2014) PART 1.	-123,856.70
EFT18855	14/01/2015	CANCELLED PAYMENT		
EFT18856	14/01/2015	NETSIGHT	MYOSH HOURS FOR DECEMBER 2014.	-860.20

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EFT18857	14/01/2015	NORTHAM CARPETS	SUPPLY & INSTALL TEXTURED BLACK VINYL TO KITCHEN, SUPPLY & INSTALL CARPET TO BEDROOM 1 & LOUNGE & SUPPLY & INSTALL 6 VERTICAL BLINDS TO REQUIRED AREAS IN UNIT 1 KURINGAL VILLAGE WUNDOWIE, REGLUE CARPET TILES AT NORTHAM REC CENTRE & SUPPLY & INSTALL FLOOR EDGING TO BERT HAWKE BUILDING.	-3,422.50
EFT18858	14/01/2015	NORTHAM CENTRAL NEWSAGENCY	NEWSPAPER DELIVERIES FOR NORTHAM LIBRARY FOR THE PERIOD 01/11/2014 TO 29/11/2014 & 01/12/2014 TO 01/01/2015 & NEWSPAPER DELIVERIES FOR KILLARA & SHIRE ADMIN FOR THE PERIOD 01/12/2014 TO 01/01/2015.	-274.70
EFT18859	14/01/2015	NORTHAM COUNTRY CLUB	VENUE HIRE FOR STAFF CHRISTMAS FUNCTION 2014.	-7,022.15
EFT18860	14/01/2015	NORTHAM COURIER SERVICE	COURIER CHARGES FOR DELIVERY OF ASSORTED ITEMS FOR NOVEMBER & DECEMBER FOR ENGINEERING SERVICES, DEVELOPMENT SERVICES & CORPORATE SERVICES.	-261.80
EFT18861	14/01/2015	NORTHAM FEED & HIRE	PURCHASE OF X9 CAT CAGES, X2 24PK TUNA, X1 HAY BALE FOR RANGER SERVICES, X1 WHEAT & X1 LAYING MASH FOR UPKEEP OF THE SWANS & X8 ICE PACKS FOR NORTHAM REC CENTRE.	-467.00
EFT18862	14/01/2015	NORTHAM MITRE 10 SOLUTIONS	PURCHASE OF X1 350G MORTEIN, X2 2L MARINE GRADE EXT CLEAR & X1 1L BBQ CLEANER FOR KILLARA, X3 3000X1200 VILLABOARD, X7 VILLABOARD 2400X1200, X2 PVC CAP MOULDING & X2 STUD ADHESIVE FOR WUNDOWIE MENS SHED EXTENSION, X20 60MM POST CAPS, X1 65MM 50PK SCREWS, X1 50MM 50PK SCREWS, X4 CONCRETE GRINDING DISKS, X1 LARGE COLD CHISEL & X1 STEEL CONCRETE CUTTING DISK FOR ENGINEERING SERVICES	-745.82
EFT18863	14/01/2015	NORTHAM RADIATOR SPECIALISTS & AVON 4WD CENTRE	PURCHASE OF X1 ARB CANOPY VENT FOR CESM VEHICLE.	-60.00
EFT18864	14/01/2015	CANCELLED PAYMENT		

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EFT18865	14/01/2015	OXTERS CEMETERY SERVICES	CEMETERY INVOICING FOR FORTNIGHT ENDING 12/12/14, NEW GRAVES & GRAVE CERTIFICATION FOR MACAULAY, SANDS, DELFS, CEMETERY INVOICING FOR THE 3 WEEKS ENDING 02/01/2015, GRAVE REOPENING & GRAVE CERTIFICATION FOR DE JONG, CLACKLINE, BAKERS HILL PARK & BAKERS HILL REC CENTRE ABLUTIONS INVOICING FOR THE PERIOD 01/12/14 TO 02/01/15, KATRINE MAINTENANCE INVOICING FOR THE PERIOD 01/12/2014 TO 02/01/2015, PURCHASE OF X1 HAND TOWEL DISPENSER, X1 48PK TOILET ROLLS, X1 36PK TOILET PAPER FOR CLACKLINE TOILETS, X1 48PK TOILET PAPER, X1 LARGE GLOVES, X1 36PK TOILET PAPER FOR BAKERS HILL TOILETS & X1 48PK TOILET ROLLS & X1 20 LTR PINEAWAY FOR KATRINE TOILETS.	-8,419.95
EFT18866	14/01/2015	PLAYRIGHT AUSTRALIA PTY LTD	REGISTRATION TO THE ACCREDITED PLAYGROUND & SAFETY TRAINING COURSE FOR JOHN RUTHERFORD ON 25-27/11/2014.	-4,719.00
EFT18867	14/01/2015	PRITCHARD BOOKBINDERS	BINDING OF COUNCIL MINUTES DATED 19/06/13 TO 18/12/13 & 15/01/14 TO 16/07/14.	-132.00
EFT18868	14/01/2015	PRITCHARD FRANCIS	BERNARD PARK DRAINAGE IMPROVEMENT DESIGN ENGINEERING CONSULTANT FOR PROFESSIONAL SERVICES RENDERED THROUGH DECEMBER 2014.	-4,895.00
EFT18869	14/01/2015	PROFESSIONAL LOCKSERVICE	PURCHASE OF X1 48MM SSSHACKLE, X1 TS 5000 SLIDE BLOCK & POSTAGE & HANDLING FOR DEVELOPMENT SERVICES.	-105.60
EFT18870	14/01/2015	PUBLIC LIBRARIES WESTERN AUSTRALIA INC	FEES FOR HALEY AYERS-FINDLAY TO ATTEND PUBLIC LIBRARY WA CONERENCE 2015 ON 13/03/2015.	-360.00
EFT18871	14/01/2015	RETAIL DECISIONS (COLES)	COLES ACCOUNT FOR DECEMBER 2014.	-4,382.19
EFT18872	14/01/2015	CANCELLED PAYMENT		
EFT18873	14/01/2015	ROCKWELL OLIVIER (PERTH) PTY LTD	ADDITIONAL LEGAL ADVICE & DRAFTING OF SUBMISSIONS IN DISPUTE BETWEEN SHIRE OF NORTHAM & TOTAL EDEN.	-3,272.50
EFT18874	14/01/2015	CANCELLED PAYMENT		
EFT18875	14/01/2015	RONDA LORRAINE KAYE TOWLE	REIMBURSEMENT FOR WORKING WITH CHILDREN CHECK.	-80.00
EFT18876	14/01/2015	SAI GLOBAL LIMITED	ONLINE RENEWAL MEMBERSHIP FEE BUYER ADV PROGRAM 1-5 FOR THE PERIOD 01/01/2015 TO 31/12/2015 FOR ENGINEERING SERVICES & ONLINE RENEWAL FOR BCA & REF STDS FOR TOM CORBETT.	-2,601.50
EFT18877	14/01/2015	SANTALEUCA FORESTRY	PURCHASE OF X1 60PK NOUGAT, X6 10PK BAGS OF NOUGAT & X1 BOX OF GOBBLES FOR NORTHAM VISITOR CENTRE.	-281.53
EFT18878	14/01/2015	SGS AUSTRALIA PTY LTD	ASBESTOS SAMPLES REFRACTORY BRICKWORKS A526.	-257.40
EFT18879	14/01/2015	SIGMA CHEMICALS	PURCHASE OF X1 PHOTOMETER TEST KIT 9 FOR EHO.	-999.00

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EFT18880	14/01/2015	SPECIALISED TREE SERVICE	STREET TREE PRUNING AT VARIOUS LOCATIONS AS PER WESTERN POWER REQUIREMENTS.	-6,382.00
EFT18881	14/01/2015	SPORTSPOWER NORTHAM	PURCHASE OF X5 POLO SHIRTS FOR ADMIN STAFF & X2 POLO SHIRTS FOR REC CENTRE STAFF.	-231.20
EFT18882	14/01/2015	SQUIRE PATTON BOGGS (AU)	PROFESSIONAL FEES FOR NATIVE TITLE CLAIMS: WAD6006/2003 & WAD6012/2003 FOR THE PERIOD 04/07/2014 TO 18/12/2014.	-105.19
EFT18883	14/01/2015	ST JOHN AMBULANCE AUSTRALIA	SERVICING OF FIRST AID KITS FOR CESM & DEPUTY CHIEF MCQUEEN VEHICLES ON 02/12/14.	-20.00
EFT18884	14/01/2015	STAPLES AUSTRALIA PTY LIMITED	PURCHASE OF X1 PENRITE FELT PINBOARD FOR JOHN HANSEN.	-115.98
EFT18885	14/01/2015	SWS PAINTING CONTRACTORS	PAINTING OF INTERIOR TO UNIT 1 JURINGAL VILLAGE WUNDOWIE.	-4,080.00
EFT18886	14/01/2015	TENNANT AUSTRALIA	SERVICE TO THE NORTHAM REC CENTRE FLOOR CLEANER ON 15/10/14.	-347.60
EFT18887	14/01/2015	THE PERTH MINT	PURCHASE OF X50 AUSTRALIAN CITIZENSHIP COINS INCL POSTAGE.	-265.71
EFT18888	14/01/2015	THE WORKWEAR GROUP	PURCHASE OF X1 PANTS, X2 LONG SLEEVE SHIRTS & X1 V-NECK SWEATER FOR COUNCILLOR DENIS BERESFORD & X1 ICE BLUE BLOUSE FOR CARMEN SADLEIR.	-368.20
EFT18889	14/01/2015	TRACEY PEARCE	REIMBURSEMENT FOR POLICE CLEARANCE & PRE EMPLOYMENT MEDICAL FOR TRACEY PEARCE.	-150.40
EFT18890	14/01/2015	UHY HAINES NORTON CHARTERED ACCOUNTANTS	AUDIT SERVICES PROVIDED WITH RESPECT TO THE YEAR ENDED 30/06/2014 FOR PENSIONER DEFERRED RATES & INTERIM BILLING.	-15,628.76
EFT18891	14/01/2015	VENUE TECHNICAL SERVICES	SERVICE CALL TO NORTHAM SOUND SHELL AS INGROUND LED LIGHTS VANDALISED, GLASS COVERS SMASHED & LED BOARDS TRASHED, STAGE LIGHTS TRANSFERED TO MASTERPIECE CONTROLLER & SCHEDULED FOR CHRISTMAS COLOURS ON 08/12/2014.	-1,760.00
EFT18892	14/01/2015	WA CONTRACT RANGER SERVICES	CONTRACT RANGER SERVICES FOR THE PERIOD 10/12/2014 TO 31/12/2014.	-4,724.50
EFT18893	14/01/2015	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	ROMAN II TRAINING FOR KEVIN KANE ON 26/11/14 & 27/11/14.	-880.00
EFT18894	14/01/2015	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	CHECK & DIAGNOSE OFFICE RADIO, FIT TEMP POWER SUPPLY TO TAIT UNIT, TRAVEL TO WUNDOWIE TEST & REPAIR LIGHTS ON VOLVO BACKHOE N.3555 & TRAVEL TO DEPOT TO INSTALL VHF RADIO INTO CANTER TRUCK N.4096.	-1,277.00
EFT18895	14/01/2015	WG & RJ ASHMAN	CHARGES FOR MOWING THE LAND AT LOT 269 CHIDLOW STREET NORTHAM FOR ENFORCED FIRE HAZARD REDUCTION.	-550.00
EFT18896	14/01/2015	WHEATBELT GENERAL PRACTICE NORTHAM	PRE-EMPLOYMENT MEDICAL FOR EA TO EXECUTIVE MANAGER ENGINEERING SERVICES ANNE MCDONALD.	-130.90

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EFT18897	14/01/2015	WHEATBELT SAFETYWEAR	PURCHASE OF X1 PAIR MACK BULLDOG SAFETY BOOTS FOR TREVOR ASHMAN.	-150.00
EFT18898	14/01/2015	WUNDOWIE AND DISTRICTS MENS SHED INC	REPAIR CEMENT MIXER N016 & REFURBISH 10 TIMBER SEATS IN THE CENTRAL BUSINESS DISTRICT.	-1,953.67
EFT18899	14/01/2015	WW SOUVENIRS GIFTS & HOMEWARES PTY LTD	PURCHASE OF ASSORTED PLACEMATS, COIN PURSES, CUSION COVERS & CANVAS BAGS FOR NORTHAM VISITOR CENTRE.	-364.39
EFT18900	14/01/2015	YORK SWIMMING CLUB	KIDSPORT FUNDING.	-1,380.00
EFT18901	14/01/2015	ROAD SIGNS AUSTRALIA	PURCHASE OF X3 STREET SIGNS TO GOOCH ROAD" & X10 STREET SIGNS "RESTRICTED PARKING MAX ONE HOUR AT ALL TIMES" FOR ENGINEERING SERVICES.	-470.25
EFT18902	15/01/2015	MIDLAND MOWERS	PURCHASE OF X2 FERRIS ENGINE BELTS FOR FERRIS LAWN MOWER N.4019.	-158.30
EFT18903	16/01/2015	AMG UNIVERSAL SUPER	SUPERANNUATION CONTRIBUTIONS.	-334.21
EFT18904	16/01/2015	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG JODIE TAYLOR TERMINATION \$645 & PAYG PAY RUN 31/12/2014 TO 13/01/2015 \$50380.00.	-51,025.00
EFT18905	16/01/2015	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS.	-842.91
EFT18906	16/01/2015	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS.	-312.38
EFT18907	16/01/2015	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS.	-176.88
EFT18908	16/01/2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS.	-159.80
EFT18909	16/01/2015	THERESA YARRAN	REFUND OF TOWN HALL HIRE FEES ON BOOKING 1791 RECEIPT #78577 WHICH WAS CANCELLED AS FUNERAL TO BE HELD IN CHURCH.	-268.00
EFT18910	27/01/2015	AVON VALLEY ENVIRONMENTAL SOCIETY	GRANT FUNDING FOR INAUGURAL VISITORS CENTRE TO BURLONG PARK GUIDED WALK.	-296.68
EFT18911	27/01/2015	AG IMPLEMENTS NORTHAM PTY LTD	PURCHASE OF X3 MOWER BLADES FOR KUBOTA MOWER N.3862.	-121.88
EFT18912	27/01/2015	AGNES CROOKS EVELYN WILLISS	RATES REFUND FOR ASSESSMENT A150 60 HOVEA CRESCENT WUNDOWIE.	-487.56
EFT18913	27/01/2015	ALTHEA DECOR	SUPPLY & INSTALL CURTAINS TO SENIORS MEMORIAL HALL.	-5,411.00
EFT18914	27/01/2015	ANNE MCDONALD	REIMBURSEMENT FOR PRE-EMPLOYMENT POLICE CLEARANCE.	-62.40
EFT18915	27/01/2015	ANTHONY ROSKELL	CLEANING OF WUNDOWIE HALL & LIBRARY FOR THE PERIOD 30/12/2014 TO 13/1/2015.	-175.00
EFT18916	27/01/2015	AUS RECORD	PURCHASE OF X30 STANDARD ARCHIVE BOXES FOR RECORDS.	-132.00
EFT18917	27/01/2015	AUSTRALIA POST	AUSTRALIA POST ACCOUNT FOR KILLARA, LIBRARY & ADMIN FOR DECEMBER 2014.	-1,115.62
EFT18918	27/01/2015	AUTOPRO NORTHAM	PURCHASE OF X2 GATOR 480P 120D DVR CAR RECORDER (DASH CAM) FOR RANGER SERVICES.	-99.98

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EFT18919	27/01/2015	AV-SEC SECURITY SERVICES	ALARM ATTENDANCE TO MAIN OFFICE ON 09, 21, 27/12/2014 & 01/01/2015, OLD RAILWAY STATION MUSEUM ON 11, 19/12/2014, NORTHAM VISITOR CENTRE 05, 09/01/2015 & WUNDOWIE LIBRARY ON 30/12/2014.	-665.50
EFT18920	27/01/2015	AVON VALLEY MOWER & CHAINSAW CENTRE	PURCHASE OF X2 HUSQVARANA PRO CHAPS & X2 130" 3.3 MM TRAILBLAZER WHIPPER SNIPPER CORD FOR ENGINEERING SERVICES.	-553.30
EFT18921	27/01/2015	AVON VALLEY STOCK FEED & GARDEN SUPPLIES	PURCHASE OF X3 30KG WHEAT, X2 25KG DUCK CRUMBLES, X4 20KG LAYING MASH FOR SWAN COLONY & X10 BAGS OF COW MANURE FOR ENGINEERING SERVICES.	-252.50
EFT18922	27/01/2015	AVON YOUTH COMMUNITY AND FAMILY SERVICES	COMMUNITY GRANT FUNDING TOWARDS NORTHAM TRAINING & EMPLOYMENT EXPO HELD SEPTEMBER 2014.	-3,156.00
EFT18923	27/01/2015	BAKERS HILL OUT OF SCHOOL HOURS CARE INC	COMMUNITY GRANT 2014 FOR ASSISTANCE TOWARDS COMPUTER & FURNISHING UPGRADES.	-2,000.00
EFT18924	27/01/2015	BEAUREPAIRES	SUPPLY & INSTALL X1 AIR SEAL TUBE TO TRACTOR TYRE ON N10863.	-46.69
EFT18925	27/01/2015	BLACKWELL PLUMBING PTY LTD	REPAIRS TO LEAKING TAPS, TOILETS & CISTERNS AT NORTHAM LIBRARY.	-105.70
EFT18926	27/01/2015	BOC LIMITED	ANNUAL CONTAINER SERVICE CHARGE FOR OXYGEN MEDICAL D SIZE FOR THE PERIOD 01/01/2015 TO 31/12/2015.	-118.68
EFT18927	27/01/2015	CANNON HYGIENE AUSTRALIA PTY LTD	MONTHLY SANITARY UNIT SERVICE FOR ASSORTED SHIRE BUILDINGS FOR DECEMBER 2014.	-331.41
EFT18928	27/01/2015	CHADSON ENGINEERING	PURCHASE OF X1 SLAVE MOTOR S/N 23172544 FOR NORTHAM SWIMMING POOL CLEANER.	-1,522.40
EFT18929	27/01/2015	COCA-COLA AMATIL (AUST) PTY LTD	PURCHASE OF ASSORTED DRINKS FOR THE NORTHAM SWIMMING POOL.	-492.49
EFT18930	27/01/2015	COUNTRY COPIERS NORTHAM	PURCHASE OF ASSORTED STATIONARY ITEMS FOR DEVELOPMENT SERVICES, ENGINEERING SERVICES & NORTHAM REC CENTRE.	-377.70
EFT18931	27/01/2015	COURIER AUSTRALIA	COURIER DELIVERY CHARGES FOR ADMIN, VISITOR CENTRE & LIBRARY FOR NOVEMBER & DECEMBER 2015.	-230.33
EFT18932	27/01/2015	DEBBIE HUGHES - PERTH FACE PAINTING COMPANY	CHARGES FOR X3 HOURS OF FACE PAINTING ON 06/12/2014 AT NORTHAM COMMUNITY MARKETS/DOGS DAY OUT.	-264.00
EFT18933	27/01/2015	DEPARTMENT OF ENVIRONMENT REGULATION	QUATERLY LEVY RETURN FOR BOTH OLD QUARRY RD & INKPEN RD LANDFILL SITES OCT-DEC 2014.	-903.66
EFT18934	27/01/2015	DEPARTMENT OF TRAINING AND WORKFORCE DEVELOPMENT	RECOUP OF FUEL SUPPLIED FOR COMMUNITY BUS HIRED ON 13/09/2014.	-119.68
EFT18935	27/01/2015	DUNLOP G D	LOCATE SERVICES AT HENRY ST OVAL FOR NEW FENCE LINE.	-305.25

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EFT18936	27/01/2015	EP PROPERTY CARE SERVICES	MONTHLY GARDEN MAINTENANCE TO THE NORTHAM SWIMMING POOL ON 02/12/14, 11/12/14 & 06/01/15.	-502.40
EFT18937	27/01/2015	EVOLUTION TRAFFIC CONTROL PTY LTD	SUPPLY OF TRAFFIC MANAGEMENT SERVICES ON 13, 14, 17, 18, 19, 25/11/2014 AT JENNAPULLIN ROAD, SUPPLY OF TRAFFIC MANAGEMENT SERVICES ON 12, 28/11/2014 AT JENNAPULLIN RD & GOOMALLING RD & SUPPLY OF TRAFFIC MANAGEMENT SERVICES ON 24/11/2014 AT CARLIN ROAD BAKERS HILL.	-8,931.27
EFT18938	27/01/2015	FIRE AND SAFETY WA	PURCHASE OF X2 LED GRILL DASH HAZARD LIGHTS FOR JOHN HANSEN.	-197.34
EFT18939	27/01/2015	GLENN STUART BEVERIDGE	SUPPLY & INSTALL CORRIGATED IRON SHEET TO COVER HOLE IN FENCE AT WUNDOWIE POOL & SUPPLY & INSTALL BRACKETS TO HOLD LARGE HOSE PIPE AT NORTHAM SWIMMING POOL.	-407.00
EFT18940	27/01/2015	HOST AUTO REPAIRS	INSTALL SOLENOID TO NISSAN NAVARA N4056 FOR DEVELOPMENT SERVICES.	-231.35
EFT18941	27/01/2015	IT VISION	BLINK ANNUAL LICENSE FEE 2000 - 4000 DWELLINGS FOR PERIOD 9/10/2014 TO 8/10/2015.	-9,427.00
EFT18942	27/01/2015	JAYNE MCINNES	CLEANING OF SENIORS MEMORIAL HALL DURING THE PERIOD 16/11/2014 TO 21/12/2014.	-840.00
EFT18943	27/01/2015	JEF SALES & SERVICE	REPAIR OF SHINDAWA C350 BRUSHCUTTER, STIHL POLE SAW & STIHL FS130 BRUSHCUTTER (VAL) FOR ENGINEERING SERVICES.	-302.50
EFT18944	27/01/2015	JOHN HANSEN	REIMBURESMENT FOR THE PURCHASE OF DRINKS & WELFARE FOR FIRE FIGHTING AT THE LAKES.	-232.63
EFT18945	27/01/2015	JWA LOCATING SERVICE	LOCATE SERVICES IN BERNARD PARK FOR ENGINEERING SERVICES.	-467.50
EFT18946	27/01/2015	KEE HIRE PTY LTD	HIRE OF AP240 MULTI ROLLER REGO# 1CXV611 FOR THE PERIOD 1/12/2014 TO 31/12/2014.	-4,862.00
EFT18947	27/01/2015	KERBTECH P/L T/A GDR CIVIL CONTRACTING	WHITE LINE & SPEED BUMP MARKING AROUND OLD QUARRY ROAD WASTE MANAGEMENT SITE GATEHOUSE & HIRE OF TRUCK & DRIVER TO CART BANNER POLES TO SHIRE DEPOT.	-3,190.00
EFT18948	27/01/2015	LANDGATE	RURAL UV'S CHARGEABLE SCHEDULE NO R2014/14 DATED 15/11/2014 TO 28/11/2014 & SCHEDULE R204/15 DATED 29/11/2014 TO 15/12/2014, GRV VALUATIONS CHARGEABLE SCHEDULE NO G2014/12 DATED 25/10/2014 TO 21/11/2014, MINING TENEMENTS CHARGABLE SCHEDULE NO M2014/12 DATED 19/11/2014 TO 03/12/2014 & ONLINE TRANSACTION SUMMARY FOR DECEMBER 2014.	-854.49

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EFT18949	27/01/2015	LANDMARK PRODUCTS LTD	PURCHASE OF X1 TACTIL BICYCLE RACKS WITH HIDDEN PIN FIXINGS TO SLAB FOR ENGINEERING SERVICES.	-429.00
EFT18950	27/01/2015	M&L AUSTRALIA	PURCHASE OF X50 SHIRE OF NORTHAM MEDALS & X50 AUSTRALIAN FLAG PINS FOR CITIZENSHIP CEREMONIES.	-546.81
EFT18951	27/01/2015	MARINDUST SALES	PURCHASE OF X2 GARDEN MASTER FLAGPOLES INCL PACKAGING FOR NORTHAM VISITOR CENTRE.	-693.00
EFT18952	27/01/2015	MATHEW MACQUEEN	INSPECTION & REPORTING OF FIRE BREAKS WITHIN THE SHIRE OF NORTHAM 12, 13, 14 JANUARY 2015.	-2,112.00
EFT18953	27/01/2015	MCLEODS BARRISTERS & SOLICITORS	CONSULTATION & SAT MEDIATION REGARDING HEALTH ACT PROSECUTIONS MATTER 34825.	-2,250.61
EFT18954	27/01/2015	NORTHAM & DISTRICTS GLASS SERVICE	SUPPLY & FIT FULL TINTED LAMINATED WINDSCREEN TO HOLDEN CRUZE N10714.	-330.00
EFT18955	27/01/2015	NORTHAM AUTO ELECTRICS	SUPPLY & FIT X4 TYRES TO VOLVO GRADER N.001, X2 TYRES TO BACKHOE N.3555 & X2 TYRES TO VOLVO BACKHOE N.004.	-11,391.21
EFT18956	27/01/2015	NORTHAM HARDWARE	PURCHASE OF X1 40MM PADLOCK & 5.8M GAL 5.5MM CHAIN FOR DOGS DAY OUT.	-53.78
EFT18957	27/01/2015	NORTHAM JUNIOR CRICKET ASSOCIATION	KIDSPORT FUNDING.	-50.00
EFT18958	27/01/2015	NORTHAM MITRE 10 SOLUTIONS	PURCHASE OF X1 COBWEB BROOM FOR KILLARA, X2 UNIVERSAL GUN SPRAYS, X2 DOOR SOLID DURACOTE & X2 DOOR FRAME SPLIT FOR DEVELOPMENT SERVICES X8 ADHESIVE LIQUID NAILS, X8 GRASS SYNTHETIC SHORT PILE, X2 100PK 25MM SCREWS, X2 290ML ADHESIVE FIXALL CRYSTAL, X2 12 X 150MM DRILL MASONRY, X40 WASHERS FOR ENGINEERING SERVICES.	-1,188.19
EFT18959	27/01/2015	ORICA AUSTRALIA PTY LTD	SUPPLY OF X1 920KG DRUM CHLORINE GAS FOR TREATED WASTE RETICULATION & X4 920KG CHLORINE GAS FOR TREATED WASTE RETICULATION & NORTHAM POOL.	-3,068.14
EFT18960	27/01/2015	OXTERS CEMETERY SERVICES	PURCHASE OF X4 ULTRA SLIM HAND TOWEL FOR ADMIN, X1 HANDTOWELS, X1 48PK TOILET ROLLS, X5 50PK 80 LITRE GARBAGE BAGS, X1 18L TIDY BAG FOR ENGINEERING SERVICES & CEMETERY INVOICING FOR THE FORTNIGHT ENDING 16/1/2015, NEW GRAVE FOR HARMEN, GRAVE CERTIFICATION FOR HARMEN.	-2,475.62
EFT18961	27/01/2015	PANDA CHINESE RESTAURANT & TAKEAWAY	CATERING FOR ORDINARY COUNCIL MEETING ON 21/01/2015.	-155.00
EFT18962	27/01/2015	PROFESSIONAL LOCKSERVICE	PURCHASE OF X1 25M PADLOCK FOR NORTHAM SWIMMING POOL & X4 KEYS FOR VISITORS CENTRE WASTE COMPOUND.	-224.40
EFT18963	27/01/2015	QUBE LOGISTICS	TRANSPORT OF CHLORINE TO WASTE WATER TREATMENT PLANT IN NORTHAM.	-824.29

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EFT18964	27/01/2015	R & JT CONTRACTORS PTY LTD	CONNECT DIESEL PUMP INSTALL SUCTION TO PUMP & DISCHARGE LINE TO EXISTING PUMP LINE FROM EVAPORATION PONDS WUNDOWIE & REPLACE SECTION OF PUMP DUE TO DAMAGE UNDER NEW COMPOUND EXCAVATE & LOCATE EXISTING PUMP LINE INSTALL NEW LINE FROM OLD PUMP HOUSE TO PUMP LINE.	-4,994.73
EFT18965	27/01/2015	RADIOWEST BROADCASTERS PTY LTD	RADIO ADVERTISING FOR ART EXPO 2014 & WHAT'S ON AROUND THE TOWNS FOR DECEMBER 2014.	-726.00
EFT18966	27/01/2015	ROAD SIGNS AUSTRALIA	PURCHASE OF ASSORTED STREET SIGNS FOR ENGINEERING SERVICES.	-3,187.80
EFT18967	27/01/2015	ROCLA PIPELINE PRODUCTS	PURCHASE OF ASSORTED PIPES & HEADWALLS FOR ENGINEERING SERVICES.	-13,780.25
EFT18968	27/01/2015	ROSS PETER RAYSON	REIMBURSEMENT FOR PRE EMPLOYMENT MEDICAL & POLICE CLEARANCE.	-182.40
EFT18969	27/01/2015	SIMPSON FIONA LESLEY	CLEANING OF PUBLIC TOILETS IN WUNDOWIE FOR DECEMBER 2014.	-735.00
EFT18970	27/01/2015	SLAV'S CLEANING SERVICE	CLEANING OF ADMIN BUILDING, DEPOT, APEX PARK TOILETS, BERNARD PARK TOILETS, VISITORS CENTRE & MEETING ROOM, LIBRARY, VISITORS CENTRE TOILETS & COMMON AREAS FOR DECEMBER 2014.	-8,576.01
EFT18971	27/01/2015	ST JOHN AMBULANCE AUSTRALIA	FIRST AID COURSE FEES FOR KATHRYN BURTON & STACEY CONNOR-BROWN ON 22/1/2015 INCL BOOKS.	-398.00
EFT18972	27/01/2015	STERIHEALTH SERVICES PTY LTD	STEEL WALL SAFE SERVICING AT BERNARD PARK & APEX PARK TOILETS ON THE 05/12/2014 & 19/12/2014.	-368.72
EFT18973	27/01/2015	SUBARU OSBORNE PARK	12,500KM SERVICE OF SUBARU OUTBACK N10931.	-375.20
EFT18974	27/01/2015	THE FARM SHOP	PURCHASE OF X20 STOCK POSTS, X1 320M TIEWIRE & X1 GALVANISED FENCE DROPPER FOR WORKS DEPOT.	-354.42
EFT18975	27/01/2015	THE WATERSHED	PURCHASE OF X2 HUNTER I-CORE 6 STATION MODULE ONLY & X1 HUNTER I-CORE 6 STATION CONTROLLER PLASTIC BOX FOR WUNDOWIE OVAL RETICULATION.	-651.14
EFT18976	27/01/2015	TIM HOFFMAN ADVISORY	NORTHAM RAIL PRECINCT FEASIBILITY OVERVIEW.	-6,600.00
EFT18977	27/01/2015	TOTAL EDEN	PURCHASE OF X1 SX 125X100-250 415V MOTOR & PUMP FOR WASTE WATER TREATMENT PLANT.	-4,517.92
EFT18978	27/01/2015	VANESSA CRISP	REIMBURSEMENT FOR PURCHASE OF ASSORTED CLEANING & STATIONARY ITEMS FOR NORTHAM SWIMMING POOL.	-33.95
EFT18979	27/01/2015	WATER DYNAMICS WELSHPOOL	PURCHASE OF X1 7101 GALON 25MM VALVE, X100 PINK FLAGS & X5 ORBIT CONTROLLERS FOR ENGINEERING SERVICES.	-653.84
EFT18980	27/01/2015	WESTCARE INDUSTRIES	PURCHASE OF X1 HIV VIS VEST FOR RANGER SERVICES.	-37.95

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EFT18981	27/01/2015	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	ADVERTISING OF MONTHLY NEWSLETTER (FULL PAGE) FOR DECEMBER 2014, SENIOR RANGER POSITION IN THE WEST AUSTRALIAN ON 06/12/2014 & ON SEEK ON 05/12/2014 & PURCHASE OF X30 WALGA DESKPAD CALENDARS.	-3,048.08
EFT18982	27/01/2015	CANCELLED PAYMENT		
EFT18983	27/01/2015	WHEATBELT GP NETWORK	REIMBURSEMENT FOR OVER CHARGE OF DISPOSAL FEES AT OLD QUARRY ROAD LANDFILL SITE ON 14/01/2015.	-87.00
EFT18984	27/01/2015	WHEATBELT SAFETYWEAR	PURCHASE OF X5 PAIRS OF FIRE RETARDED BUSINESS SOCKS FOR DEVELOPMENT SERVICES.	-50.00
EFT18985	27/01/2015	WUNDOWIE PROGRESS ASSOCIATION	SHIRE ALLOCATION TO WUNDOWIE PROGRESS ASSOCIATION YEAR ENDING 30 JUNE 2015.	-8,800.00
EFT18986	30/01/2015	AMG UNIVERSAL SUPER	SUPERANNUATION CONTRIBUTIONS.	-334.17
EFT18987	30/01/2015	AUSTRALIAN TAXATION OFFICE - PAYG	LEE-ELLEN FOMIATTI PAY ADJUSTMENT 16/01/2015 \$34.00, PAYG PAYRUN 14/01/2015 TO 27/01/2015 \$50,519.00 & BUNDY PINNER PAY ADJUSTMENT 19/01/2015 \$268.00.	-50,821.00
EFT18988	30/01/2015	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS.	-521.95
EFT18989	30/01/2015	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS.	-312.38
EFT18990	30/01/2015	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS.	-177.95
EFT18991	30/01/2015	LITE INDUSTRIES PTY LTD	PURCHASE OF X1 MESH SAFETY LID LOCKABLE, LITE ALUMINIUM DECKING X2 2500MM X 300MM & X2 1500MM X 300MM & X1 40 X 40 SHS TUBE FOR 3 SIDED FOR CEMETERY MAINTENANCE.	-2,944.70
EFT18992	30/01/2015	MARK FERNIHOUGH	RATES REFUND FOR ASSESSMENT A10192 33 BURNSIDE AVENUE NORTHAM.	-3,500.00
EFT18993	30/01/2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS.	-158.38
			SUB TOTAL EFT MUNICIPAL	-664,451.00
33848	06/01/2015	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	SUPERANNUATION CONTRIBUTIONS.	-255.77
33849	06/01/2015	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS.	-255.77
33850	06/01/2015	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS.	-50.20
33851	06/01/2015	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS.	-576.22
33852	06/01/2015	AUSTSAFE SUPER	SUPERANNUATION CONTRIBUTIONS.	-190.11
33853	06/01/2015	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS.	-312.38
33854	06/01/2015	COMMONWEALTH SUPERSELECT	SUPERANNUATION CONTRIBUTIONS.	-310.58
33855	06/01/2015	EWRAF SUPER	SUPERANNUATION CONTRIBUTIONS.	-66.75

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33856	06/01/2015	CANCELLED PAYMENT		
33857	06/01/2015	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	PAYROLL DEDUCTIONS.	-19.40
33858	06/01/2015	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS.	-167.42
33859	06/01/2015	SHIRE OF NORTHAM	PAYROLL DEDUCTIONS.	-1,210.00
33860	06/01/2015	SUNSUPER	SUPERANNUATION CONTRIBUTIONS.	-202.18
33861	06/01/2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS.	-26,893.68
33862	06/01/2015	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS.	-463.32
33863	06/01/2015	ZURICH AUSTRALIA LIMITED	SUPERANNUATION CONTRIBUTIONS.	-192.44
33864	06/01/2015	CANCELLED PAYMENT		
33865	14/01/2015	SHIRE OF NORTHAM	12 MONTH REGISTRATION ON MITSUBISHI TIPTRUCK N.3805, MITSUBISHI TIPTRUCK N.3647, PACIFIC TIPTRUCK N.5066 & MAZDA BT-50 N10938 & 6 MONTH REGISTRATION ON MITSUBISHI TIPTRUCK N.007, KUBOTA TRACTOR N.3862, TOYOTA HILUX N10710 & FORD RANGER N10634.	-1,125.45
33866	14/01/2015	PFD FOOD SERVICES PTY LTD	PURCHASE OF ASSORTED ICE CREAMS, CHOC CHILLS, SAUSAGE ROLLS & PIES FOR NORTHAM SWIMMING POOL.	-2,016.40
33867	14/01/2015	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION PAYMENT FOR DAMON GEARY MEMBER NUMBER 713846857 FOR THE PAY RUN 02/12/2014, 16/12/2014 & 30/12/2014 AS HE WAS WITH GESB BUT THEY DON'T ACCEPT SUPER CONTRIBUTIONS FROM LOCAL GOVERNMENT ONLY STATE GOVERNMENT.	-234.54
33868	14/01/2015	AUSTSAFE SUPER	SUPERANNUATION CONTRIBUTIONS.	-216.06
33869	14/01/2015	COCA-COLA AMATIL (AUST) PTY LTD	PURCHASE OF VARIOUS SOFT DRINKS FOR NORTHAM SWIMMING POOL STOCK.	-2,065.23
33870	14/01/2015	GREY STREET SURGERY	PRE-EMPLOYMENT MEDICAL FOR SENIOR COMMUNITY DEVELOPMENT OFFICER MICHELLE BLACKHURST.	-165.00
33871	14/01/2015	NORTHAM BETTA ELECTRICAL	PURCHASE OF X1 XP60 STILL CAMERA & STRONGTIUM STORAGE CARD FOR CAMERA FOR DEVELOPMENT SERVICES.	-214.00
33872	14/01/2015	NORTHAM TOYWORLD	PURCHASE OF ASSORTED MUSICAL ITEMS FOR STORY TIME BETTER BEGINNINGS & X1 TOY BOX FOR SUMMER BOOK CLUB AT THE LIBRARY.	-127.94
33873	14/01/2015	OZSHUT PTY LIMITED	SUPPLY & INSTALL X4 ELECTRIC ROLLER SHUTTERS TO JUBILEE PAVILLION & X1 ROLLER SHUTTER TO THE KIOSK AT THE NORTHAM SWIMMING POOL.	-8,712.00
33874	14/01/2015	PETTY CASH	PETTY CASH RECOUP FOR ADMIN, NORTHAM LIBRARY, VISITOR CENTRE & REC CENTRE FOR DECEMBER 2014.	-700.90
33875	14/01/2015	SHIRE OF NORTHAM	FOOD BUSINESS REGISTRATION HIGH RISK TO 31/12/2015 FOR KILLARA DEBTOR K2.	-275.00

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33876	14/01/2015	SYNERGY	ELECTRICITY & SERVICE CHARGES FOR ASSORTED SHIRE PROPERTIES FOR THE PERIOD 28/09/2014 TO 24/12/2014.	-63,837.61
33877	14/01/2015	TELSTRA CORPORATION	LANDLINE & INTERNET CHARGES FOR BAKERS HILL BFB & MOBILE PHONE ACCOUNT UP TO 24/12/2014.	-1,352.42
33878	14/01/2015	VODAFONE	BRIGADES & SES MESSAGING NETWORK FEES FOR PERIOD 23/12/2014 TO 22/01/2015.	-1,313.88
33879	14/01/2015	WATER CORPORATION	WATER USE & SERVICE CHARGES FOR ASSORTED SHIRE PROPERTIES FOR THE PERIOD 15/10/2014 TO 23/12/2014.	-9,648.02
33880	14/01/2015	CANCELLED PAYMENT	.	
33881	14/01/2015	SYNERGY	PAYMENT OF HELD AMOUNT FOR NORHTAM POOL, REVERSAL OF CARBON CHARGE CREDITS FROM 5/9/2014, INVOICE REVERSAL FOR APEX PARK TOILETS 17/9/2014.	-423.48
33882	16/01/2015	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	SUPERANNUATION CONTRIBUTIONS.	-255.77
33883	16/01/2015	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS.	-255.77
33884	16/01/2015	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS.	-50.20
33885	16/01/2015	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS.	-708.99
33886	16/01/2015	COMMONWEALTH SUPERSELECT	SUPERANNUATION CONTRIBUTIONS.	-310.58
33887	16/01/2015	EW RAP SUPER	SUPERANNUATION CONTRIBUTIONS.	-43.87
33888	16/01/2015	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	PAYROLL DEDUCTIONS.	-19.40
33889	16/01/2015	ONEPATH	SUPERANNUATION CONTRIBUTIONS.	-50.58
33890	16/01/2015	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS.	-158.73
33891	16/01/2015	SHIRE OF NORTHAM	PAYROLL DEDUCTIONS.	-1,210.00
33892	16/01/2015	SUN SUPER	SUPERANNUATION CONTRIBUTIONS.	-202.18
33893	16/01/2015	CANCELLED PAYMENT		
33894	16/01/2015	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS.	-424.64
33895	16/01/2015	ZURICH AUSTRALIA LIMITED	SUPERANNUATION CONTRIBUTIONS.	-192.44
33896	16/01/2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS.	-33,292.68
33897	27/01/2015	PFD FOOD SERVICES PTY LTD	PURCHASE OF ASSORTED ICE CREAMS, PIES & SAUSAGE ROLLS FOR THE NORTHAM SWIMMING POOL.	-1,058.15
33898	27/01/2015	GRIFFITHS ARCHITECTS	PROFESSIONAL ARCHITECTURAL HERITAGE SERVICES IN CONJUNCTION WITH THE PREPARATION OF THE DESIGN ADVICE & COST ESTIMATE FOR THE RECONSTRUCTION OF THE NORTHAM TOWN HALL BALCONY.	-1,485.00
33899	27/01/2015	LUCY'S TEAROOMS	ASSORTED SANDWICHES & FRUIT PLATTER FOR FIRE FIGHTERS AT HODDY'S WELL FIRE ON 30/11/2014.	-405.00

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33900	27/01/2015	PETTY CASH	PETTY CASH RECOUP FOR KILLARA FOR DECEMBER 2014 & JANUARY 2015.	-459.70
33901	27/01/2015	QUAIRADING AQUATIC CLUB	KIDSPORT FUNDING.	-200.00
33902	27/01/2015	SHIRE OF NORTHAM	ADDITIONAL X3 RECYCLING BIN SERVICES FOR SHIRE ADMIN EFFECTIVE 15/12/2014.	-138.33
33903	27/01/2015	SYNERGY	ELECTRICITY & SERVICE CHARGES FOR ASSORTED SHIRE PROPERTIES FOR THE PERIOD 14/10/2014 TO 31/12/2014.	-9,687.16
33904	27/01/2015	TELSTRA CORPORATION	TELSTRA ADSL CHARGES FOR NORTHAM REC CENTRE & NORTHAM DISTRICT SES & TELSTRA LANDLINE CHARGES FOR SES & ADMIN FOR DECEMBER 2015.	-4,768.52
33905	27/01/2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS.	-79.22
33906	27/01/2015	WATER CORPORATION	WATER USE & SERVICE CHARGE ACCOUNT FOR ASSORTED SHIRE BUILDINGS FOR THE PERIOD 15/10/2014 TO 12/01/2014.	-5,537.14
33907	27/01/2015	WESTNET PTY LTD	HOSTING EMAIL PROTECTION RECURRING FOR THE PERIOD 31/12/2014 TO 31/12/2015.	-119.00
33908	27/01/2015	WESTERN POWER	PROVISION OF SPATIAL DATA FOR WUNDOWIE STORMWATER REUSE PROJECT.	-110.00
33909	30/01/2015	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	SUPERANNUATION CONTRIBUTIONS.	-255.77
33910	30/01/2015	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS.	-255.77
33911	30/01/2015	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS.	-50.20
33912	30/01/2015	AUSTRALIAN SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS.	-1,154.50
33913	30/01/2015	COMMONWEALTH SUPERSELECT	SUPERANNUATION CONTRIBUTIONS.	-310.58
33914	30/01/2015	EW RAP SUPER	SUPERANNUATION CONTRIBUTIONS.	-150.16
33915	30/01/2015	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	PAYROLL DEDUCTIONS.	-19.40
33916	30/01/2015	ONEPATH	SUPERANNUATION CONTRIBUTIONS.	-212.01
33917	30/01/2015	REST INDUSTRY SUPER	SUPERANNUATION CONTRIBUTIONS.	-227.98
33918	30/01/2015	SHIRE OF NORTHAM	PAYROLL DEDUCTIONS.	-1,305.00
33919	30/01/2015	SUNSUPER	SUPERANNUATION CONTRIBUTIONS.	-202.18
33920	30/01/2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS.	-27,093.13
33921	30/01/2015	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS.	-504.10
33922	30/01/2015	ZURICH AUSTRALIA LIMITED	SUPERANNUATION CONTRIBUTIONS.	-192.44
			TOTAL MUNICIPAL CHEQUES	-216,750.42
DD8014.1	05/01/2015	TENNANT AUSTRALIA	LEASE FEE CLEANING EQUIPMENT NORTHAM RECREATION CENTRE JANUARY 2015	-1,067.00

SHIRE OF NORTHAM

AGENDA

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DD8034.1	12/01/2015	BANKWEST	MASTERCARD 22/11/2014 TO 22/12/2014-DENISE GOBBART, AUSTRALIAN TAATION REPORTER PTY LTD - 12 MONTHS SUBSCRIPTION, WOOLWORTHS - REFRESHMENTS DRINKS, WOOLWORTHS - REFRESHMENTS DRINKS, LIQUOR BARRON-DRINKS, GST	-634.58
DD8034.1	12/01/2015	BANKWEST	MASTERCARD 22/11/2014 TO 22/12/2014-P STEVEN, KANGEROOS FC MEMBER CREDIT - AS INCORRECTLY CHARGED LAST MONTH, GST	-190.00
DD8034.1	12/01/2015	BANKWEST	MASTERCARD 22/11/2014 TO 22/12/2014-CHADD HUNT, DOMINO'S -0239 NORTHERN ESTORE - PIZZA, CY OCONNOR - VIC JONES DIPLOMA OF MANAGMENT, CY OCONNOR - VIC JONES UNDERTAKE BUSINESS PLANNING, LIBRARY BOARD OF WA -PHOTOS OF CBD, GST	-1,088.65
DD8034.1	12/01/2015	BANKWEST	MASTERCARD 22/11/2014 TO 22/12/2014-CLINTON KLEYNHANS, SAI GLOBAL LIMITED-AS/NZS 2890 (NETWORKABLE/COPY/PASTE)-ENGLISH, DIAMOND POWDER COATERS - WELSHPOOL, GST	-1,077.10
DD8034.1	12/01/2015	BANKWEST	MASTERCARD 22/11/2014 TO 22/12/2014-JASON WHITEAKER, SAFFRON WA PL - INVISION SIGNS MEETING, SUBWAY STAFF NEWSTARTERS LUNCH TOUR, GST	-93.50
			TOTAL DIRECT DEBIT	-4,150.83
PAYROLL	15/01/2015	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL.	-185,268.17
PAYROLL	16/01/2015	SHIRE OF NORTHAM ONE OFF PAY RUN	SHIRE OF NORTHAM ONE OFF EMPLOYEE PAYROLL	-98.88
PAYROLL	19/01/2015	SHIRE OF NORTHAM ONE OFF PAY RUN	SHIRE OF NORTHAM ONE OFF EMPLOYEE PAYROLL	-696.50
PAYROLL	29/01/2015	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL.	-188,226.98
PAYROLL	30/01/2015	SHIRE OF NORTHAM ONE OFF PAY RUN	SHIRE OF NORTHAM ONE OFF EMPLOYEE PAYROLL	-165.47
			TOTAL PAYROLL	-374,456.00
			TOTAL EFT MUNICIPAL	-737,931.29
			TOTAL EFT TRUST	-1,000.00
			TOTAL CHEQUE MUNICIPAL	-216,750.42
			TOTAL CHEQUE TRUST	-3,505.45
			TOTAL DIRECT DEBIT	-4,150.83
			TOTAL PAYROLL	-374,456.00
			TOTAL	-1,337,793.99

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

The payment of cheque numbers 33848 to 33922 from Municipal Fund (dated 1st January 2015 to 31st January 2015), the payment of trust cheque numbers 1874 to 1878 from the Trust Fund and the payment of Electronic Funds Transfer numbers EFT18797 to EFT18810 and EFT18812 to EFT18993 (dated 1st January 2015 to 31st January 2015). EFT Trust Fund EFT18811 to EFT18811. Direct Debits 8014.1 and 8034.1 have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42)

Municipal Bank Vouchers 33848 to 33922	\$ 216,750.42
Trust Bank Vouchers 1874 to 1878	\$ 3,505.45
Municipal Bank Electronic Fund Transfer EFT18797 to EFT18810 and EFT18812 to EFT18993	\$ 737,931.29
Trust Bank Electronic Fund Transfer EFT18811 to EFT18811	\$ 1,000.00
Direct Debit Fund Transfer 8014.1 and 8034.1	\$ 4,150.83
Municipal Bank Electronic Fund Transfer Payroll 15/01/2015	\$ 185,268.17
Municipal Bank Electronic Fund Transfer Payroll 16/01/2015	\$ 98.88
Municipal Bank Electronic Fund Transfer Payroll 19/01/2015	\$ 696.50
Municipal Bank Electronic Fund Transfer Payroll 29/01/2015	\$ 188,226.98
Municipal Bank Electronic Fund Transfer Payroll 30/01/2015	\$ 165.47
TOTAL	\$1,337,793.99

CERTIFICATION OF THE PRESIDENT

I hereby certify that this schedule of account covering Vouchers and Electronic Funds Transfer payments as per above and totalling \$1,337,793.99 was submitted to the Ordinary Meeting of Council on Wednesday, 18 February 2015.

PRESIDENT

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts paid covering Vouchers and Electronic Funds Transfer payments as per above and totalling \$1,337,793.99 was submitted to each member of the Council on Wednesday, 18 February 2015, 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

SHIRE OF NORTHAM
AGENDA
ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

APPENDIX 9 - FINANCIAL STATEMENTS TO 31 DECEMBER 2014

 Shire of Northam	
SHIRE OF NORTHAM	
MONTHLY STATEMENT OF FINANCIAL ACTIVITY	
FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014	
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SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

	NOTE	December 2014 Actual \$	December 2014 Y-T-D Budget \$	Projected 2014/15 Budget \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %
<u>Operating</u>						
Revenues/Sources	8					
Governance		74,874	9,576	19,200	65,298	681.89%
General Purpose Funding		1,886,691	2,715,628	4,640,287	(828,937)	(30.52%)
Law, Order, Public Safety		141,811	371,544	743,221	(229,733)	(61.83%)
Health		34,870	22,494	45,000	12,376	55.02%
Education and Welfare		688,763	624,146	1,233,006	64,617	10.35%
Housing		23,258	24,204	48,431	(946)	(3.91%)
Community Amenities		1,928,605	1,901,738	2,440,982	26,867	1.41%
Recreation and Culture		295,510	551,574	1,103,360	(256,064)	(46.42%)
Transport		344,798	516,510	1,503,379	(171,712)	(33.24%)
Economic Services		670,134	796,548	1,593,270	(126,414)	(15.87%)
Other Property and Services		48,869	34,664	69,000	14,205	40.98%
		6,138,183	7,568,626	13,439,136	(1,430,443)	(18.90%)
(Expenses)/(Applications)	8					
Governance		(650,904)	(756,414)	(1,384,599)	105,510	13.95%
General Purpose Funding		(101,815)	(128,919)	(257,850)	27,104	21.02%
Law, Order, Public Safety		(551,107)	(598,746)	(1,141,830)	47,639	7.96%
Health		(173,330)	(184,160)	(361,960)	10,830	5.88%
Education and Welfare		(682,231)	(697,124)	(1,375,344)	14,893	2.14%
Housing		(47,645)	(49,631)	(94,569)	1,986	4.00%
Community Amenities		(1,368,866)	(1,798,064)	(3,581,283)	429,198	23.87%
Recreation & Culture		(1,809,119)	(2,178,719)	(4,213,710)	369,600	16.96%
Transport		(2,369,549)	(2,569,158)	(4,950,301)	199,609	7.77%
Economic Services		(938,862)	(1,082,131)	(2,018,800)	143,269	13.24%
Other Property and Services		(253,933)	(98,732)	(66,373)	(155,201)	(157.19%)
		(8,947,361)	(10,141,798)	(19,446,619)	1,194,437	(11.78%)
<u>Adjustments for Non-Cash (Revenue) and Expenditure</u>						
(Profit)/Loss on Asset Disposals	2	6,501	(11,147)	(133,767)	17,648	158.32%
Movement in Accrued Interest		(50,643)	0	0	(50,643)	0.00%
Movement in Accrued Salaries and Wages		(149,557)	0	0	(149,557)	0.00%
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0.00%
Movement in Employee Benefit Provisions		(125,152)	0	0	(125,152)	0.00%
Depreciation on Assets		1,653,637	1,737,672	3,475,533	(84,035)	4.84%
<u>Capital Revenue and (Expenditure)</u>						
Purchase Land Held for Resale	1	0	0	0	0	0.00%
Purchase Land and Buildings	1	(145,921)	(732,115)	(732,115)	586,194	80.07%
Purchase Plant and Equipment	1	(178,328)	(834,592)	(834,592)	656,264	78.63%
Purchase Furniture and Equipment	1	(19,498)	(28,300)	(28,300)	8,802	31.10%
Purchase Bush Fire Equipment	1	0	(460,000)	(460,000)	460,000	100.00%
Purchase Playground Equipment	1	0	(170,246)	(170,246)	170,246	0.00%
Purchase Infrastructure Assets - Roads	1	(552,947)	(1,926,816)	(2,184,572)	1,373,869	71.30%
Purchase Infrastructure Assets - Bridges	1	0	0	(108,000)	0	
Purchase Infrastructure Assets - Footpaths	1	(91,008)	(179,066)	(537,196)	88,058	49.18%
Purchase Infrastructure Assets - Drainage	1	(393,897)	(1,950,738)	(1,950,738)	1,556,841	0.00%
Purchase Infrastructure Assets - Parks & Ovals	1	(36,590)	(530,634)	(530,634)	494,044	93.10%
Purchase Infrastructure Assets - Airfields	1	0	0	0	0	#DIV/0!
Purchase Infrastructure Assets - Streetscape	1	(750)	(99,276)	(198,566)	98,526	99.24%
Purchase Infrastructure Assets - Other	1	(59,841)	(418,593)	(418,593)	358,752	85.70%
Proceeds from Disposal of Assets	2	50,355	433,443	433,443	(383,088)	88.38%
Repayment of Debentures	3	(1,478,404)	(1,477,019)	(1,575,878)	(1,385)	(0.09%)
Proceeds from New Debentures	3	0	0	0	0	0.00%
Advances to Community Groups		0	0	0	0	0.00%
Self-Supporting Loan Principal Income	3	131,483	107,284	214,568	24,199	0.00%
Transfers to Restricted Assets (Reserves)	4	(78,966)	(1,625,222)	(1,625,222)	1,546,256	95.14%
Transfers from Restricted Asset (Reserves)	4	0	1,186,934	1,186,934	(1,186,934)	0.00%
Transfers from Restricted Asset (Other)		0	0	0	0	#DIV/0!
						#DIV/0!
ADD Net Current Assets July 1 B/Fwd	5	3,866,773	3,866,773	3,878,182	0	0.00%
LESS Net Current Assets Year to Date	5	8,038,958	15,992	15,992	8,022,966	50168.62%
Amount Raised from Rates	6	<u>(8,441,047)</u>	<u>(5,700,822)</u>	<u>(8,323,234)</u>	<u>(2,740,225)</u>	<u>48.07%</u>

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

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

	December 2014 Actual \$	2014/15 Budget \$
1. ACQUISITION OF ASSETS		
The following assets have been acquired during the period under review:		
<u>By Program</u>		
Governance		
Law, Order & Public Safety		
Brigade Appliance -3.4 Grass Valley	0.00	335,000
Brigade Appliance - Light Tanker Irishtown BFB	0.00	125,000
Health		
EMDS Vehicle	36,718.18	40,000
EHO Vehicle	26,015.91	25,675
Education & Welfare		
Land & Buildings - Respite Centre Construction	101,479.17	142,485
Replacement Air Conditioners	0.00	12,000
Community Amenities		
Cemetery Niche Wall, Surrounds & Roof	20,836.16	40,368
Drainage - Town Centre Supertowns	19,467.08	97,381
Drainage - Bernard Park Supertowns	149,792.04	527,100
Cemetery Drainage	0.00	10,080
Cemetery Lot Development	0.00	20,000
Aerators - Supertowns	1,470.00	242,593
Avon Mall Streetscaping	0.00	50,000

SHIRE OF NORTHAM

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SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

	December 2014 Actual \$	2014/15 Budget \$
1. ACQUISITION OF ASSETS (Continued)		
<u>By Program (Continued)</u>		
Recreation and Culture		
Land & Buildings - Replace 3 Airconditioners	0.00	18,000
Land & Building - Replace Balcony	0.00	178,200
Land & Building - Bakers Hall Kitchen upgrade	1,110.00	1,110
Rec Centre Additional Vents/ Exit Doors	0.00	25,000
Rec Centre Automatic Doors	0.00	11,000
Shade Sails Windowie	0.00	25,000
Recreation Manager Vehicle	0.00	25,000
Recreation Replacement Chairs	11,800.00	12,980
Recreation Portable Light Weight Stage	0.00	2,750
Recreation Automatic Hand Dryer	0.00	5,280
George Nuich park Playground/ Shade	0.00	100,000
Jubilee Playground Upgrade	0.00	20,450
Play Equipment Wundowie	0.00	9,796
Install Cricket Pitch - Jubilee Oval	0.00	15,000
Henry Street Oval Fencing WAFL Grant	22,724.59	33,725
Free Standing Stackable Seating	0.00	3,580
Skate park Clarke Street Lighting Change to BMX	0.00	20,000
Bert Hawke Drainage	0.00	40,000
Bert Hawke Lighting	0.00	20,000
Wundowie Skate park	0.00	181,700
CSRFF Bakers Hill - Resurface 2 Hardcourts	4,180.71	32,732
Henry Street Oval Drainage	0.00	50,000
Playground POS Improvements	0.00	30,675
Parks Seating & Play Equipment	0.00	40,000
Retic Wundowie Oval	8,884.20	23,000
Bakers Hill Oval	800.00	55,222
Library Energy Efficiency	22,495.27	25,990
Railway Precinct Upgrade	0.00	150,000
Carpark/ Drop Zone Old Railway Station	750.00	100,716

SHIRE OF NORTHAM

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SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

1. ACQUISITION OF ASSETS (Continued)	December 2014 Actual \$	2014/15 Budget \$
<u>By Program (Continued)</u>		
Transport		
Footpath Construction	91,007.55	537,196
Rural Stormwater Drainage	0.00	40,000
Laneway Construction Northam	0.00	82,000
Southern Brook Road RRG 14/15	128,635.15	160,772
Jennapullin Road RRG 14/15	0.00	139,854
- Roadworks - General Construction	3,362.60	505,564
- Roadworks - Bridge Construction	0.00	108,000
- Roadworks - Roads to Recovery	0.00	376,728
- Roadworks - Blackspot Funding	15,659.00	488,807
- Roadworks - Gravel Sheeting	389,374.31	368,347
Laneway Land Acquisition	0.00	28,500
Infra Development- Super Towns	15,915.45	34,000
Plant & Equipment - Road Plant Purchases	115,594.11	743,917
Economic Services		
Six Burner Stove/ Oven Installed	7,698.00	7,290
Christmas Decorations	0.00	30,000
Information Bays	0.00	37,850
Signs Tower - GEH	0.00	10,000
Bakers Hill Water Project	58,663.67	236,353
Wundowie Stormwater Harvest	165,973.85	1,039,824
Old Fire Station - Re Roof Double Storey Section	0.00	127,962
Car Park Medical Centre	58,371.00	126,000
	<u>1,478,778.00</u>	<u>8,153,552</u>

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

1. ACQUISITION OF ASSETS (Continued)	December 2014 Actual \$	2014/15 Budget \$
<u>By Class</u>		
Land Held for Resale	0.00	0
Land and Buildings	145,920.60	732,115
Plant and Equipment	178,328.20	834,592
Furniture and Equipment	19,498.00	28,300
Bush Fire Equipment	0.00	460,000
Playground Equipment	0.00	170,246
Infrastructure Assets - Roads	552,946.51	2,184,572
Infrastructure Assets - Footpaths	91,007.55	537,196
Infrastructure Assets - Bridges & Culverts	0.00	108,000
Infrastructure Assets - Drainage	393,896.64	1,950,738
Infrastructure Assets - Parks & Ovals	36,589.50	530,634
Infrastructure Assets - Airfields	0.00	0
Infrastructure Assets - Streetscape	750.00	198,566
Infrastructure Assets - Other	59,841.00	418,593
	<u>1,478,778.00</u>	<u>8,153,552</u>

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

2. DISPOSALS OF ASSETS

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

<u>By Program</u>	Written Down Value		Sale Proceeds		Profit(Loss)	
	December 2014 Actual \$	2014/15 Budget \$	December 2014 Actual \$	2014/15 Budget \$	December 2014 Actual \$	2014/15 Budget \$
Health						
EMDS Vehicle - PN1217 - Asset MV1221	15,817.48	16,163	13,081.82	15,000	(2,735.66)	(1,163)
EHO Vehicle -PN1206-Asset MV1207	13,316.76	13,317	10,000.00	10,000	(3,316.76)	(3,317)
Recreation & Culture						
Rec Manager Vehicle - PN1210 - Asset MV1212	0.00	14,500	0.00	10,000	0.00	(4,500)
Wundowie Yak Lot 311 - Asset S222	0.00	24,070	0.00	200,000	0.00	175,930
Transport						
9 Tonne Truck - PN0914 - N007 - Asset 9247	0.00	77,422	0.00	76,133	0.00	(1,289)
3.5 Tonne truck - PN00914 - N007 - Asset 9247	0.00	25,000	0.00	31,045	0.00	6,045
Kubota Front Mower - PN1005 - Asset GP1001	0.00	17,660	0.00	9,990	0.00	(7,670)
Road Broom - PN5066 - N.5066 - Asset S133	0.00	14,827	0.00	7,387	0.00	(7,440)
EMES Vehicle - PN1209 -N10721 - Asset MV1211	25,661.66	26,500	18,181.82	19,000	(7,479.84)	(7,500)
Parks & Gardens Utility - PN1014 - MV1014	0.00	23,280	0.00	12,388	0.00	(10,892)
Ops Manager Utility - PN1104- N10636 - Asset MV1104	0.00	31,543	0.00	24,000	0.00	(7,543)
Asset Manager Utility - PN1204 - N10710 - Asset1205	0.00	13,334	0.00	8,500	0.00	(4,834)
Grade Utility - PN1104 - N10686 - Asset MV1104	2,060.00	2,060	9,090.91	10,000	7,030.91	7,940
	56,855.90	299,676	50,354.55	433,443	(6,501.35)	133,767

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

2. DISPOSALS OF ASSETS

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

By Class	Written Down Value		Sale Proceeds		Profit(Loss)	
	December		December		December	
	2014 Actual \$	2014/15 Budget \$	2014 Actual \$	2014/15 Budget \$	2014 Actual \$	2014/15 Budget \$
Land & Buildings						
Wundowie Yak Lot 311 - Asset S222	0.00	24,070	0.00	200,000	0.00	175,930
Plant & Equipment						
EMDS Vehicle - PN1217 - Asset MV1221	15,817.48	16,163	13,081.82	15,000	(2,735.66)	(1,163)
EHO Vehicle -PN1206-Asset MV1207	13,316.76	13,317	10,000.00	10,000	(3,316.76)	(3,317)
Rec Manager Vehicle - PN1210 - Asset MV1212	0.00	14,500	0.00	10,000	0.00	(4,500)
9 Tonne Truck - PN0914 - N007 - Asset 9247	0.00	77,422	0.00	76,133	0.00	(1,289)
3.5 Tonne truck - PN00914 - N007 - Asset 9247	0.00	25,000	0.00	31,045	0.00	6,045
Kubota Front Mower - PN1005 - Asset GP1001	0.00	17,660	0.00	9,990	0.00	(7,670)
Road Broom - PN5066 - N.5066 - Asset S133	0.00	14,827	0.00	7,387	0.00	(7,440)
EMES Vehicle - PN1209 -N10721 - Asset MV1211	25,661.66	26,500	18,181.82	19,000	(7,479.84)	(7,500)
Parks & Gardens Utility - PN1014 - MV1014	0.00	23,280	0.00	12,388	0.00	(10,892)
Ops Manager Utility - PN1104- N10636 - Asset MV1104	0.00	31,543	0.00	24,000	0.00	(7,543)
Asset Manager Utility - PN1204 - N10710 - Asset1205	0.00	13,334	0.00	8,500	0.00	(4,834)
Grade Utility - PN1104 - N10686 - Asset MV1104	2,060.00	2,060	9,090.91	10,000	7,030.91	7,940
	56,855.90	299,676	50,354.55	433,443	(6,501.35)	133,767

Summary

Profit on Asset Disposals
Loss on Asset Disposals

December 2014 Actual \$	2014/15 Budget \$
(6,501.35)	189,915
0.00	(56,148)
<u>(6,501.35)</u>	<u>133,767</u>

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-14	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2014/15 Budget \$	2014/15 Actual \$	2014/15 Budget \$	2014/15 Actual \$	2014/15 Budget \$	2014/15 Actual \$	2014/15 Budget \$	2014/15 Actual \$
Governance									
Loan 215 - Admin Office Renovations	89,196	0	0	89,196	89,196	0	0	6,758	6,573
Community Amenities									
Loan 210 - River Dredging	12,047	0	0	9,170	12,047	2,877	0	346	409
Recreation & Culture									
Loan 206 - Northam Country Club **	186,240	0	0	186,240	186,241	0	(1)	12,231	13,690
Loan 208 - Northam Country Club **	29,841	0	0	4,571	2,244	25,270	27,597	2,142	626
Loan 219 - Northam Bowling Club **	118,680	0	0	23,757	11,706	94,923	106,974	6,657	2,085
Loan 223 - Recreation Facilities	675,610	0	0	96,488	47,524	579,122	628,086	40,096	3,518
Loan 224 - Recreation Facilities	1,010,291	0	0	33,997	16,727	976,294	993,564	65,603	22,229
Loan 226 - Recreation Facilities	375,863	0	0	375,863	375,863	0	0	35,773	34,575
Transport									
Loan 221 - Airstrip Upgrade	48,570	0	0	11,051	5,441	37,519	43,129	2,925	1,293
Economic Services									
Loan 217 - CBD Streetscape	638,478	0	0	638,478	638,478	0	0	46,276	42,695
Loan 218 - CBD Streetscape	79,251	0	0	79,251	79,251	0	0	7,199	5,402
Loan 225 - Victoria Oval Purchase	826,601	0	0	27,816	13,686	798,785	812,915	53,675	18,187
	4,090,668	0	0	1,575,878	1,478,404	2,514,790	2,612,264	279,681	151,282

Note: ** indicates self - supporting loans

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

Loan 221 - No longer a self supporting loan to Northam Aero Club now financed by general purpose revenue.

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3. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures - 2014/15

The Shire of Northam does not propose to raise any new debenture in 2014/15.

(c) Unspent Debentures

Council had no unspent debenture funds as at 30th June 2014, it is not expected to have any unspent debenture funds as at 30th June 2014.

(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 2014/15.

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	December 2014 Actual \$	2014/15 Budget \$
4. RESERVES - CASH BACKED		
(a) Aged Accommodation Reserve		
Opening Balance	249,145	249,145
Interest	4,058	9,460
Amount Set Aside / Transfer to Reserve	0	15,900
Amount Used / Transfer from Reserve	0	(22,660)
	<u>253,203</u>	<u>251,845</u>
(b) Employee Liability Reserve		
Opening Balance	512,931	512,932
Interest	8,354	22,221
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>521,285</u>	<u>535,153</u>
(c) Housing Reserve		
Opening Balance	234,208	234,208
Interest	3,815	9,182
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>238,023</u>	<u>243,390</u>
(d) Reticulation Scheme Reserve		
Opening Balance	0	0
Interest	0	0
Amount Set Aside / Transfer to Reserve	0	40,000
Amount Used / Transfer from Reserve	0	0
	<u>0</u>	<u>40,000</u>
(e) Office Equipment Reserve		
Opening Balance	118,133	118,133
Interest	1,924	5,015
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>120,057</u>	<u>123,148</u>
(f) Plant & Equipment Reserve		
Opening Balance	487,733	487,732
Interest	7,944	23,745
Amount Set Aside / Transfer to Reserve	0	210,000
Amount Used / Transfer from Reserve	0	(520,474)
	<u>495,677</u>	<u>201,003</u>
(g) Recreation Reserve		
Opening Balance	30,226	30,226
Interest	492	1,969
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(32,195)
	<u>30,718</u>	<u>0</u>
(h) Road & Bridgeworks Reserve		
Opening Balance	623,888	623,888
Interest	10,162	25,889
Amount Set Aside / Transfer to Reserve	0	20,000
Amount Used / Transfer from Reserve	0	0
	<u>634,050</u>	<u>669,777</u>

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	December 2014 Actual \$	2014/15 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(i) Refuse Site Reserve		
Opening Balance	182,085	182,085
Interest	2,966	6,354
Amount Set Aside / Transfer to Reserve	0	60,000
Amount Used / Transfer from Reserve	0	(20,000)
	<u>185,051</u>	<u>228,439</u>
(j) Regional Development Reserve		
Opening Balance	114,375	114,374
Interest	1,863	5,270
Amount Set Aside / Transfer to Reserve	0	755,000
Amount Used / Transfer from Reserve	0	0
	<u>116,238</u>	<u>874,644</u>
(k) Speedway Reserve		
Opening Balance	130,201	130,200
Interest	2,121	5,104
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>132,322</u>	<u>135,304</u>
(l) Community Bus Replacement Reserve		
Opening Balance	30,039	30,039
Interest	489	393
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>30,528</u>	<u>30,432</u>
(m) Septage Pond Reserve		
Opening Balance	245,028	245,028
Interest	3,991	8,002
Amount Set Aside / Transfer to Reserve	0	70,000
Amount Used / Transfer from Reserve	0	(27,200)
	<u>249,019</u>	<u>295,830</u>
(n) Killara Reserve		
Opening Balance	148,921	143,212
Interest	2,426	7,000
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>151,347</u>	<u>150,212</u>
(o) Stormwater Drainage Projects Reserve		
Opening Balance	46,521	46,521
Interest	758	257
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(40,000)
	<u>47,279</u>	<u>6,778</u>

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NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

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	December 2014 Actual \$	2014/15 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(p) Recreation and Community Facilities Reserve		
Opening Balance	625,572	625,572
Interest	10,189	16,859
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(148,815)
	<u>635,761</u>	<u>493,616</u>
(q) Administration Office Reserve		
Opening Balance	470,224	470,224
Interest	7,659	18,434
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>477,883</u>	<u>488,658</u>
(r) Council Buildings & Amenities Reserve		
Opening Balance	147,308	147,308
Interest	2,399	3,815
Amount Set Aside / Transfer to Reserve	0	200,000
Amount Used / Transfer from Reserve	0	(25,990)
	<u>149,707</u>	<u>325,133</u>
(s) River Town Pool Dredging Reserve		
Opening Balance	273,667	273,667
Interest	4,457	8,768
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	(223,600)
	<u>278,124</u>	<u>58,835</u>
(t) Parking Facilities Construction Reserve		
Opening Balance	162,328	162,329
Interest	2,644	6,168
Amount Set Aside / Transfer to Reserve	0	65,000
Amount Used / Transfer from Reserve	0	(126,000)
	<u>164,972</u>	<u>107,497</u>
(u) Art Collection Reserve		
Opening Balance	15,646	15,645
Interest	255	417
Amount Set Aside / Transfer to Reserve	0	5,000
Amount Used / Transfer from Reserve	0	0
	<u>15,901</u>	<u>21,062</u>
Total Cash Backed Reserves	<u>4,927,143</u>	<u>5,280,756</u>
Total Interest	78,966	184,322

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

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	December 2014 Actual \$	2014/15 Budget \$
4. RESERVES - CASH BACKED (Continued)		
Summary of Transfers to Cash Backed Reserves		
Transfers to Reserves		
Aged Accommodation Reserve	4,058	25,360
Employee Liability Reserve	8,354	22,221
Housing Reserve	3,815	9,182
Reticulation Scheme Reserve	0	40,000
Office Equipment Reserve	1,924	5,015
Plant & Equipment Reserve	7,944	233,745
Recreation Reserve	492	1,969
Road & Bridgeworks Reserve	10,162	45,889
Refuse Site Reserve	2,966	66,354
Regional Development Reserve	1,863	760,270
Speedway Reserve	2,121	5,104
Community Bus Replacement Reserve	489	393
Septage Pond Reserve	3,991	78,002
Killara Reserve	2,426	7,000
Stormwater Drainage Projects Reserve	758	257
Recreation and Community Facilities Reserve	10,189	16,859
Administration Office Reserve	7,659	18,434
Council Buildings & Amenities Reserve	2,399	203,815
River Town Pool Dredging Reserve	4,457	8,768
Parking Facilities Construction Reserve	2,644	71,168
Art Collection Reserve	255	5,417
	<u>78,966</u>	<u>1,625,222</u>
Transfers from Reserves		
Aged Accommodation Reserve	0	(22,660)
Employee Liability Reserve	0	0
Housing Reserve	0	0
Reticulation Scheme Reserve	0	0
Office Equipment Reserve	0	0
Plant & Equipment Reserve	0	(520,474)
Recreation Reserve	0	(32,195)
Road & Bridgeworks Reserve	0	0
Refuse Site Reserve	0	(20,000)
Regional Development Reserve	0	0
Speedway Reserve	0	0
Community Bus Replacement Reserve	0	0
Septage Pond Reserve	0	(27,200)
Killara Reserve	0	0
Stormwater Drainage Projects Reserve	0	(40,000)
Recreation and Community Facilities Reserve	0	(148,815)
Administration Office Reserve	0	0
Council Buildings & Amenities Reserve	0	(25,990)
River Town Pool Dredging Reserve	0	(223,600)
Parking Facilities Construction Reserve	0	(126,000)
Art Collection Reserve	0	0
	<u>0</u>	<u>(1,186,934)</u>
Total Transfer to/(from) Reserves	<u>78,966</u>	<u>438,288</u>

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NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

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.

Reticulation Scheme Reserve

Provision for future replacement/upgrading of water reuse and reticulation infrastructure. Funds not expected to be used in a set period as further transfer to the reserve account are expected as funds are utilised.

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

Recreation Reserve

Purpose - Development and improvement of recreation and sporting facilities within the Shire of Northam. It is anticipated that this reserve will be fully utilised in 2014/15.

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.

Refuse Site Reserve

Purpose - Development of Refuse Sites and related infrastructure and equipment, including provision for future replacement facility and/or site. Funds are not expected to be used in a set period as further transfers to the reserve account are anticipated.

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. Funds are not expected to be used in a set period as further transfers to the reserve account are anticipated.

Speedway Reserve

Purpose - To provide funds for possible future rehabilitation 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 Buses. Funds are not expected to be used in a set period as further transfers to the reserve account are anticipated.

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4. RESERVES (Continued)

Septic Pond Reserve

Purpose - To provide for funds for future upgrades and maintenance to septic ponds and related infrastructure. Funds are not expected to be used in a set period as further transfers to the reserve account are anticipated.

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. No date has been specified for the use of this Reserve. 2% of net rates levied each year set aside for the provision of recreation and sport facilities.

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 are not expected to be used in a set period as further transfers to the reserve account are anticipated.

Art Collection Reserve

Purpose - Provision for the care and maintenance of the Shire of Northam's art collection, including acquisitions and disposal. Funds are not expected to be used in a set period as further transfers to the reserve account are anticipated.

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	December 2014 Actual \$	2013/14 Financial Report \$	2014/15 Budget \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	5,326,164	2,267,969	200,000
Cash - Restricted Unspent Grants	599,629	2,107,310	0
Cash - Restricted Unspent Loans	0	0	0
Cash - Restricted Reserves	4,927,143	4,848,177	5,356,746
Sundry Debtors	173,127	795,312	1,231,884
Rates - Current	2,846,179	964,704	0
Pensioners Rates Rebate	31,234	14,700	0
Provision for Doubtful Debts	(36,336)	(37,650)	0
GST Receivable	(68)	0	0
Accrued Income/Prepayments	0	34,017	0
Inventories	0	60,459	30,000
	<u>13,867,072</u>	<u>11,054,997</u>	<u>6,818,630</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(812,723)	(1,901,308)	(2,191,198)
Rates Income in Advance	(50,762)	0	0
GST Payable	0	0	0
Accrued Salaries & Wages	0	(149,557)	0
Accrued Interest on Debentures	0	(50,643)	0
Payroll Creditors	360	0	0
Accrued Expenditure	0	0	0
Withholding Tax Payable	0	0	0
Payg Payable	57,566	(9,621)	0
Loan Liability	(100,351)	(592,668)	0
Provision for Annual Leave	(389,412)	(490,281)	0
Provision for Long Service Leave	(227,285)	(251,568)	0
Other Payables	0	0	0
	<u>(1,522,607)</u>	<u>(3,445,646)</u>	<u>(2,191,198)</u>
NET CURRENT ASSET POSITION	12,344,465	7,609,351	4,627,432
Less: Cash - Reserves - Restricted	(4,927,143)	(4,848,177)	(5,356,746)
Less: Cash - Unspent Grants - Restricted	0	0	0
Add: Current Loan Liability	100,351	592,668	210,153
Add: Leave Liability Reserve	521,285	512,931	535,153
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>8,038,958</u>	<u>3,866,773</u>	<u>15,992</u>

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6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2014/15 Rate Revenue \$	2014/15 Interim Rates \$	2014/15 Back Rates \$	2014/15 Total Revenue \$	2014/15 Budget \$
General Rate								
00 Non-Rateable	0.0000	690	1,502,494	0	0	0	0	0
01 GRV-Townsites Residential	10.1868	2,962	36,970,552	3,766,116	7,056	0	3,773,172	3,789,716
02 GRV-Northam Commercial/Industrial	11.3201	247	11,275,640	1,284,621	(830)	0	1,283,791	1,277,514
05 Agricultural Local	0.5487	514	159,172,000	873,377	(1,171)	0	872,206	879,477
06 Agricultural Regional	0.4548	209	111,808,000	508,503	931	0	509,434	514,603
07 Rural Small Holdings	0.6256	550	96,536,000	603,929	0	0	603,929	608,029
Sub-Totals		5,172	417,264,686	7,036,546	5,986	0	7,042,532	7,069,339
Minimum Rates								
01 GRV-Northam Town Gen	830	935	4,259,662	776,050	0	0	776,050	776,050
02 GRV-Northam Town Diff	830	47	184,818	39,010	0	0	39,010	39,010
05 Agricultural Local	830	143	11,669,596	118,690	0	0	118,690	118,690
06 Agricultural Regional	830	203	22,932,413	168,490	0	0	168,490	168,490
07 Rural Small Holdings	830	101	12,559,000	83,830	0	0	83,830	83,830
Sub-Totals		1,429	51,605,489	1,186,070	0	0	1,186,070	1,186,070
Ex-Gratia Rates							8,228,602	8,255,409
Excess Rate Receipts							12,824	12,824
Totals							(142,957)	0
							8,098,469	8,268,233

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6. RATING INFORMATION (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 2014/15 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.

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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-14 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Town Hall Bond	1	2,500	2,500	(4,000)	1,000
Lesser Hall Bond	2	900	0	0	900
Nomination Deposits	4	0	0	0	0
Library Deposits & Income	5	0	0	0	0
POS - Cash in Lieu	6	304,163	5,483	0	309,646
Bonds - Building	7	35,500	0	0	35,500
Crossovers - Bond	9	86,892	0	(500)	86,392
Recreation Centre Bond	11	400	1,200	(1,200)	400
Facilities - Bonds	18	200	0	0	200
Footpath/Kerbing Deposit	22	93,500	18,500	(17,000)	95,000
Retentions	26	179,888	11,887	(40,442)	151,333
Sundry Trust	27	8,310	0	0	8,310
Building & Construction (B	29	0	26,240	(24,768)	1,472
Builders Reg Board Levy	30	0	15,888	(14,909)	979
Standpipe Key	31	6,600	300	(150)	6,750
Resited Dwellings	32	7,200	0	0	7,200
Deposits-Extractive Indust	33	257,673	5,638	0	263,311
Other	34	17,983	1,554	(904)	18,633
Other - Rental Bond	35	400	0	(200)	200
Bonds - Animal Traps	36	130	220	(165)	185
Storm Damage Donations	38	175	0	0	175
		1,002,414	89,410	(104,238)	987,586

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FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

8. OPERATING STATEMENT

	December 2014 Actual \$	2014/15 Budget \$	2013/14 Actual \$
OPERATING REVENUES			
Governance	74,874	19,200	40,150
General Purpose Funding	9,985,160	12,908,520	10,081,279
Law, Order, Public Safety	141,811	743,221	597,399
Health	34,870	45,000	36,897
Education and Welfare	688,763	1,233,006	2,203,330
Housing	23,258	48,431	33,537
Community Amenities	1,928,605	2,440,982	2,656,067
Recreation and Culture	295,510	1,103,360	565,774
Transport	344,798	1,503,379	1,061,150
Economic Services	670,134	1,593,270	934,185
Other Property and Services	48,869	69,000	108,321
TOTAL OPERATING REVENUE	14,236,652	21,707,369	18,318,090
OPERATING EXPENSES			
Governance	650,904	1,384,599	832,978
General Purpose Funding	101,815	257,850	238,116
Law, Order, Public Safety	551,107	1,141,830	1,074,223
Health	173,330	361,960	436,018
Education and Welfare	682,231	1,375,344	1,413,584
Housing	47,645	94,569	76,820
Community Amenities	1,368,866	3,581,283	3,135,882
Recreation & Culture	1,809,119	4,213,710	3,564,797
Transport	2,369,549	4,950,301	4,669,090
Economic Services	938,862	2,018,800	1,996,232
Other Property and Services	253,933	66,373	79,020
TOTAL OPERATING EXPENSE	8,947,361	19,446,619	17,516,760
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	5,289,291	2,260,750	801,330

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NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

9. BALANCE SHEET

	December 2014 Actual \$	2013/14 Actual \$
CURRENT ASSETS		
Cash Assets	10,852,936	9,223,456
Receivables	3,028,514	2,097,184
Inventories	0	60,458
TOTAL CURRENT ASSETS	<u>13,881,450</u>	<u>11,381,098</u>
NON-CURRENT ASSETS		
Receivables	440,865	476,285
Inventories	25,045	25,045
Land	16,883,600	16,883,600
Property, Plant and Equipment	40,298,601	37,742,474
Infrastructure	47,796,408	47,714,085
TOTAL NON-CURRENT ASSETS	<u>105,444,519</u>	<u>102,841,489</u>
TOTAL ASSETS	<u>119,325,969</u>	<u>114,222,587</u>
CURRENT LIABILITIES		
Payables	805,560	2,258,079
Interest-bearing Liabilities	100,351	589,713
Provisions	616,697	741,848
TOTAL CURRENT LIABILITIES	<u>1,522,608</u>	<u>3,589,640</u>
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	2,511,913	3,498,001
Provisions	127,552	127,552
TOTAL NON-CURRENT LIABILITIES	<u>2,639,465</u>	<u>3,625,553</u>
TOTAL LIABILITIES	<u>4,162,073</u>	<u>7,215,193</u>
NET ASSETS	<u>115,163,896</u>	<u>107,007,394</u>
EQUITY		
Retained Surplus	80,744,020	75,533,694
Reserves - Cash Backed	4,927,143	4,848,177
Reserves - Asset Revaluation	29,492,732	29,492,732
TOTAL EQUITY	<u>115,163,895</u>	<u>109,874,603</u>

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

10. FINANCIAL RATIO

	2015 YTD	2014	2013	2012
Current Ratio	8.34	1.45	1.82	1.53

The above rates are calculated as follows:

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

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

	NOTE	December 2014 Actual \$	December 2014 Y-T-D Budget \$	Projected 2014/15 Budget \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
Operating							
Revenues/Sources	8						
Governance		74,874	9,576	19,200	65,298	681.89%	Additional Revenue due to Paid Parental Leave, Long Service Leave & Insurance Rebates
General Purpose Funding		1,886,691	2,715,628	4,640,287	(828,937)	(30.52%)	Timing on budget allocations for Interim rates & CLGF Funding
Law, Order, Public Safety		141,811	371,544	743,221	(229,733)	(61.83%)	Timing on DFES grant funding
Health		34,870	22,494	45,000	12,376	55.02%	Timing on budget allocations for Health Licences
Education and Welfare		688,763	624,146	1,233,006	64,617	10.35%	Additional NRCP & HACC Grant Funding
Housing		23,258	24,204	48,431	(946)	(3.91%)	
Community Amenities		1,928,605	1,901,738	2,440,982	26,867	1.41%	Additional Household refuse & Septage Pond Revenue & Town Planning Fees
Recreation and Culture		295,510	551,574	1,103,360	(256,064)	(46.42%)	Timing on budget allocations for grant funding
Transport		344,798	516,510	1,503,379	(171,712)	(33.24%)	Timing of Road Funding Claims
Economic Services		670,134	796,548	1,593,270	(126,414)	(15.87%)	Timing on budget allocations for grant funding
Other Property and Services		48,869	34,664	69,000	14,205	40.98%	Insurance claim payment received
		<u>6,138,183</u>	<u>7,568,626</u>	<u>13,439,136</u>	<u>(1,430,443)</u>	<u>(18.90%)</u>	
(Expenses)/(Applications)	8						
Governance		(650,904)	(756,414)	(1,384,599)	105,510	13.95%	Timing on budget allocations
General Purpose Funding		(101,815)	(128,919)	(257,850)	27,104	21.02%	Timing on budget allocations
Law, Order, Public Safety		(551,107)	(598,746)	(1,141,830)	47,639	7.96%	
Health		(173,330)	(184,160)	(361,960)	10,830	5.88%	
Education and Welfare		(682,231)	(697,124)	(1,375,344)	14,893	2.14%	
Housing		(47,645)	(49,631)	(94,569)	1,986	4.00%	
Community Amenities		(1,368,866)	(1,798,064)	(3,581,283)	429,198	23.87%	Timing on budget allocations
Recreation & Culture		(1,809,119)	(2,178,719)	(4,213,710)	369,600	16.96%	Timing on budget allocations
Transport		(2,369,549)	(2,569,158)	(4,950,301)	199,609	7.77%	Timing on budget allocations
Economic Services		(938,862)	(1,082,131)	(2,018,800)	143,269	13.24%	Timing on budget allocations
Other Property and Services		(253,933)	(98,732)	(66,373)	(155,201)	(157.19%)	Overheads and Plant Cost to be reallocated
		<u>(8,947,361)</u>	<u>(10,141,798)</u>	<u>(19,446,619)</u>	<u>1,194,437</u>	<u>(11.78%)</u>	
Adjustments for Non-Cash (Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	2	6,501	(11,147)	(133,767)	17,648	158.32%	Timing on Sale of Assets
Movement in Accrued Interest		(50,643)	0	0	(50,643)	0.00%	
Movement in Accrued Salaries and Wages		(149,557)	0	0	(149,557)	0.00%	
Movement in Deferred Pensioner Rates/ESL		0	0	0	0	0.00%	
Movement in Employee Benefit Provisions		(125,152)	0	0	(125,152)	0.00%	
Depreciation on Assets		1,653,637	1,737,672	3,475,533	(84,035)	4.84%	

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

SHIRE OF NORTHAM STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD 1 JULY 2014 TO 31 DECEMBER 2014

	NOTE	December 2014 Actual \$	December 2014 Y-T-D Budget \$	Projected 2014/15 Budget \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
Operating							
Capital Revenue and (Expenditure)							
Purchase Land Held for Resale	1	0	0	0	0	0.00%	
Purchase Land and Buildings	1	(145,921)	(732,115)	(732,115)	586,194	80.07%	Timing on Building works
Purchase Plant and Equipment	1	(178,328)	(834,592)	(834,592)	656,264	78.63%	Timing on Plant purchases
Purchase Furniture and Equipment	1	(19,498)	(28,300)	(28,300)	8,802	31.10%	Timing on Furniture purchases
Purchase Bush Fire Equipment	1	0	(460,000)	(460,000)	460,000	100.00%	Timing unknown for supply by DFES
Purchase Playground Equipment	1	0	(170,246)	(170,246)	170,246	100.00%	Timing on Equipment purchases
Purchase Infrastructure Assets - Roads	1	(552,947)	(1,926,816)	(2,184,572)	1,373,869	71.30%	Timing on budget allocations
Purchase Infrastructure Assets - Bridges	1	0	0	(108,000)	0	#DIV/0!	
Purchase Infrastructure Assets - Footpaths	1	(91,008)	(179,066)	(537,196)	88,058	49.18%	Timing on budget allocations
Purchase Infrastructure Assets - Drainage	1	(393,897)	(1,950,738)	(1,950,738)	1,556,841	79.81%	Timing on budget allocations
Purchase Infrastructure Assets - Parks & Ovals	1	(36,590)	(530,634)	(530,634)	494,044	93.10%	Timing on budget allocations
Purchase Infrastructure Assets - Airfields	1	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Streetscape	1	(750)	(99,276)	(198,566)	98,526	99.24%	Timing on budget allocations
Purchase Infrastructure Assets - Other	1	(59,841)	(418,593)	(418,593)	358,752	85.70%	Timing on budget allocations
Proceeds from Disposal of Assets	2	50,355	433,443	433,443	(383,088)	88.38%	Timing on budget allocations
Repayment of Debentures	3	(1,478,404)	(1,477,019)	(1,575,878)	(1,385)	(0.09%)	
Proceeds from New Debentures	3	0	0	0	0	0.00%	
Advances to Community Groups		0	0	0	0	0.00%	
Self-Supporting Loan Principal Income	3	131,483	107,284	214,568	24,199	(22.56%)	Timing on budget allocations
Transfers to Restricted Assets (Reserves)	4	(78,966)	(1,625,222)	(1,625,222)	1,546,256	95.14%	Timing on budget allocations
Transfers from Restricted Asset (Reserves)	4	0	1,186,934	1,186,934	(1,186,934)	100.00%	Timing on budget allocations
Transfers from Restricted Asset (Other)		0	0	0	0	0.00%	
ADD Net Current Assets July 1 B/Fwd	5	3,866,773	3,866,773	3,878,182	0	0.00%	
LESS Net Current Assets Year to Date	5	8,038,958	15,992	15,992	8,022,966	50168.62%	
Amount Raised from Rates	6	<u>(8,441,047)</u>	<u>(5,700,822)</u>	<u>(8,323,234)</u>	<u>(2,740,225)</u>	<u>48.07%</u>	

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

SHIRE OF NORTHAM

AGENDA

ORDINARY COUNCIL MEETING TO BE HELD ON 18 FEBRUARY 2015

BANK RECONCILIATION STATEMENT Period Ending 31st December 2014

	Muni Fund Shire	Trust Fund Shire	Reserve A/c Shire	Unspent Grants & L.O. Grant Only
Balance as per Bank Statements				
ANZ	2645-61099	\$ 90,844.37		
Business Bonus	028-0331278	\$1,155,999.77		
Muni Operating A/C	028-5360119	\$88,725.95		
Term Deposit Muni	028-0400528	\$2,000,000.00		
Term Deposit Muni	028-0400536	\$2,005,435.62		
ANZ - VIA TREASURY BANK		\$880,629.49		
Term Deposit (Trust) T183	028-036059-9		\$26,246.03	
Term Deposit (Trust) T396	0367254		\$34,009.76	
Term Deposit (Trust) PDS	9875-02846		\$309,645.85	
Term Deposit (Trust) Extractive Mnl	028-895773-2		\$88,951.29	
Term Deposit (Trust) T376 & T440	028-0392516		\$80,448.89	
Term Deposit (Trust) TS27	028-0385517		\$23,857.13	
Trust Operating A/C	028-5360143		\$315,915.99	
Term Deposit (Trust T694) RETENT	028-396471		closed	
Term Deposit (Trust T701)	028-0387045		\$41,214.55	
Term Deposit (Trust T54, T55, T58)	028-0389526		\$48,461.41	
Business Bonus (Reserve)	028-0364535			
Term Term Deposit	028-0390106		\$555,592.02	
ANZ Term Deposit	9974-65749		\$662,443.80	
			\$3,929,199.88	
				\$0.00
Total As Per Bank Statements	\$5,940,635.20	\$976,850.80	\$4,927,142.70	\$0.00
Plus				
Outstanding Deposits	\$,388.25	15,519.43		
Outstanding Dep (Trust)				
Outstanding Dep (Muni)				
	\$3,388.25	\$15,519.43	\$0.00	\$0.00
Less				
Unreconciled Cheques	(21,760.50)	(6,483.73)		
	(21,760.50)	(6,483.73)	\$0.00	\$0.00
Adjustments				
Kilara Transfer from Muni to Reserve				
West Inspection Trans Muni to Reserve				
Kilara Transfer from Reserve to Muni				
Transfer of bank fee charges Unspent Grants				
Bank Statement Balance after Adjustments	\$5,922,262.95	\$987,886.30	\$4,927,142.70	\$0.00
General Ledger Accounts				
111000010 MUNI BANK	\$,322,833.36			
111100010 Trust Bank		987,886.30		
1111001010 Short Term Investment	599,629.49		0.00	
1111001010 Reserve Inv Bank			4,927,142.70	
1111002010 Unspent Grant				\$0.00
Balance Per General Ledger Accounts	\$5,922,262.95	\$987,886.30	\$4,927,142.70	\$0.00
IMBALANCE	\$0.00	\$0.00	\$0.00	\$0.00

Prepared by *Q.A. Becker*
POSITION: FINANCE OFFICER

Confirmed by *[Signature]*
POSITION: ACCOUNTANT