



Shire of Northam
Heritage, Commerce and Lifestyle

SHIRE OF NORTHAM

**NOTICE OF A
COUNCIL FORUM MEETING
COMMENCING AT
5:30 PM
WEDNESDAY
8 APRIL 2015**

Councillors:

Please be advised that the next Council Forum Meeting will be held on 8 April 2015.

**JASON WHITEAKER
CHIEF EXECUTIVE OFFICER
3 April 2015**

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AGENDA
COUNCIL FORUM MEETING TO BE HELD ON 8 APRIL 2015

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**Notice and Agenda of the Council Forum Meeting to be held in the Council
Chambers on WEDNESDAY, 8 April 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

3. ATTENDANCE

COUNCIL

Councillors

S B Pollard
T M Little
U Rumjantsev
A W Llewellyn
D G Beresford
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 Engineering Services
Executive Manager Development Services
Project Manager Community Infrastructure
Senior Planning Officer
Executive Assistant to CEO

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

GALLERY

4. APOLOGIES

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5. LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr S B Pollard has been granted leave of absence from Sunday, 12 April 2015 to Sunday, 19 April 2015 inclusive.

6. APPLICATIONS FOR LEAVE OF ABSENCE

7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

8. PUBLIC QUESTION TIME

Nil

9. PUBLIC STATEMENT TIME

Nil

10. PETITIONS/DEPUTATIONS/PRESENTATIONS

- Ms Renata Zelinova (Consultant for the Shire of Northam Local Biodiversity Strategy) will be making a presentation in relation to item 13.2.7 - Shire of Northam Proposed Local Biodiversity Strategy (Appendix 5).
- Mr Jeremy Hofland, Senior Planner Rowe Consulting would like to make presentation to Council in relation to item 13.2.1 Recreation Private – Rally car school

11. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION

That the minutes of the meeting held Wednesday, 18 March 2015 be confirmed as a true and correct record of that meeting.

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12. ANNOUNCEMENTS BY THE PRESIDING OFFICER WITHOUT DISCUSSION

12.1 PRESIDENTS REPORT – COUNCIL FORUM MEETING - WEDNESDAY 8 APRIL 2015

<u>Visitations and Consultations:</u>	
19/3/15	Governor Hon. Kerry Sanderson AO visit to Northam
22/3/15	Black Dog motorcycle ride
22/3/15	Concert in Bernard Park – Welcome
23/3/15	Councillor training day #1 in Toodyay
24/3/15	Councillor training day #2 in Toodyay
26/3/15	Meet with possible Wundowie area developer
27/3/15	RAC breakfast launch of The Elephant in the Wheatbelt initiative
27/3/15	Royal Life Saving Society awards in Northam
27/3/15	Concert in the Park in Northam
28/3/15	Festival of Speed day #1
29/3/15	Festival of Speed day #2 incorporating The Northam Flying 50
30/3/15	ABC Regional radio interview re: Avon Link patronage numbers
31/3/15	CY O'Connor Institute 20 th anniversary celebration
31/3/15	Host Viet Nam Consul General Mr. Le Viet Duyen visit
10/4/15	CBH silo art launch
13/4/15	AROC meeting in Toodyay – Cr. Llewellyn to attend in my absence
16/4/15	Meet with Christian Porter re: YHIDC detainee cohort mix issues
<u>Upcoming Events:</u>	
23/4/15	ANZAC event at Avonvale Primary School
24/4/15	Citizenship ceremony
25/4/15	ANZAC Day services including Hugo Throssell VC statue unveiling
28/4/15	Chair the Northam Over 60's AGM

Operational matters

Farewell to Phil Steven

As I will be absent from the farewell event for Phil, could I place on the record my thanks on behalf of Councillors for the contribution Phil has made to the Shire over the years he has been here. It is not the length of service to an organisation that matters, it is the quality of the contribution made and I have been very pleased to have known Phil over the past 7 years. Best wishes to Phil and his family on the next phase of his career.

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Rubbish bin surrounds

I have been hearing very positive reports about the new Fitzgerald Street bins and I agree that they are a great improvement on the previous bins. Well done to all involved in the heritage theme design and installation process.

Strategic matters:

Elephant in the Wheatbelt

I attended the launch of this RAC road safety initiative along with Jason last week and I commend the RAC on recognising the problems we all have with road safety in the Wheatbelt. Their aim is to reduce the road toll by dispelling myths about it being non-locals who predominantly die or are seriously injured on our roads when in fact the vast majority are local people on their local roads. Seatbelt use is still very poor and about one third of the deaths are from unrestrained people being either ejected from the vehicle or being damaged by impacting the interior of their vehicle. Please buckle up.

CBH silo art

It is fantastic to see the grey silos being transformed into interesting art works. This is a great initiative by "Form" with the co-operation by CBH and should become an interesting tourism feature.

Vietnam

Jason and I met with Mr. Le Viet Duyen, Consul General of the Republic of Viet Nam, recently. The opportunities for our countries and particularly our region to work together were discussed with Viet Nam being the third biggest customer for our agricultural products after China and other Asian countries. Tourism was also an increasing industry as Viet Nam's middle class grows. The population of Viet Nam is about 90 million and the statistic was given that there is an average of 35000 Vietnamese per square kilometre whereas in Australia it is 1 person. Their average age is 35 whereas it is closer to 50 in Western Australia.

YHIDC

There have been a couple of incidents recently at the Detention Centre which have caused media interest. An alleged assault left one detainee hospitalised however he is now fine. There were then protests staged at the centre resulting in detainees accessing the roof of buildings. I am advised that the detention network is "rebalancing" which I understand to mean that various detainees and/or staff are being moved within the network to centres that can best accommodate their circumstances. This is also causing disruption to detainee visitors, who now have to move to continue with their visits. I recently met socially with someone who had moved from Sydney, for example, as their detainee relative had been moved within the system to the Yongah facility.

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13. REPORTS OF OFFICERS

13.1 ADMINISTRATION

Nil

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13.2. DEVELOPMENT SERVICES

13.2.1 NO. 724 LEAVER ROAD, BAKERS HILL - RETROSPECTIVE APPLICATION FOR A CHANGE OF USE (RECREATION PRIVATE - RALLY CAR SCHOOL) (APPENDIX 1)

Name of Applicant:	Theodore Challis
Name of Owner:	Theodore Challis
File Ref:	A597 / P1907
Officer:	Phil Steven / Courtney Wynn
Officer Interest:	Nil
Policy:	Local Planning Scheme No.6
Voting:	Simple Majority
Date:	18 March 2015

PURPOSE

Council is requested to consider a retrospective application for a change of land use to allow for a Rally Car School and associated activities at No.724 Leaver Road, Bakers Hill.

This application is being referred to Council for consideration as it is classified as a 'Recreation Private' land use under LPS6 and is classified as an 'A' (requires advertising) land use within Local Planning Scheme No.6 and objections were received during the public consultation period.

BACKGROUND

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

Date	Item / Outcome
15 May 2013	The Shire received an application for a 'Tough Mudder' Event at the property subject to this application. It was during the assessment of this application that the unauthorised Rally Car activities on this site was brought to the Shire's Attention.
23 January 2014	Shire Officers met with the land owners who were advised that planning approval is required for the Rally Car School and for events such as Tough Mudder operating on their property.
28 January 2014	Email sent to the applicant advising planning application requirements.
15 April 2014	Shire Officers met with the land owners to discuss the planning application requirements.
30 April 2014	A second email was sent to the applicant advising planning application requirements.
30 June 2014	An email was sent to the applicant advising that a retrospective

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	planning application was required to be submitted by 31 st July 2014.
23 July 2014	Shire Officers undertook a pre-lodgement meeting with the landowner whom was also the applicant at this stage.
30 July 2014	The Shire received the formal planning application.
8 August 2014	An email was sent to the applicant requesting additional information be submitted.
18 August 2014	Advertising sent out to land owners located within a 1km radius of the site. The application was also referred to service authorities including; the Department of Water, Main Roads, FESA and Department of Environment Regulation.
1 September 2014	First advertising period closed with 6 submissions received.
3 October 2014	Officers conducted a site visit.
6 October 2014	The applicant advised that he had hired a consultant to prepare the additional information required.
11 December 2014	Additional information was submitted by the applicant.
19 December 2014	An email was sent to the applicant requesting additional information be submitted.
22 December 2014	Additional information was received from the applicant.
29 January 2015	An email was sent to the applicant requesting additional information be submitted.
5 February 2015	Additional information was submitted by the applicant.
5 February 2015	Public advertising commenced for a second time, this time it included all of the additional information supplied as an addendum to the original application. Advertising was sent out to land owners located within a 1km radius of the site.
3 March 2015	The applicant raised concerns regarding the cover letter sent out during public comment, as they had concerns that the community would respond badly to its generally specified hours of operation. Following this, a meeting was held between the applicant and Shire Officers where it was decided that Shire Officers based on receiving accurate detailed hours would send out an addendum to the second consultation letter.
12 March 2015	Additional information regarding the proposed hours of operation was mailed to land owners located within a 1km radius of the site at the request of the applicant.
17 March 2015	Second advertising period closed with 7 additional submissions received, some from previous submitters, with 3 new submitters.
27 March 2015	Report prepared for Council.

As detailed in the key dates' table, the applicant has been operating an unauthorised land use – the rally school, and there have also been a number of project launches undertaken on this property during the past years.

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In 2013, the Shire received an application for a 'Tough Mudder' event at the subject site. It was during this application process that the unauthorised land use was brought to the Shire's attention. The applicant was advised that approval is required and that the rally car school activities are currently non-compliant, as it is operating without land use approval.

Following extensive liaison between Shire Officers and the applicant, the applicant formally applied for retrospective planning approval for a 'Recreation - Private' land use on 30th July 2014. The applicant was not required to shut down operations of the Rally School on the basis that it was actively seeking planning approval from the Shire.

The applicant is proposing to utilise a 17.5 hectare portion of the 408 hectare property. The remaining 390.5 hectares are not subject to this application and will continue to be utilised for agricultural farming purposes. The area to be utilised for the rally car school comprises an existing unsealed rally track and an open area used as a training skidpan. The rally area has been designed in accordance with the Confederation of Australian Motorsport (CAMS) requirements. This area is set back approximately 780m from Leaver Road and is directly adjacent to a neighbouring property to the North West. The track has been established on an area of the site that is unsuitable for agricultural purposes due to dense vegetation, undulating land form and rocky outcrops.

The applicant is proposing to operate rally school sessions on predominately Saturdays and Sundays between 8.00am and 4.00pm and on the occasional Friday. A maximum of 12 patrons and 6 staff would participate in up to 4 sessions per day, along with approximately 10 spectators in attendance. Therefore, a maximum of 94 participants and staff would attend the site on a day in which the rally school operates. This would result in a maximum of 66 traffic movements along Leaver Road and DeCastilla Road between the hours of 7:45am and 5.00pm on a day in which the rally school is operating. It is important to note that the four rally cars used by the business will not be driven to and from the site, but will be brought to the site on the back of a truck and stored within an existing outbuilding on the property. The four rally vehicles make/model include Subaru WRX and Nissan Silvia. All vehicles have a 4 cylinder turbo charged engines that have modified exhausts and silencers to reduce noise emissions.

If retrospective approval is granted, the rally car track would be operated by Rally School Australia, a recreational adventure business that offers rally driving experiences, driving tuition and corporate driving events such as new vehicle launches. It is considered that an annual event approval permit for the rally school and individual event permits for the project launches may be required in addition to the land use approval.

STATUTORY REQUIREMENTS

LOCAL PLANNING SCHEME NO 6

No.724 Leaver Road, Bakers Hill is approximately 408 hectares and is zoned 'Rural' under Local Planning Scheme No.6.

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The rally car activities are classified as a 'Recreation - Private' land use under Local Planning Scheme No.6 which is classified as an 'A' (requires advertising) use within the Rural zone. Local Planning Scheme No.6 defines 'Recreation -Private' as follows:

“recreation – private” means premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge;

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.

Section 4.2.10 of Local Planning Scheme No.6 identifies the following objectives for the Rural Zone;

- *To provide for horticulture, extensive and intensive agriculture, agroforestry, local services and industries, extractive industries and tourist uses which ensure conservation of landscape qualities in accordance with the capability of the land.*
- *To protect the potential of agricultural land for primary production and to preserve the landscape and character of the rural area.*
- *To control the fragmentation of broad-acre farming properties through the process of subdivision.*
- *To protect land from land degradation and further loss of biodiversity by:*
 - (i) *Minimising the clearing of remnant vegetation and encouraging the protection of existing remnant vegetation;*
 - (ii) *Encouraging the development of and the protection of corridors of native vegetation;*
 - (iii) *Encouraging the development of environmentally acceptable surface and sub-surface drainage works; and*
 - (iv) *Encouraging rehabilitation of salt affected land.*

Section 10.2 of LPS6 specifies Matters to be considered by the Local Government when determining an application.

10.2 Matters to be considered by Local Government

The local government, in considering an application for planning approval, is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application –

- (j) the compatibility of a use or development with its setting;*
- (m) The likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;*
- (o) the preservation of the amenity of the locality;*
- (p) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*

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- (q) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;*
- (r) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (x) Whether the proposal is likely to cause soil erosion or land degradation;*
- (z) any relevant submissions received on the application;*
 - (aa) the comments or submissions received from any authority consulted under clause 10.1.1; and*

It is considered that the above points are applicable to this application which will be discussed in the Officers Comment.

ENVIRONMENTAL PROTECTION AUTHORITY GUIDELINES

The Environmental Protection Authority (EPA) does not list Rally Car activities as a sensitive land use. However the EPA does list raceways for motor vehicles under its *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 advise that separate buffers should be considered by the local government on a case by case basis due to the potential for noise and dust impacts.

Officers contacted the EPA in regards to this application and were referred to the Separation Distance Guidelines. EPA staff advised that they were unable to provide comment on the rally school as they do not currently have any guidelines in which to assess it against or distances in which the application should be advertised. On this basis, it was determined that the application be advertised to all individual land owners who have property located within a 1km radius of the rally area. EPA staff recommended that officers consider imposing conditions in relation to the hours of operation and compliance with the Environmental (Noise) Protection Regulations 1997.

This advice has been included in the Officers recommendation as conditions.

PUBLIC CONSULTATION

As a 'Recreation - Private' land use is classified as an 'A' use under the Scheme, public consultation was undertaken in accordance with the community engagement plan and Section 9.4 of LPS6.

The application for planning approval was received on 30th July 2014. Upon assessment the Planning Officer determined that further information was required relating to operations, however, due to statutory timeframes it was determined that public advertising should be commenced. The first advertising period commenced on 18th August 2014 and closed on 1st September 2014. During this advertising period, a number of objections were received in relation to hours of operation, vehicle noise emissions and dust impact on surrounding properties. As a result of these objections, officers determined that a significant amount of additional information would be required in order to address the concerns raised.

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Following the closure of the public advertising period in September 2014, the applicant was contacted by Officers who advised of the additional information required to progress this application forward. In response to this the landowner contracted a private consultant to supply the additional information. The additional information was received by the Shire on 4th February 2015 and readvertising commenced the next day on 5th February 2015. The second advertising period was extended from 14 days to 21 days to allow surrounding land owners additional time in which to review the additional information. Due to additional information submitted by the applicant in early March, the second advertising period was extended again. The second advertising period closed on 17th March 2015.

A copy of the site plan, application report, additional information report, emergency management plan, risk assessment and location map was sent to all surrounding property owners within a 1km radius of the boundaries of the subject site. The proposal was also advertised on the Shire's website and was available for inspection at the Shire offices.

On 3rd March 2015, following a meeting with Shire Officers the applicant requested that the Shire mail additional information clarifying the hours of operation to adjoining land owners. It was agreed that the applicant was to supply exact details of the proposed hours of operation which would be forwarded to surrounding landowners. The Shire received this information on 11th March 2015, which was sent to adjoining land owners within a 1km radius and advertised on the Shire website the following day.

During the first advertising period, 6 submissions were received which comprised of 4 objections and 2 letters of support. During the second period, 7 submissions, including a petition against the proposal containing 60 signatures was received which comprised of 6 objections and 1 non-objection. A combined total of 16 submissions were made by 8 individuals, Main Roads and the petition received throughout both advertising periods, with some individuals submitting multiple submissions (refer to attachment for a summary of the submissions). The submissions raised concerns about dust impact, noise emissions, hours of operation and compatibility of the proposal within the surrounding area. These concerns will be discussed in the Officers comment below.

CONFORMITY WITH COMMUNITY STRATEGIC PLAN

GOAL: Develop, maintain and support appropriate recreation facilities throughout the Shire.

GOAL: Facilitate further development of regional tourism.

The Rally School attracts tourists to the Shire who are likely to visit other local activities supporting the growth of the regional tourism and events whilst also increasing the associated economic benefits that these visitors bring to the Shire.

BUDGET IMPLICATIONS

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The total cost of the planning fees for this application was \$424.00 including the \$295.00 change of use application fee and \$129.00 advertising fee.

OFFICER'S COMMENT

The application is retrospective, since the rally school is an existing tourism activity that attracts visitors to the Shire on day trips who visit other local activities supporting the growth of the local tourist businesses and events whilst also increasing the associated economic benefits that these visitors bring to the Shire.

The applicant is proposing to utilise a 17.5 hectare portion of the property of which the remaining 408 hectares will continue to be utilised for extensive agricultural farming. The track has been established on an area of the site with a number of rocky hills and dense vegetation that is unsuitable for agricultural purposes.

The applicant is proposing to minimise impact upon the environmental value of the site, with the following strategies outlined in the environmental management plan;

- There will be no clearing of vegetation as the track already exists on site;
- All servicing and maintenance of the vehicles is to take place off site, so there will be no waste oils or vehicle components in association with the activity;
- Refuelling is to take place in a designated area; and
- Vehicles are to be stored within an existing farm shed on the property. In the event that the vehicles will not be required for an extended period they are removed from the property and stored at an alternative location in the Perth Metropolitan area.

It is considered that the proposal is consistent with the objectives for the rural zone and it would not have a detrimental effect upon the agricultural viability of the site.

Road Impact

A number of submissions have raised concerns regarding the detrimental impact upon Leaver Road and Decastilla Roads as a result of this proposal. Decastilla Road and Leaver Road are maintained and managed by the Shire. The Shire's Engineering Services Department has assessed the proposal as well as the current condition of Decastilla Road and have determined that the unsealed portion of Leaver Road and Decastilla Roads are in a poor state and are required to be upgraded.

Whilst the applicant has advised that the rally cars themselves will be transported to the site on the back of a truck, it is considered that that the proposal would result in a maximum of 104 additional traffic movements along Leaver and Decastilla Roads on days that the rally school is in operation. As the rally school is a commercial activity that generates additional vehicle movement then what would normally be incurred on a road of this standard, it is considered should Council approve this event it should require the applicant to pay a contribution of \$5460.00 towards the maintenance of Leaver and DeCastilla Roads if the road is required to be graded more than twice per year. It is suggested that a bond of \$5000 be paid to the Shire prior to operations recommencing, to reassure the Shire that the contribution will be paid when required.

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A maximum of 12 patrons and 6 staff would participate in each session along with approximately 10 spectators in attendance. Therefore, a maximum of 94 participants and staff would attend the site on a day in which the rally school operates. This would result in a maximum of 104 traffic movements along Leaver Road and DeCastilla Road between the hours of 7:45am and 5.00pm on a day in which the Rally School is operating.

It is important to note that the four rally cars used by the business will not be driven to and from the site, but will be brought to the site on the back of a truck and stored within an existing outbuilding on the property. All maintenance of vehicles will be undertaken off site.

Dust

Dust was identified as a concern in the submissions received. Officers conducted a site visit whilst the rally school was operating. It is considered that the rally car school activities will result in increased levels of dust which may affect neighbouring properties, if not managed effectively. Photographs showing dust generated by rally car activities on site can be found in the appendices.

The applicant has submitted a dust management plan which proposes a number of dust mitigation strategies including;

- Restricted vehicle access to the site, vehicles are to stick to nominated access paths.
- Reduced speed limit for the private vehicles accessing the site. There are a number of speed limit signs on the site reminding visitors that the maximum permitted speed limit on the property is 40km per hour to reduce the amount of dust generated by private vehicles accessing the site.
- Water-cart monitoring onsite activities and wetting down roads as required.
- In extreme weather conditions that involve high strength winds the applicant has advised that the site manager would cease operations to avoid causing excessive dust.

It is considered that there is sufficient dense vegetation surrounding the rally car area that would help reduce the dust impact. In addition to this, should Council grant approval it is recommended that a condition be imposed requiring the landowner to implement the dust mitigation techniques identified in the dust management plan.

Noise

All objections received against the proposal cited possible noise impact as the greatest concern of this application. After receiving these submissions, the applicant was requested to undertake noise monitoring of the operating activity at the site.

The results of this noise monitoring detailed the noise level received at the nearest residence located 1.4km away from the rally school would be a maximum of 39dB. This is less than the maximum permitted noise rating of 45dB stipulated in the *Environmental*

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Protection (Noise) Regulations 1997. A detailed plan showing the locations that noise monitoring was undertaken on the site can be found in the appendices.

The applicant has also submitted a noise management plan which proposes a number of noise management strategies including;

- Vehicles fitted with effective exhaust mufflers or silencers.
- Appropriate siting of the rally school away from nearby dwellings.
- Restricted operating hours.

The topography of the site slopes down between the rally area and the properties frontage along Leaver Road. This vegetated slope provides an additional natural barrier to reduce some of the noise impact upon adjoining properties, with the rally school setback as far as possible from nearby residences.

It is considered that noise management measures have been accurately addressed in this application and should Council grant this application retrospective approval, it is recommended that conditions be imposed requiring the applicant to comply with the abovementioned noise management strategies in addition to the *Environmental Protection (Noise) Regulations 1997*.

Location

The rally area is set back approximately 780m from Leaver Road and is directly adjacent to a neighbouring property to the northwest. The nearest residential dwelling is located approximately 1.4km from the proposed rally area. Visibility to the rally area from Leaver Road is significantly reduced due to the topography of the site and dense vegetation located between the rally area and adjoining properties.

Therefore, it is considered that the location of this land use is appropriate in accordance with the provisions of Local Planning Scheme No 6.

Safety

The rally track has been designed in accordance with the Confederation of Australian Motorsport (CAMS) safety requirements. Due to the nature of the proposal, the Planning Officer requested that the applicant submit a risk management plan and emergency management plan to ensure that any potential risks to public health and safety are addressed.

The risk management and emergency management plan generally cover details on site first aid, fire fighting equipment, evacuation procedures, and also note that the Rally School does not operate between December and February during the peak bush fire season. The risk management and emergency management plan can be read in more detail in the appendices, and should form conditions of approval if Council determines to approve this application.

Hours of Operation

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During the advertising period, the submissions received raised concerns regarding the hours of operation for the application. Following liaison with Officers, the applicant advised on the 11th March 2015 that the hours of operation for the rally car school as follows;

- *The Rally School sessions are to be held between February and December, for an average of 2 weekends per month. The sessions are to be held on Saturdays and Sundays at 8am, 10am, 12 noon and 2pm for a duration of two hours each; and*
- *Private testing, driver training, and car development is to involve small groups of four (4) to five (5) participants in a closed session. These activities will occur approximately less than 10 days a year on days when the Rally School is not in operation.*

The above information was mailed to adjoining land owners within 1km of the site and advertised on the Shire's website at the request of the applicant. Should Council grant approval Officers recommend that the applicant be required to keep an annual register detailing all operations on site, including the date and times in which they occurred, to be submitted to the Shire as a condition of approval.

Conclusion

The rally school and associated project launches have been in operation for a number of years without complaints received from the community. The landowner has been required to obtain planning approval for this land use as it is required in accordance with Local Planning Scheme No 6.

It is considered that this land use has and could (subject to approval) operate as an ancillary activity to the surrounding primary 'Rural' land use in the area. In addition to this, this use supports Council's strategic objective of encouraging tourism uses on appropriate land within the Shire. In addition to this, the proposal is considered consistent with the objectives of the rural zone and is appropriately sited on the property to reduce noise and dust impacts upon surrounding properties. Should Council grant planning approval, appropriate conditions are recommended to be imposed to ensure that this application does not impact the existing rural amenity.

RECOMMENDATION

That Council, grant approval for a Change of Use (Private Recreation - Rally Car School) at 724 Leaver Road, Bakers Hill subject to the following conditions:

- 1. The land use is to be undertaken in accordance with the approved plans and the details incorporated within the documentation endorsed with an 'Approved' stamp by the Shire of Northam;**
- 2. Hours of operation shall be limited to an average of 2 weekends per month from February to December between the hours of 0800 to 1600 hours Saturday and 0900 to 1700 Sunday and excluding public holidays;**
- 3. An annual register detailing all operations on the site subject to this approval, including the date and times in which the rally school operates to be submitted to the Shire by 30 June each year;**

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4. The rally school is required to operate in accordance with the noise management plan submitted as part of this application;
5. All vehicles used on site are to be a maximum of 4 cylinders, with 3-inch or less exhaust, fitted with a silencer or muffler;
6. The rally school is to operate in accordance with the requirements of the Environmental (Noise) Protection Regulations 1997. Should noise complaints be received, it is the applicant's responsibility to employ a suitably qualified acoustic engineer to determine mitigation strategies, which shall be submitted to the Local Government for approval prior to implementation;
7. 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 at the applicants expense and regular reports provided to the Shire's Executive Manager of Development Services;
8. All trafficable areas shall be treated and maintained in a manner which prevents or minimizes the generation of airborne dust to the satisfaction of the Local Government and in accordance with the approved dust management plan;
9. All signage being submitted to and approved by the Local Government prior to installation;
10. 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 a copy to the Local Government;
11. The applicant is required to submit and have approved an application for public event approval in accordance with the provisions of the Health Act 1911 for any activities that are not in accordance with this approval;
12. All structures annotated as 'excluded' in red on the submitted site plan are not subject to this approval;
13. Permanent facilities to be provided including sanitary facilities, lunchroom, change-room and first aid facilities. Temporary facilities may be provided for a maximum of 2 years.
14. 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 million in respect to any one claim.
15. The rally school is not to operate during periods of total fire ban, vehicle movement bans and hot works bans.
16. A bond of \$5000 be paid to the Shire of Northam prior to the rally school commencing.
17. Refuelling is to occur in the designated location and is to comply with Department of Mines & Petroleum standards.
18. Servicing and other maintenance of vehicles is to be carried out off-site.
19. A contribution for road maintenance of \$5,460.00 is required to be paid to the Shire of Northam, to contribute to the costs of grading portions of Decastilla and Leaver Roads if roads are required to be graded more than

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twice during the financial year; and

20. Should it be deemed that conditions of approval are not being complied with the Shire of Northam reserves the right to revoke the approval at any stage.

NOTE: If the development, 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: A Building Permit being obtained prior to the commencement of any works.

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 2.0 metre firebreak being maintained along the property boundaries at all times.

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13.2.2 ADOPTION OF SCHEME AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 6 – LOT 9 (NO. 11) JOHN STREET, NORTHAM (APPENDIX 2)

Name of Applicant:	Carly Pidco
Name of Owner:	PerfectGift Pty Ltd
File Ref:	A11726
Officer:	Phil Steven / Courtney Wynn
Officer Interest:	Nil
Policy:	Northam Regional Centre Growth Plan
Voting:	Simple Majority
Date:	27 March 2015

PURPOSE

Council is requested to adopt Scheme Amendment No.1 to Local Planning Scheme No.6 for the rezoning of Lot 9 No.11 John Street, Northam from 'Residential R30' zoning to a 'Mixed Use' zoning in order to facilitate development of the site as an extension to the existing adjacent Northam Motel.

BACKGROUND

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

Date	Item / Outcome
10 October 2013	The Landowners representative met with the Shire of Northam to determine the best way forward as planning approval was due to expire on 25 October 2013.
24 September 2014	The Shire received an Initiation Report to amend Local Planning Scheme No 6.
14 October 2014	Applicant met with Officers to discuss the application.
28 October 2014	A report is prepared for the Council.
19 November 2014	Council resolved to initiate Scheme Amendment 1
22 January 2015	Advertising of Scheme Amendment 1 commenced.
4 March 2015	Advertising of Scheme Amendment 1 closed.
27 March 2015	A report is prepared for Council consideration.

Lot 9 No.11 John Street, Northam is owned by PerfectGift Pty Ltd, the same owners as the neighbouring Northam Motel. Lot 9 was zoned R15/R30 under Town Planning Scheme No 5, and a Motel was an 'A' use under this Scheme. Lot 9 is now zoned R30 under LPS6 and a Motel is an 'X' use under the provisions of this zone.

The land on which the Northam Motel stands is zoned 'Mixed Use'. The owners of the motel have proposed this scheme amendment to amend the zoning from Residential R30

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to Mixed Use to allow for a Motel type development to be facilitated on this site, and an expansion of the existing motel.

Shire approval was previously issued to this lot on 25th October 2011 for an extension of the Northam Motel onto Lot 9 John Street under the previous Town Planning Scheme No.5 which listed a 'Motel' as a 'D' (Discretionary) land use. However, due to financial constraints the owners were not able to proceed with the development prior to the planning approval expiring on 25th October 2013.

Council resolved at its November 2014 Ordinary Council Meeting held 19th November 2014 to initiate an amendment to its Local Planning Scheme No 6, pursuant to Section 75 of the Planning and Development Act 2005 to rezone Lot 9 (11) John Street Northam, from 'Residential R30' to 'Mixed Use'.

Following Council's resolution, the proposed Scheme Amendment 1 was advertised for public comment, with one submission received during the 42 day advertising period.

STATUTORY REQUIREMENTS

Local Planning Scheme No.6

Under Local Planning Scheme No.6 the zoning of Lot 9 John Street is 'Residential R30'. The land owner's future intention for this site is an expansion of the existing Northam Motel onto Lot 9, however this cannot be achieved under the current zoning as it is an 'X' use.

A Motel is classified under Local Planning Scheme No 6 as follows;

"Motel" means premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Control Act, 1988;

Under Local Planning Scheme No 6 a 'Motel' land use can be considered in the 'Mixed use' and 'Tourist' zone. As the existing Northam Motel site (Lot 18) is zoned Mixed Use the landowner is seeking an extension of the Mixed Use Zone onto Lot 9 to allow for a motel expansion as Motel is a 'D' use which means it could be permitted at the discretion of the Shire.

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 -

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- (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.

Northam Growth Plan

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

'Encourage and support tourist uses and also encourage the protection of existing budget accommodation'

'Improving Northam's profile in the Avon Valley tourist network as a destination with its own attractions, amenities and good quality short stay accommodation.'

The proposal would allow for additional short stay tourist accommodation which is consistent with the tourism objectives of the Northam Growth Plan.

It should be noted that the proposed lots for the scheme amendment are identified as being located within 'The Forrest Precinct' in the Northam Growth Plan. The Northam Growth Plan specifies the following:

'The Forrest Precinct is a predominantly residential area with opportunity for urban renewal and infill development.'

This proposal is consistent with the objectives of the Northam Growth Plan.

PUBLIC CONSULTATION

Public consultation was carried out in accordance with the *Town Planning Regulations 1967* and *Planning Bulletin No.29* which outlines advertising requirement for proposed Local Planning Scheme Amendments.

A copy of the location map, application report and cover letter were sent to all surrounding property owners in John Street, Forrest Street and a portion of Robinson Street between Forrest Street and Mitchell Avenue. The proposal was also advertised on the Shire's website, a notice placed in the local newspaper for two consecutive weeks and was available for inspection at the Shire offices.

During the advertising period, one submission was received from an adjoining land owner (refer to attachment for a summary of the submissions). The submission raised comment in relation to possible impact of the motel expansion on their adjoining property. Details of the submission along with the Officers response can be found in the Schedule of Submissions.

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In addition, the application was referred to the Environmental Protection Authority (EPA) to determine that the rezoning of this site will not have any adverse impacts on the environment. In response to the proposed rezoning, the EPA advised the following;

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the Environmental Protection Act 1986 (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

- *For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.*
- *There is no appeal right in respect of the EPA's decision to not assess the scheme.*

CONFORMITY WITH COMMUNITY STRATEGIC PLAN

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

The proposed scheme amendment would allow the expansion of tourist accommodation which is experiencing increasing demand within the Shire of Northam.

BUDGET IMPLICATIONS

Scheme Amendments are charged to the applicant as per Council's schedule of fees and charges, which stipulates an Officers hourly fee.

OFFICER'S COMMENT

Currently there is an identified short fall in short stay accommodation for tourists and workers in Northam.

The proposed scheme amendment would lay the foundations to help facilitate the expansion of the Northam Motel, which would support the growth of the local tourist businesses and events whilst also increasing the associated economic benefits that these visitors bring to the town.

The location of the site as a 'Mixed Use' zone to be utilised as tourist accommodation is considered appropriate for this site, due to the lots location in close proximity to the Northam Regional Hospital; Town Centre; access to Mitchell Avenue; the main transport route linking Northam to the Great Eastern Highway and Perth.

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During the advertising period, one submission was received from an adjoining land owner who expressed concerns in regard to privacy and stormwater runoff issues. It should be noted that this application is not proposing any buildings or other development, is proposing a scheme amendment to rezone the lot under Local Planning Scheme No.6 only. It is considered that the concerns raised in this submission can be sufficiently addressed at the development stage. In addition to this, it is considered that the rezoning of this site and subsequent possible development approval of a Motel extension on this site would not have a detrimental impact upon the amenity of surrounding residences or detract from the town centre.

The applicant has stated the following in regard to any potential amenity impacts:

The Northam Motel is not licensed to serve alcohol, does not offer meal service to the wider public and does not host entertainment facilities. The reception and kitchen do not operate twenty-four hours. Accordingly, noise from visitors coming and going or from within the site itself will not be significantly greater than from within a grouped dwelling residential development.

The proposed scheme amendment is consistent with the intentions of the Northam Growth Plan and Local Planning Scheme No.6 which encourage the expansion of tourist facilities in Northam. The proposed scheme amendment is located within an area already identified as suitable for more consolidated development and is situated beside existing mixed use zoned lots. The future expansion of the Northam Motel would provide additional affordable short term accommodation to service the greater community and support events and other tourism businesses within Northam and surrounding areas. Therefore, it is recommended that Council agree to adopt the scheme amendment.

RECOMMENDATION

That Council:

- 1. Pursuant to Section 75 of the Planning and Development Act 2005, amend the Shire of Northam's Local Planning Scheme No.6 by rezoning Lot 9 (No.11) John Street, Northam from 'Residential R30' to 'Mixed Use', and amend the Scheme maps accordingly.**

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13.2.3 PLANNING APPLICATION FOR AN ANIMAL ESTABLISHMENT (DOG KENNEL) – LOT 2 NO.4479 GREAT EASTERN HIGHWAY, BAKERS HILL (APPENDIX 3)

Name of Applicant:	Brett Davidson / Simon O'Hara
Name of Owner:	Brett Davidson
File Ref:	A1409
Officer:	Phil Steven / Bronwyn Southee
Officer Interest:	Nil
Policy:	Local Planning Scheme No.6 Local Planning Policy 12 - Animal Establishments
Voting:	Simple Majority
Date:	25 March 2015

PURPOSE

Council is requested to consider a retrospective application for an Animal Establishment (kennel) at Lot 2 No.4479 Great Eastern Highway, Bakers Hill.

This application was refused by Council at its Ordinary Meeting held on 17th December 2014. Upon receiving Council's determination the applicant appealed the refusal through the State Administrative Tribunal. The appeal was sent to Mediation where it was determined that the applicant upon submitting additional information would be able to mediate an outcome which would result in the application and additional information being presented to Council to be reconsidered. An acceptable level of information has now been received, therefore, the item is now being referred back to Council for consideration.

BACKGROUND

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

Date	Item / Outcome
24 October 2006	The Kennel Licence was cancelled by the property owners at the time.
3 October 2012	The applicant purchased the property.
28 October 2013	Shire rangers responded to a report that the applicant's dogs were roaming the neighbourhood.
28 October 2013	The applicant's stray dog was located. Shire rangers mailed the applicant a Kennel Application form.
23 March 2014	The applicant registered two (2) dogs with the Shire.
27 March 2014	The applicant lodged an application for a Kennel Licence to keep 16 dogs.
11 April 2014	Application was referred to Planning and it was determined that

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	planning approval was required for an Animal Establishment as no land use approval has been granted previously.
24 April 2014	Officers phoned the applicant to advise that planning approval is required for a Kennel and advised the applicant of the process involved.
2 May 2014	Officer sent a follow up email explaining to the applicant that planning approval is required and detailing the minimum requirements for a kennel application.
27 June 2014	The applicant attempted to lodge a planning application. However officers advised that due to the lack of information provided a planning assessment could not be undertaken. When the applicant was advised of this he left before officers could explain further.
19 August 2014	Shire rangers received a call from an adjoining land owner complaining that the applicant's dogs were roaming the neighbourhood and had killed four chickens.
20 August 2014	As the landowner was operating without approval & had not contacted the Shire, nor had lodged the required application, officers issued a compliance notification to the applicant advising the applicant to submit a planning application or face prosecution for operating a Kennel without approval.
4 September 2014	The Shire received the current planning application.
19 September 2014	Email sent to the applicant advising that more information is required to be submitted in order for Officers to undertake an assessment of the application.
25 September 2014	Officers met with the applicant at Shire office at the applicants request to discuss the outstanding information required to be submitted by the applicant.
25 September 2014	Applicant lodged an application to install a new septic system for the Kennel.
25 September 2014	Site inspection undertaken by Planning Officers and Rangers.
13 October 2014	Applicant submitted an amended site plan.
16 October 2014	Applicant submitted an amended Kennel Management Plan.
23 October 2014	Second email sent advising that the application submitted supplied insufficient information required in order for Officers to undertake an assessment of the application.
24 October 2014	Applicant sent an email in response which included an amended Kennel Management Plan.
29 October 2014	Applicant submitted amended site plan, floor plan and elevations.
29 October 2014	Planning assessment undertaken and the application referred to DCU for comment.
7 November 2014	Email sent in response to the questions raised by the applicant in the email received 24 October 2014.
7 November 2014	Application referred to surrounding land owners for comment.
7 November 2014	Officers phoned the Department of Environmental Regulation and

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	were advised that the Department could not provide comment on the application without a noise management plan. Department referred Officers to the EPA noise separation guidelines.
24 November 2014	Advertising period closes.
25 November 2014	Neighbour comments referred to the applicant for a response.
28 November 2014	Report prepared for Council.
17 December 2014	Council resolved to refuse the application for an Animal Establishment at Lot 2 Great Eastern Highway at its December Ordinary Council meeting.
19 January 2015	Notice of Directions Hearing received by the Shire of Northam advising that the landowner is appealing Council's decision to refuse the application.
6 February 2015	A State Administrative Tribunal mediation was held between the Shire of Northam, the landowner and its planning consultant where it was determined that based on the appellant supplying the additional required information as specified in the refusal notice it could be referred back to Council for reconsideration.
25 February 2015	Further information was submitted and discussed at the scheduled mediation on 25 th February and it was determined that based on amended plans and an amended management plan being received by 13 th March 2015.

As detailed in the key date's table, the applicant purchased the subject property with the understanding that a kennel/piggery has previously operated on the site, therefore, upon occupation commenced operation of a kennel and training facility.

On 27th March 2014, the applicant applied for a Kennel Licence, which was internally referred to the Planning Department where Officers determined that planning approval for an 'Animal Establishment' is required. The applicant was advised that approval is required and that the operation of the kennel is currently non-compliant as it is operating without land use approval and a kennel licence.

Following extensive liaison between Shire Officers and the applicant, the applicant formally applied for retrospective planning approval for an 'Animal Establishment' on 4th September 2014. It is important for Council to note that the applicant had been operating this business on the property, therefore the management plan and operational issues on site are current.

The Kennel at the time was operating and housing approximately 15 dogs, of which 13 of the dogs were unregistered with the Shire.

The applicant is seeking retrospective approval to house a maximum of 15 dogs on the property for breeding and training purposes. Of the dogs on the site, currently 13 are unregistered. The three breeds of dog proposed to be housed in the Kennel are all gun dogs including Cocker Spaniels, Irish Setters and Gordon Setters. The purpose of breeding these particular breeds of dogs is to train them on the property for hunting and detection work.

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There is an existing outbuilding on the lot that was formerly used a piggery and then as a Kennel by the previous owners up until October 2006. This outbuilding is located behind the dwelling and is set back approximately 175m from the Great Eastern Highway and approximately 19m from the neighbouring property boundary to the east.

The existing building contains twelve individual modules which are used to contain the dogs, however only four of the modules comply with the minimum size requirements specified in Local Planning Policy 12 and the *Dogs Local Law 2008*. In order to comply with these requirements, the applicant is proposing a new building to include three additional maternity and isolation modules and the addition of a food preparation area and individual exercise yards attached to each module.

The proposal also includes a Kennel Management Plan detailing the operating procedures for the Kennel.

On the 17th December 2014, the application for an Animal Establishment was referred to Council for consideration, where Council resolved to;

Refuse the planning application for a Change of Use - Animal Establishment at Lot 2 No.4479 Great Eastern Highway, Bakers Hill for the following reasons:

- 1. The proposed 'Animal Establishment' land use is contrary to the objectives of the 'Rural Smallholding' zone detailed within LPS6, due to the following reasons;*
 - (j) the compatibility of a use or development with its setting;*
 - (o) the preservation of the amenity of the locality;*
 - (p) the relationship of the proposal to development on adjoining land or on other land in the locality including butnot limited to, the likely effect of the height, bulk, scale,orientation and appearance of the proposal;*
 - (z) any relevant submissions received on the application;*
- 2. Under the Environmental Protection Authority's Guidance No.3 - Separation Distances between Industrial and Sensitive Land Uses a kennel is recommended to have a minimum 500m separation buffer between it and 'sensitive land uses'. As there are approximately thirty (30) dwellings located within this buffer zone which are classified as 'sensitive land uses' by the Environmental Protection Authority this recommendation cannot be adequately met.*
- 3. The application is insufficient through lack of information supplied relating to noise and odour management in accordance with requirements and has not detailed the proposed training component of the land use.*
- 4. The existing kennel building does not comply with Council's Policies and the Shire's Local Dogs Law 2008.*

The applicant was advised of Council's resolution, which required the removal of all unregistered dogs from the property. A fortnight later, the Shire's Senior Planning Officer

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and Ranger undertook a site visit to ensure all unregistered dogs were removed from the property. It was confirmed that all unregistered dogs were removed from the property, with the 3 remaining registered dogs remaining on site.

Council's decision to refuse this application was appealed at the State Administrative Tribunal. Through mediation between the landowners and Shire Officer's it was determined that the item could be reconsidered by Council on the basis that additional information is supplied which includes an amended detailed Kennel Management Plan, amended building plans confirming that the development will be a new build which is in accordance with the professionally prepared acoustic report/noise management plan be submitted to and to the satisfaction of the Shire of Northam. This additional information has now been received and it is considered that it sufficiently implements management measures to ensure the amenity of surrounding properties is not negatively impacted by this use.

STATUTORY REQUIREMENTS

LOCAL PLANNING SCHEME NO 6

Lot 2 No.4479 Great Eastern Highway, Bakers Hill is approximately 4 hectares and is zoned 'Rural Smallholdings' under Local Planning Scheme No.6

The proposed application for a 'Kennel is classified as an 'Animal Establishment' under the Local Planning Scheme No.6' and is listed as an 'A' use within the Rural Smallholdings zone. Local Planning Scheme No.6 defines as Animal Establishment as follows:

“animal establishment” means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry – intensive or veterinary centre;

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.

Section 4.2.10 of Local Planning Scheme No.6 identifies the following objectives for the Rural Smallholdings Zone;

- *To provide for the use of land for rural living purposes in a rural setting on lots generally ranging in size from 4 to 40 hectares while preserving the amenity of such areas, ensuring landscape protection and conservation and controlling land use impacts.*
- *Support a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality.*
- *Support a range of low impact commercial and tourist uses that are compatible with and retain the rural character and amenity of the locality.*

Section 10.2 of LPS6 specifies Matters to be considered by the Local Government when determining an application.

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10.2 Matters to be considered by Local Government

The local government, in considering an application for planning approval, is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application -

- (k) the compatibility of a use or development with its setting;*
- (s) the preservation of the amenity of the locality;*
- (t) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (bb) any relevant submissions received on the application;*
- (aa) the comments or submissions received from any authority consulted under clause 10.1.1; and*

It is considered that the above points are applicable to this application which will be discussed in the Officers Comment.

LOCAL PLANNING POLICY 12 - ANIMAL ESTABLISHMENTS

Local Planning Policy 12 - Animal Establishments (LPP12) outlines the minimum specifications and requirements for kennel buildings within the Shire of Northam. The objectives of this policy are as follows:

- (a) Ensure that animal establishments are undertaken in a sustainable manner;*
- (b) Ensure that animal establishments do not have a significant negative impact on the natural environment; and*
- (c) Ensure that animal establishments do not impact detrimentally on the amenity of adjoining landowners.*

The policy contains specific criteria that all new kennels must comply with.

DOGS LOCAL LAW 2008

The Dogs Local Law 2008 is the legislation in which the Shire's operates under when dealing with dogs. The Local Law outlines the requirements and limitations for the keeping of dogs including kennel establishments.

ENVIRONMENTAL PROTECTION AUTHORITY GUIDELINES

Kennels 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 500m separation buffer between kennels in rural areas due to the potential for noise and odour impacts. When considering reduced setbacks the Guidelines state the following:

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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 regards to this application and were referred to the Separation Distance Guidelines. EPA staff advised that they were unable to provide specific comment on the proposed Kennel as the applicant had not provided enough detail in regard to the noise management section of the Kennel Management Plan.

BUILDING PERMIT

Should planning approval be granted, the applicant will be required to obtain a Building Permit from the Shire's Building Surveyor prior to the demolition of existing kennels or the construction of the new kennel.

KENNEL LICENCE

Should planning approval be granted, the applicant would be required to obtain a kennel licence from the Shire's Ranger Services department in accordance with the Shire of Northam Dogs Local Law 2008.

PUBLIC CONSULTATION

As an Animal Establishment is an 'A' use under the Scheme, public consultation was undertaken in accordance with the community engagement plan and Section 9.4 of LPS6.

Public Consultation commenced on 7th November 2014 and closed on 24th November 2014. A copy of the proposed plans, kennel management plan and location map was sent to all surrounding property owners within a 1km radius of the proposed kennel. The proposal was also advertised on the Shire's website and was available for inspection at the Shire offices.

During the advertising period 8 submissions were received in total which comprised of 7 objections and 1 non-objection (refer to attachment for a summary of the submissions).

The submissions generally raised concerns in relation to noise, odour and uncontained dogs roaming at large. These issues have discussed in the attached schedule of submissions and Officers comments below.

This application along with the additional information submitted has not been referred out to the public for additional comment prior referring it back to Council for reconsideration as it is considered that as the proposed use is not changing, only providing additional information, additional advertising is not required. However, all submitters have been notified of this item being presented to Council for reconsideration at its April Ordinary Meeting.

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If the kennel is to be approved, Council's previous motion would be required to be rescinded, with the following requirements applicable:

Local Government Act 1995

5.25. *Regulations about council and committee meetings and committees*

(1) *Without limiting the generality of section 9.59, regulations may make provision in relation to —*

(e) *the circumstances and manner in which a decision made at a council or a committee meeting may be revoked or changed (which may differ from the manner in which the decision was made);*

Local Government (Administration) Regulations 1996

10. *Revoking or changing decisions (Act s. 5.25(1)(e))*

(1) *If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —*

(a) *in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or*

(b) *in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.*

(1a) *Notice of a motion to revoke or change a decision referred to in subregulation*

(1) *is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.*

(2) *If a decision has been made at a council or a committee meeting then any decision to revoke or change the first-mentioned decision must be made —*

(a) *in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority; or*

(b) *in any other case, by an absolute majority.*

(3) *This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.*

CONFORMITY WITH COMMUNITY STRATEGIC PLAN

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

Now that the applicant has supplied ample information to confirm that the surrounding amenity will not be detrimentally affected by the Animal Establishment, it is considered that

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this proposal contributes to the liveability of the Shire of Northam, by allowing home type businesses to operate by people who are able to live and operate on their properties rather than travelling excessive distances to work every day.

BUDGET IMPLICATIONS

The total cost of the planning fees for this application was \$420.00 including the \$295.00 change of use application fee and \$125.00 advertising fee.

OFFICER'S COMMENT

As specified above, this item was originally referred to Council recommending refusal on the basis that there was insufficient information included in the application to justify that this proposal would not detrimentally impact the amenity. In addition to this, the original proposal was for alterations to an existing 'kennel' building, and it was considered that the existing building would not allow for adequate compliance with the Shire of Northam Dogs Local Law 2008 and the Local Planning Policy 12.

Following two (2) mediations with the landowner and their planning consultant through the State Administrative Tribunal it is considered that the additional information supplied now satisfies the requirements, which will be broken down in detail below.

Section 10.2 Matters to be considered by Local Government

Local Planning Scheme No.6 specifies that the local government, in considering an application for planning approval, is to have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development the subject of the application -

- (j) *the compatibility of a use or development with its setting;*
- (o) *the preservation of the amenity of the locality;*
- (p) *the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (z) *any relevant submissions received on the application;*

There were 8 submissions received during the public comment period, 7 of which were objections. Generally the submissions raised concerns relating to noise and odour pollution and the containment of the dogs. The submissions received will be discussed generally in accordance with the provisions of LPS6 below;

(j) *the compatibility of a use or development with its setting;*

A common theme among the submissions received showed that multiple neighbouring property owners have reported that the applicant's dogs have roamed the neighbourhood at large on multiple occasions. In one instance there was evidence that one of the applicant's dogs had attacked and killed four chickens on a neighbouring property. Despite

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being requested more than several times over an eight month period, the applicant has failed to demonstrate how the dogs will be appropriately contained to the kennel facility. The additional information supplied now details the new dog enclosures with latch gates which ensures that the dogs will be contained at all times.

The applicant has advised that the dogs will be trained on the property for hunting and detection work. The applicant has now specified in the kennel management report that dogs will only be trained with a whistle for basic training purposes, further training of the dogs will occur off site.

Following the receipt of submissions regarding noise impact on the surrounding community, Shire Officers investigated other dog kennels in the area to determine where the noise impact was coming from. It was determined that there is a Greyhound Kennel located on the southern side of Great Eastern Highway in close proximity to this site. An assessment of the Shire's records determined that no complaints have been received for this kennel. The applicant has now submitted a professional noise management report which details that the new kennel will be fully insulated to reduce noise, it will be orientated in a way that the dogs will not be distracted by passing traffic and other noise mitigation strategies have also been included in this document. It is recommended should Council choose to approve this application, that a condition be imposed requiring the landowner to implement all of the recommendations identified in the noise management report.

- (o) *the preservation of the amenity of the locality;***
- (z) *any relevant submissions received on the application;***

A consistent theme amongst public submissions was the noise and odour created by the dogs and how it was impacting adjoining properties. As specified above the kennel management plan has been amended to include further detail in relation to noise and dog odour management, a separate noise management plan has also been submitted. The odour management section of the report has also been supported by a veterinary report confirming that should the kennels be maintained to a clean standard in accordance with the Dogs Local Law 2008 and Local Planning Policy 12 – Animal Establishments, to ensure that odour will not be a problem.

- (p) *the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;***

The original application proposed an extension and alteration to the existing kennel on site which along with the kennel management plan failed to address sufficient noise and odour suppression. The applicant has now resubmitted plans proposing a total re-build of the kennels that incorporates all of the recommendations specified in the attached noise management plan.

It is considered that the new kennel building, through orientation and insulation has been designed to reduce impact on the neighbouring properties and as it is designed with similar

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materials to the primary dwelling and is a single storey design will not impact adjoin properties.

CONCLUSION

As Council is aware, this application has been through an extensive consultative process. Due to a lack of information originally submitted within the statutory timeframe requirements the Shire Officers were not comfortable that the applicant had sufficiently addressed the amenity and kennel operational concerns raised by adjoining landowners and officers.

The applicant has now supplied sufficient information through the proposed new build of the kennel in accordance with Local Planning Policy 12 - Animal Establishments (LPP12) and Dogs Local Law 2008 and through a professional noise management plan and veterinary report. This newly submitted information has been assessed in accordance with the relevant legislation and it is now considered that this proposed Animal Establishment is now acceptable.

Therefore, based on the comments above, it is recommended that Council approve this application subject to conditions. The applicant has been provided copies of Local Planning Policy 14-Animal Establishments, Kennel Licence Application Form, Septics Application Form and the Dogs Local Law 2008 which clearly identifies the minimum requirements as part of the application.

To progress the approval, support must be given by at least 1/3 (four) of the Council members.

Notice is hereby given by the following

	Councillor Name	Signature
1.		
2.		
3.		
4.		

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To revoke or change the following decision

Meeting / Date	17 December 2014
Agenda Item No	13.2.2
Agenda Item Name	Planning application for kennel – 4479 Great Eastern Highway Bakers Hill
File Reference	A1409
Resolution No	C.2339

Copy of Resolution

Refuse the planning application for a Change of Use - Animal Establishment at Lot 2 No.4479 Great Eastern Highway, Bakers Hill for the following reasons:

1. *The proposed ‘Animal Establishment’ land use is contrary to the objectives of the ‘Rural Smallholding’ zone detailed within LPS6, due to the following reasons;*
 - (j) *the compatibility of a use or development with its setting;*
 - (o) *the preservation of the amenity of the locality;*
 - (p) *the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
 - (z) *any relevant submissions received on the application;*
2. *Under the Environmental Protection Authority’s Guidance No.3 - Separation Distances between Industrial and Sensitive Land Uses a kennel is recommended to have a minimum 500m separation buffer between it and ‘sensitive land uses’. As there are approximately thirty (30) dwellings located within this buffer zone which are classified as ‘sensitive land uses’ by the Environmental Protection Authority this recommendation cannot be adequately met.*
3. *The application is insufficient through lack of information supplied relating to noise and odour management in accordance with requirements and has not detailed the proposed training component of the land use.*
4. *The existing kennel building does not comply with Council’s Policies and the Shire’s Local Dogs Law 2008.*

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RECOMMENDATION

That Council consider a motion to rescind Minute No C.2339 of the Council Meeting held on 17 December 2014, relating to the application for an animal establishment (kennel) on Lot 2 (4479) Great Eastern Highway, Bakers Hill.

RECOMMENDATION

That Council rescind Minute No C.2339 of the Council Meeting held on 17 December 2014, relating to the application for an animal establishment (kennel) on Lot 2 (4479) Great Eastern Highway, Bakers Hill.

RECOMMENDATION

That Council, approve the Animal Establishment at Lot 2 (4479) Great Eastern Highway Bakers Hill subject to the following conditions;

1. All development being in accordance with the approved plans.
2. The landowner is to submit an application for a Kennel Licence prior to occupying the building.
3. Until the Kennel is compliant and the relevant Building, Health and Kennel Licence approvals, a maximum of three (3) dogs over the age of three (3) months are permitted to be housed on the property at any one time..
4. The land owner is to upgrade the septic system in accordance with *Local Planning Policy 13* and the *Dogs Local Law 2008* specifications.
5. The kennel is to be used for breeding and training purposes only, no boarding of dogs that are not registered to the land owner will be permitted on the premises at any time.
6. The owner ensuring that the land is not laid bare of vegetation resulting in loose or erodible conditions.
7. The approved Noise Management Plan is required to be implemented and adhered to at all times.
8. The kennel shall not be used for human habitation at any given time.
9. A Stormwater Design Plan being submitted to and approved by the Local Government prior to a Building Permit being issued.
- 10.No second hand materials being used in the construction of the building without the prior approval of the Local Government.
- 11.All signage being submitted to and approved by the Local Government prior to installation.
- 12.A landscaping plan being submitted to and approved by the local government within two (2) months of the approval date.
- 13.Landscaping is to be planted and maintained on the property to screen the kennel from the eastern and western side boundaries to the satisfaction of the Local Government.

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14. Should a breach of the conditions of this planning approval occur, the Local Government reserves the right to revoke the Kennel Licence at any time and the dogs removed from the premises.

ADVICE NOTES:

NOTE: The Kennel is to be at all times be maintained in good order and in a clean and sanitary condition. For the purposes of this sub clause the expression “good order and in a clean and sanitary condition” shall include -

- (a) enclosures being thoroughly cleaned each day and disinfected at least once a week to minimise disease;**
- (b) where the provisions of Sub Section 13/1/4 apply, that the premises are maintained in the condition prescribed in that sub-section during the term of the Permit.**

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: 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: Should the applicant wish to have additional dogs on the property, the applicant is to submit a new application for a Kennel Licence with the Local Government.

NOTE: The development being compliant with the Environmental (Noise) Regulations 1997.

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: This is not an approval to commence development. A Building Permit must be obtained from the Local Government prior to the commencement of any works.

NOTE: As part of the application for a Building Permit the plans shall be required to comply with the Australian Standards for Disabled Access AS1428.

NOTE: A Demolition Licence is required to be obtained from the Local Government's Building Department before existing buildings are demolished.

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

NOTE: Applications for septic tanks and effluent disposal systems are to be submitted to and approved by the Local Government's Health Department prior to the issue of a Building Permit.

NOTE: The development is required to comply with the Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974.

NOTE: Kennels are to be run in accordance with the Shire's Dog Kennels Code of Practice. Failure to meet these requirements may result in an individual's Kennel Licence being revoked.

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13.2.6 PROPOSED ROAD NAME – LANEWAY 1, 4 AND 7, NORTHAM (APPENDIX 4)

Name of Applicant:	Internal
Name of Owner:	Shire of Northam
File Ref:	3.1.8.11
Officer:	Phil Steven / Roy Djanegara
Officer Interest	Nil
Policy:	None
Voting:	Simple Majority
Date:	26 March 2015

PURPOSE

For Council to consider endorsing road names for newly dedicated public roads as part of the Shire of Northam Laneway Strategy.

BACKGROUND

In the implementation of Laneway Strategy there are three laneways have been dedicated as public roads, those laneways are Laneway 1, 4 and 7.

These Laneways are required to be named so that they can be used for future subdivisions adjacent to each laneway. Although there are three laneways, five names are required as Laneway 7 comprises of three sections and each section requires a street name, as shown on the attached map.

Note that Laneway 7 Section 3b and Laneway 8 will be named at a later date once they come into the ownership of the Shire.

The recommended names have been referred to the Geographic Names Committee for its approval. From eight names forwarded to the GNC two names were rejected as they have been used more than fifteen times in the State.

STATUTORY REQUIREMENTS

The Geographic Names Committee is the responsible authority for approving road names within Western Australia. It is usual practice that the relevant local authority recommends to the Committee the preferred road names with the reasoning behind the names.

The Shire of Northam maintains a “Proposed Road Name Register” which was commenced by the former Town of Northam. However, all the names on the list have been used. Staff are in the process of establishing a new list.

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The proposed names suggested have not been used within the Shire of Northam previously.

STRATEGIC COMMUNITY PLAN

OBJECTIVE: Provide and support an effective and efficient transportation network

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

BUDGET IMPLICATIONS

Nil

OFFICER'S COMMENT

The proposed names and the background behind them, are summarised as follows. Information was provided by local historian Jan James. Further detail is included in the attachment.

1) LANEWAY 1:

Suggested name: **LEE STEERE LANE**

Justification:

The road begins from Enfield Terrace and ended at Stirling Street. The name is to pay respect to Sir Ernest Augustus Lee Steere K.B (1866-1957)

Sir Ernest Augustus Lee Steere (1866-1957), pastoralist and businessman, was born on 19 March 1866 near Beverley, Western Australia. A foundation member and president in 1920-34 of the Pastoralists' Association of Western Australia, Lee Steere was also chairman of directors of Elder Smith & Co. Ltd (W.A.); chairman of the Australian Mutual Provident Society (W.A.) and the West Australian Trustee Executor & Agency Co. Ltd; a director of Western Australian Airways; and president of the Weld Club.

Lee Steere was knighted in 1948.

2) LANEWAY 4:

Suggested name: **JULIUS CLOSE**

Justification:

The road runs down perpendicular to Hawes Street and ended at the rear of Lot 4 (18) Hawes Street. This is a short enclosed road hence it is named Close.

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The road is named after George Julius the Inventor of the totalisator. He married C Y O'Connor's daughter, who engineered the water pipeline that runs through Northam.

Mr Julius created a machine that permits simultaneous addition, gives instantaneous records, and satisfies the requirements of any racecourse, although it was initially meant to be used as a mechanical vote-counting machine.

3) LANEWAY 7 Section 1:

Suggested name: **SWEETING COVE**

Justification:

The road runs down perpendicular to Gregory Street and ended at the rear of Lot 51(6) Gregory Street. This is a short enclosed road hence it is named Cove.

The road is named after Charles Algernon Sweeting (1874-1963). For many years Charles Sweeting owned and rode his own horses at race meetings, at Northam and the surrounding districts. One of his earliest successes was the Nor-West bred gelding "Asteroid".

4) LANEWAY 7 Section 2:

Suggested name: **PROCTER ALLEY**

Justification:

The road runs parallel to May Street, connecting Burgoyne Street and Fermoy Avenue. This is a short minor road passing through town blocks hence it is named Alley.

The road is named after the architect of Northam Town Hall H J Procter. The Foundation Stone for the Northam Town Hall laid on June 21st 1897, noted that H.J Procter was the Architect.

5) LANEWAY 7 Section 3a:

Suggested name: **WOOLHOUSE LANE**

Justification:

The road runs parallel to Burgoyne Street and Fermoy Avenue. This is a short narrow road through the town block hence it is named Lane.

The road is named after William Woolhouse (1849 – 1921). William Woolhouse was born March 17 1849 in Northam. He was a son of the late George Woolhouse, and was one of the Western Australian colonists who pioneered the great North West and subsequently the Wheat Belt.

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Based on the local historical contribution of the people referred to by the proposed road names, and in principle support of the Geographic Names Committee, it is recommended that Council endorse the proposed road names.

RECOMMENDATION

That Council:

- 1. Advises the Geographic Names Committee that it supports the names “Lee Steere Lane”, “Julius Close”, “Sweeting Cove”, “Procter Alley” and “Woolhouse Lane” for the proposed new road names for Laneway 1, Laneway 4, Laneway 7 Section 1, Laneway 7 Section 2 and Laneway 7 section 3a respectively.**
- 2. Seeks public comment, including from the Northam & Districts Historical Society, on suggested road names for inclusion on a road names database for the future naming of roads in the Shire of Northam.**

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**13.2.7 SHIRE OF NORTHAM PROPOSED LOCAL BIODIVERSITY STRATEGY
(APPENDIX 5)**

Name of Applicant:	Internal
Name of Owner:	Shire of Northam
File Ref:	7.2.1.18
Officer:	Phil Steven
Officer Interest:	Nil
Policy:	Draft Local Biodiversity Strategy
Voting:	Simple
Date:	26 March 2015

PURPOSE

For Council to consider for public advertising the Local Biodiversity Strategy for the Shire of Northam.

BACKGROUND

The Draft Corporate Business Plan lists an action N2.1 to ‘develop a Shire of Northam Local Biodiversity Strategy’.

WALGA has provided assistance within its Biodiversity Program, which concluded in 2014. The Shire of Northam was the last local government to receive assistance through this program.

At Council's Meeting on 19 March 2014, Council endorsed the proposal to form a working group and progress the proposal for a Local Biodiversity Strategy (LBS). Councillor Saunders was Council's representative to the group. The group met on 7 May 2014 to set targets; provided comments during development; and discussed and refined the draft LBS on 4 March 2015. Further comments from the group have been incorporated into the final draft attached. Membership of the group includes representation from the Shire, Wheatbelt NRM, Department of Planning, Avon Environmental Society, Department of Parks & Wildlife, Greening Australia, Department of Water, Department of Agriculture and Food and Environmental Protection Authority.

The LBS has drawn together a large number of environmental documents, research and mapping into a single document on Northam's biodiversity.

STATUTORY REQUIREMENTS

Section 1.3(3) of the Local Government Act 1995 states that “*In carrying out its functions, a Local Government is to use its best endeavors to meet the needs of current and future*

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generations through integration of environmental protection, social advancement and economic prosperity.”

If the Local Biodiversity Strategy is adopted, it is expected that the Shire of Northam Local Planning Strategy, Scheme and Policies are amended to give legislative support to the implementation of the Biodiversity Strategy.

CONFORMITY WITH THE STRATEGIC COMMUNITY PLAN

- Strategy N2.1: Identify vulnerable environments or areas in need of protection
- Strategy N2.3a: Identify opportunities for buffer zones to protect the natural environment against development
- Strategy N2.3b: Support protection of existing & remnant vegetation and revegetation along waterways
- Strategy N2.3c: Encourage and support community environmental projects

The Shire's mission is to deliver services in a manner that "enhances our environment".

BUDGET IMPLICATIONS

WALGA has been provided with State Government funding to provide assistance to Local Governments with the development of biodiversity strategies, particularly with mapping and statistics. This funding has been provided for the last 12 years, but concluded in 2014. The Shire of Northam received significant assistance with developing the draft LBS in 2014, but Shire funds have been required to finalise the draft, with \$7,000.00 expended on environmental consultants to date, which was budgeted for in Council's 2014/15 budget.

OFFICER'S COMMENT

The southwest eco-region, which includes Northam, is the only biodiversity hot spot on the continent. Biodiversity is important for peri-urban local governments like Northam because there remains a high level of biodiversity, and the community also enjoys the social benefits of interacting with nature. Large-scale development is often attracted to peri-urban areas where it is more economic to develop, yet clearing is often required, so the threat to native species is relatively high.

The development of a Local Biodiversity Strategy involves using data, statistics and mapping that is available through government departments and a WALGA environmental mapping tool to provide a basis for identifying significant local natural areas that require protection, which is available at website http://lbp.asn.au/index_ept.html (login: northamLBSP password: floribunda). The focus of the LBS is on protecting the biodiversity that remains, rather than requiring revegetation of land.

A brief environmental analysis of remnant vegetation in the Shire indicates that there is nearly 34,000 hectares of bushland in the Shire of Northam, which is less than 24% of what was present pre-European settlement. Nearly 9,000 hectares or 99.5% of the bushland

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remaining in the Shire of Northam is of regional conservation significance. For this bushland remaining, less than 5% is protected. Protection includes by government reserve classification, conservation covenants or zoning.

Over 1130 native species have been recorded in the Shire of Northam, including 14 threatened species, 51 species having conservation priority, 5 extinct flora species and 2 extinct mammal species. Over half of the Shire's native vegetation is on private land so it is important that measures are implemented to encourage conservation by Shire landowners.

The local biodiversity strategy recommends provisions to protect what is not already protected within State government reserves. For example, local government reserves for 'parks and recreation' would be amended to include the purpose for 'conservation'. Bushland protection is considered for natural local areas with an area greater than 20 hectares. Potential target areas for protection in the Shire are shown on the attached map. It is proposed that the level of protection is doubled by implementing the LBS recommendations. This includes amending reserve vesting details of government land, introducing conservation zonings, manage reserves more actively, introducing incentives for conserving vegetation on private property, including conservation subdivision conditions, communicate the LBS to the community and form partnerships with local environmental groups.

The LBS integrates land use planning tools and conservation land management tools to protect biodiversity. The recommended actions by the Biodiversity Work Group within the draft LBS are:

Action
Integration into the land use planning framework
Confirm the conservation values of the selected Land Administration Act 1997 reserves proposed for change of purpose, or change of classification of reserve to Conservation of Flora and Fauna in the planning scheme.
Scheme Amendment to change the classification of selected high conservation reserves to Conservation of Flora and Fauna (vested in the Shire)
Scheme Amendment to change the classification of selected high conservation reserves (vested in State agencies)
Introduction of a new Rural Conservation zone, or amend Rural, Rural Residential and Rural Smallholding zone provisions
Amend Conservation designations on Local Planning Strategy maps to include adopted Target Areas and local conservation reserves
Develop a number of Local Planning Policy/Policies
Local Government Natural Area Management
Develop a strategic 5 year management plan for all conservation reserves
Develop and implement best-practice procedures for all Shire staff and contractors working and accessing natural areas and managing infrastructure assets
Investigate the feasibility of forming a <i>Biosecurity Group</i> in partnership with adjoining Local Governments

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Action
Implement the strategic reserve management plan
Increase riparian vegetation cover and condition on lands managed by the Shire
Private landholder support
Facilitate private landholder consultation to identify the most desirable incentives for biodiversity conservation on private land
Prepare and implement a private landholder incentives strategy to support biodiversity conservation on private lands.
Facilitate riparian vegetation restoration on private lands
Communication
Integrate all Local Biodiversity Strategy mapping into the Shire's information system
Develop and promote sustainable landscaping strategy for residential areas and streetscaping
Facilitate discussions with local Aboriginal leaders to investigate opportunities for their involvement in promoting the cultural values of natural areas in the Shire
Facilitate discussions with the Wheatbelt NRM, adjoining Local Governments, DPaW and other relevant stakeholders on identification of regional ecological linkages.
Develop a monitoring and reporting schedule
Undertake a review of the feasibility and effectiveness of the proposed implementation actions every 5-7 years.
Local Government capacity building
Employ or contract Environmental Officer services to include natural area management, submission of grant applications to obtain external funding for reserve management and facilitate partnerships with other relevant stakeholders and the community in reserve management, restoration and support to private landholders.
Form partnerships with not-for-profit groups active in the Shire to facilitate reserve management and private landholder support for biodiversity management
Establish a Natural Resource Management (NRM) Reference Group to facilitate partnerships in implementing the Local Biodiversity Strategy objectives and other NRM priorities

Recommended provisions within the Shire's Local Planning Scheme would apply to various zonings:

Residential - transfer high value conservation areas including appropriate public open space into conservation reserves. Local species use for streetscaping.

Rural-residential - Design of lots to retain vegetation.

Rural smallholdings - Reserve parcels for conservation where possible.

Rural - Clearing in biodiversity target areas limited to areas around buildings, fencing, vehicular access and bushfire safety.

Rural conservation - a new zone proposed to maximise protection of biodiversity.

The Local Biodiversity Strategy will not have statutory power but will provide a guide for the Shire in its objective to protect biodiversity in the Shire. It is suggested that the draft LBS is put out for public comment for a period of 30 days, with the Strategy advertised on the Shire's website and local newspapers.

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The Strategy is provided in Appendix 5 of this agenda and the references and appendices for the Strategy have been provided to Council as a separate attachment.

RECOMMENDATION

That Council, endorse for public advertising the Shire of Northam draft Local Biodiversity Strategy, to be brought back to Council for adoption after consideration and review based on comments received during the advertising period.

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13.3. CORPORATE SERVICES

13.3.1 ACCOUNTS AND STATEMENTS OF ACCOUNTS (APPENDIX 6)

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:	31 March 2015

PURPOSE

The accounts due and submitted to the Council Forum Meeting on 8 April 2015 are attached.

RECOMMENDATION

That Council, endorse the payments for the period 1 March to 31 March 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 33983 to 34039	\$ 171,550.98
Trust Bank Vouchers 1884 to 1888	\$ 8,802.33
Municipal Bank Electronic Fund Transfer EFT19229 to EFT19345 and EFT19348 to EFT19349 and EFT19351 to EFT19487	\$ 873,599.84
Trust Bank Electronic Fund Transfer EFT19346 to EFT19347 and EFT19350 to EFT19350	\$ 305.00
Direct Debit Fund Transfer 8239.1 and 8263.1	\$ 2,128.07
Municipal Bank Electronic Fund Transfer Payroll 12/03/2015	\$ 194,042.10
Municipal Bank Electronic Fund Transfer Payroll 13/03/2015	\$ 802.68
Municipal Bank Electronic Fund Transfer Payroll 18/03/2015	\$ 1,552.40
Municipal Bank Electronic Fund Transfer Payroll 26/03/2015	\$ 192,762.60
 TOTAL	 \$1,445,546.00

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13.3.2 FINANCIAL STATEMENTS TO 28 FEBRUARY 2015 (APPENDIX 7)

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:	31 March 2015

PURPOSE

The Statement of Financial Activity for the period ending 28 February 2015 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 28 February 2015.

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13.4. COMMUNITY SERVICES

Nil

13.5. ENGINEERING SERVICES

Nil

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

Nil

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

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Shire of Northam Local Planning Scheme No.6 Proposed application for 'Private Recreation use (Rally School) – 724 Leaver Road, Copley Schedule of Submissions					
Number	Submitter	Summary of Submission	Key Themes Identified in Submission	Applicants Response	Officers Comment
1	Land owner located approximately 2.68km from the subject site & their house is 4km from the proposal.	<p>Submission 1 -2014</p> <p>We strongly object to the change of use for 724 Leaver Road, Bakers Hill. This is an agricultural – lifestyle block area. We have already had to put up with excessive noise from Rally cars on a fairly regular basis. It would be very unjust if this activity was allowed to happen all day every weekend for two days some weekends. The owners of this property certainly wouldn't be inconvenienced in any way as they don't even live there. Maybe we should ask them how they would feel if their weekends were spoilt by other people's noisy activities. The roads would be even more compromised with extra traffic and overzealous driving.</p> <p>We have just had a conservation title granted to us for some property on the corner of Lever/Wambyn Road. Who is going to want to buy it with a race track next door? Tough Mudder is enough of an imposition on the neighbours – but that's just once a year. This is an Agricultural – Lifestyle area. PLEASE help us keep it that way. People come to enjoy the peace and quiet of Mokine reserve on the weekends. Is this not the kind of activity we want to encourage? Not noisy selfish activities that impact on other's lives. When you</p>	Noise, Additional Traffic impact on Leaver Road, Environmental Concerns	<p>Response to Submission 1 - 2014</p> <p>The subject site is currently zoned 'Rural' under the provisions of Local Planning Scheme No. 6 ('LPS6') and is 408 hectares in area. When considering the lot sizes and zoning of land within the locality, the submitter is incorrect in saying that the area is intended for agricultural – lifestyle purposes. Based on the current zoning, the proposed use may be permitted subject to the Shire granting planning approval.</p> <p>Comments regarding noise generated from the use are not supported. An acoustic assessment has been undertaken at the site which demonstrates that the operation of the activity does not result in unacceptable noise levels.</p> <p>The submitter is incorrect in saying that the owners of the land do not live at the</p>	<p>The submission is noted.</p> <p>The application is seeking retrospective approval for a land use that is already being undertaken on site, therefore, no additional activities are being proposed besides what has occurred on site previously. However, it is considered that the Rally School may generate up to 104 additional traffic movements every day that the Rally School operates. On this basis, it has been recommended to Council that should it approve this item, a condition be imposed requiring the landowner to financially contribute towards the maintenance of Leaver Road.</p> <p>Section 10.2 of LPS6 details matters to be considered by the Local Government when assessing an application and making a determination, impact on property value is not a detailed consideration, therefore, cannot contribute to making a determination on this application.</p> <p>The property subject to this</p>

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	<p>make the decision on this application – PLEASE ASK YOURSELF WHETHER YOU WOULD LIKE THIS ACTIVITY TO BE HAPPENING EVERY WEEKEND IN YOUR BACKYARD.</p> <p>Submission 2 - 2015</p> <p>We strongly object to the proposal to allow a licence to run a Rally Car Track on No. 724 Leaver Road, Bakers Hill. The one kilometre “Neighbour” criteria for receiving notifications of this proposal is clearly inadequate seeing as how far the noise from this activity travels. It affects many many more people and properties including those in the Warranine Subdivision clearly identified on the maps enclosed within the proposal.</p> <p>The fact that the applicants want to conduct this activity on the weekends – any day – all day – shows a blatant disregard for anyone who is unlucky to be within hearing distance. We cannot imagine that the money they will make, will justify the imposition on Lifestyle and Property values of others nearby. Mokine Nature Reserve is situated well within an area which will be impacted. People drive up from Perth to walk in this Reserve and enjoy the peace and quiet, admire the flora and fauna. This is the type of activity we should be encouraging in this Rural Zone.</p> <p>We are in the process of creating an additional 200 acre Conservation Title on Lot 27713. We have had a comprehensive Ecological Report done</p>		<p>subject property. The property is the primary residence for a number of family members, whilst other family members reside at the property whilst the rally school activities are conducted.</p> <p>The submitter is incorrect with respect to the activity occurring every weekend. As noted in the original submission and in subsequent information circulated to surrounding residents, the Rally School is to operate on Saturday and Sunday for two weekends a month between February and December. This is consistent with the current frequency of activities on site.</p> <p>The Rally School only occupies a small portion of the subject site and the extent of activity within the application is no greater than that which has already occurred on site. Consequently the approval will not result in any increase to current traffic volumes in the locality.</p> <p>Response to Submission 2 – 2015</p>	<p>application and those surrounding it are zoned ‘Rural’ under Local Planning Scheme No.6. A ‘Recreation-Private’s land use such as the Rally School can be considered on this site as it is classified as an ‘A’ (Advertising) use under the Scheme, which means it is at Council’s discretion to approve based on planning considerations and comments received during the public advertising period. In addition to this, the applicant is proposing to utilise a 17.5 hectare portion of the property only of which the remaining 408 hectares will continue to be utilised for intensive agricultural farming. It is considered that the proposal is consistent with the objectives for the rural zone and it would not have a detrimental effect upon the agricultural viability of the site or the Mokine Nature Reserve located 2.5km from the Rally School.</p> <p>In relation to submission 2, it should be noted that Council Officers have undertaken every attempt to consult with affected landowners and also to ensure that the land owner who was operating without approval, obtains approval prior to any further activity being undertaken on site. Upon receipt of the retrospective planning application Shire Officers undertook detailed assessment of the application in accordance with the provisions of Local Planning Scheme No 6 and associated</p>
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	<p>on this land and believe it will be a significant contribution to the area, being so close to Mokine Reserve. A place to be enjoyed in peace on the weekends.</p> <p>The reluctance of the SON to take any responsibility for monitoring or policing the Rally Car Racing's impact on their own Rate Payers seems unrealistic. If the SON allow this activity to go ahead surely as ratepayers we can expect them to be responsible for their decision. Having the Applicant regulate their own activities is an unfair and unworkable solution to this problem – Especially as they have been working illegally for years.</p> <p>As for bringing people into the area most people come to Rural Land to expressly get away from People. PLEASE DO NOT let this application succeed unless you can honestly say you would be happy for it to happen in your Backyard.</p> <p>Submission 3 - 2015</p> <p>In reply to your correspondence about the clarification of the proposed operations on the Rally Car track:</p> <p>We feel that the applicants are being deliberately vague so that they can continue on in the manner in which they have been running the activities for years. Who is going to make sure they stick to their own proposals.</p> <p>We still say that if the Northam Shire approves this against the wishes of so many Ratepayers then the onus is on</p>		<p>As per our previous response, the activity will not result in noise levels which exceed the statutory requirements.</p> <p>The submitter is incorrect in that the proposal has been advertised to the broader community including notification on the Shire's website.</p> <p>The submitter has not described how they consider the activity will impact on the lifestyle of surrounding properties. Given that the activity will not generate noise in excess of statutory requirements and is contained within the property as a secondary activity to the primary rural use of the site, we do not support this statement.</p> <p>Comments in relation to impact on property values are not supported, as they are subjective and cannot be substantiated without detailed valuation evidence.</p> <p>We again reiterate that the Rally School is to operate on Saturday and Sunday for two weekends a month</p>	<p>regulations. In addition to this, the application was advertised for public comment twice, with the second period being extended to advertise for a further 2 weeks. Whilst your concerns are noted, a thorough assessment has been undertaken to ensure, if this application is approved, the landowner/applicant will comply with its conditions of approval which includes complying with the noise regulations specified in the EPA.</p> <p>In addition to this, it should be noted that the Shire has not received any complaints in relation to noise associated with the rally school prior to this application being advertised for public comment. In order to further mitigate noise impacts, the applicant is proposing noise management strategies including:</p> <ul style="list-style-type: none"> • Vehicles fitted with effective exhaust mufflers. • Appropriate siting of the rally school away from nearby dwellings. • Restricted operating hours. <p>Should Council resolve to approve this application, it would be subject to conditions, one of which would require the applicant to comply with the <i>Environmental (Noise) Protection Regulations 1997</i>. Officers contacted the Environmental Protection Authority</p>
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		<p>the Shire to Police it. Surely this would be an unfair waste of Ratepayers money. Hopefully common sense will prevail!</p>		<p>between February and December. This is consistent with the current frequency of activities on site.</p> <p>Response to Submission 3 – 2015 The comments by the submitter are bordering on defamatory and not supported by any evidence. The application submitted to the Shire of Northam provides a detailed explanation of the activities for which approval is sought. Management plans have also been submitted to the Shire to demonstrate how the use will be managed on site, to ensure the safety of users and surrounding residents. The applicant is aware of his responsibility to comply with the approval and all associated conditions, with the Shire having the ability to undertake compliance and prosecution action to ensure that this occurs.</p>	<p>(EPA) to obtain advice in regard to the extent of public advertising required for this application. Officers were advised by EPA staff that as there are currently no guidelines for an activity such as the Rally School, and that the extent of advertising is at the discretion of the Local Government. On this basis, it was determined that copies of all application documents and maps be mailed directly to all land owners within a 1km radius of the Rally School. In addition to this, the application was advertised on the Shire's website, giving all residents within the Shire of Northam an opportunity to provide comment on the Rally School. Should Council resolve to approve this application, it would be subject to conditions which the applicant is bound to comply. Should the Shire receive complaints in relation to the Rally School, Officers will investigate the complaint and may require the applicant to employ suitably qualified personnel to determine additional mitigation strategies for dust and noise.</p>
2	<p>Nearby land owners with 2 properties located 1km from proposal and a residence</p>	<p>Submission 1 - 2014 I am a grazier and are of the opinion that load noise on gravel roads and associated issues cause livestock to be a danger to the public. I have witnessed many accidents on the gravel road in my lifetime.</p>	<p>Noise, Additional Traffic impact on Leaver Road</p>	<p>Response to Submission 1 - 2014 Comments regarding the noise generated from the use are not supported. An acoustic assessment has been undertaken at the site</p>	<p>The submission is noted. Should Council resolve to approve this application, it would be subject to conditions, one of which would require the applicant to comply with the <i>Environmental (Noise)</i></p>

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	on that property located 1.8km and 1.7km from the proposal.	<p>Submission 2 - 2015 As owners we are primary producers and grow beef which is dangerous to handle in trying conditions. Roads entering our property are treacherous and subject to erosion. In the event this is a retrospective application.</p>		<p>which demonstrates that the operation of the activity does not result in unacceptable noise levels. In addition, noise from licensed vehicles travelling on a public road are not subject to noise controls.</p> <p>Response to Submission 2 – 2015 Noted. Users will be reminded to drive safely on the site and on surrounding roads.</p>	<p><i>Protection Regulations 1997.</i> It is considered that the Rally School may generate up to 104 additional traffic movements every day that the Rally School operates. On this basis, it is considered that the applicant should be required as a condition of approval to financially contribute towards the maintenance of Leaver Road.</p>
3	Adjacent land owner with property located 0km from proposal and a residence on that property located 1.45 km from the proposal.	<p>Submission 1 - 2014 We are quite happy with the Rally activity which has been carried on for many years</p> <p>Submission 2 - 2015 Approve of application as submitted.</p>	No objection	Comments noted.	The submission is noted.
4	Main Roads Western Australia	Further to your correspondence of the 18 August 2014 with attachments, Main Roads Western Australia (MRWA) has determined from the information provided that the proposed development will not have an adverse impact on the MRWA network and therefore advises no objection to the proposal.	No objection	Comments noted.	<p>The submission is noted.</p> <p>It should be noted Leaver Road and Decastilla Road are not under Main Roads jurisdiction as they are local roads they are the responsibility of the Shire. It is considered that the Rally School may generate up to 104 additional traffic movements every day that the Rally School operates. On this basis, it is considered that the applicant should</p>

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					be required as a condition of approval to financially contribute towards the maintenance of Leaver Road.
5	Nearby land owner with property located 3.2km from proposal and a residence on that property located 3.3km from the proposal.	<p>Property owner “Not opposed to the property using the track as they currently do on an intermittent basis. I am only objecting to the use being 8am -5pm each and every weekend.”</p> <p>Thank you for your email. I have followed the link and read the relevant information re the proposed track. I am now even more concerned about this proposal than previously for a number of reasons. I will put them in dot points.</p> <ol style="list-style-type: none"> 1. The Information for Planning Document (IPD) prepared by Rowe Group for the proprietors notes that under the sub heading ‘Noise Management’ the vehicles must be fitted with and comply with exhaust systems suitable for general road use. However under sub heading ‘Traffic Management’ all rally cars are to be trailered to the property. If these cars are considered suitable to drive on public roads then why the need to trailer them to the venue? How can the Shire guarantee that these private vehicles being trailered in, fully comply with the exhaust standards? Will a Shire representative be at every meeting, every weekend to ensure that this occurs? I doubt it. 	<p>Objection to days and hours of operation. Noise, Vehicle exhaust concerns, Additional Traffic impact on Leaver Road</p>	<p>We note the submitter’s comments that they do not object to the current use of the track and reiterate that within the application, it is not proposed to intensify the use of the rally track. The Rally School will operate only two (2) weekends a month, between the months of February and December each year, which is consistent with current usage patterns.</p> <p>Comments regarding the noise generated from the use are not supported. An acoustic assessment has been undertaken at the site which demonstrates that the operation of the activity does not result in unacceptable noise levels.</p> <p>The vehicles are brought to the property by trailer as it is the most convenient and cost effective method of transporting the rally cars.</p> <p>Again we note that as the proposed patron numbers and use of the rally track is</p>	<p>The submission is noted.</p> <p>The application is seeking retrospective approval for a land use that is already operating on site, no additional activities or operating hours are proposed. The applicant has provided clarification in regard to the frequency and hours of operation as follows:</p> <p style="text-align: center;"><i>The Rally School sessions are to be held between February and December, for an average of 2 weekends per month. The sessions are to be held on Saturdays and Sundays at 8am, 10am, 12 noon and 2pm for a duration of two hours each;</i></p> <p>Should the land owner wish to hold events such as product launches, a condition of approval will specify that a separate application is to be submitted to the Shire for each event which depending on the extent of the event proposed is likely to be advertised to surrounding land owners for comment.</p> <p>The applicant has advised that all rally vehicles are fitted with modified</p>

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		<p>2. From past meetings that are currently held on the property, we can clearly hear the continuous and excessive noise that the vehicles emit. I do not believe that this is the same level a road compliant vehicle would make. Added to this currently it is only the noise from one or possibly two vehicles at a time, not several as is proposed.</p> <p>3. Has the Shire really considered who would be directly affected by the noise from this proposal? Looking at the maps in the IPD document, it is very easy to see the very close proximity to the Warranine subdivision where I live. There would be approximately sixty residential properties of around ten or so acres. Each of these properties currently have occupied dwellings. Noise currently travels very easily across the open rural paddocks adjoining the proposed track as the landscape is quite flat. I believe the Shire MUST consider the views of the Warranine subdivision and consult widely with the residents before going ahead.</p> <p>4. Has the Shire considered carefully the suitability of the proposed access road to the venue? I believe Leaver Road which is gravel and narrow would not handle the increased amount of traffic and trailers without</p>		<p>not proposed to intensify, there will be no increase in vehicle movement on surrounding roads which are capable of safely accommodating existing vehicle movements.</p>	<p>exhausts and silencers to reduce noise emissions. This will also form one of the conditions should Council resolve to approve this application. In addition to this the applicant would be required to comply with the noise management plan submitted and the <i>Environmental (Noise) Protection Regulations 1997</i>. Should the Shire receive complaints in relation to the Rally School, Officers will investigate the complaint and may require the applicant to employ suitably qualified personnel to determine additional mitigation strategies for noise omissions.</p> <p>Officers contacted the Environmental Protection Authority (EPA) to obtain advice in regard to the extent of public advertising required for this application. Officers were advised by EPA staff that as there are currently no guidelines for an activity such as the Rally School, and that the extent of advertising is at the discretion of the Local Government. On this basis, it was determined that copies of all application documents and maps be mailed directly to all land owners within a 1km radius of the Rally School. In addition to this, the application was advertised on the Shire's website, giving all residents including those in the Warranine Subdivision an opportunity to provide comment on the Rally</p>
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		<p>significant upgrading at the ratepayers expense. I would be very annoyed if such expense was undertaken whilst own access road (Gooch Rd) has NEVER been upgraded after two equine businesses were allowed to operate on Gooch Road adding to a massive increase in road degradation!</p> <p>Please understand that these concerns I raise are from careful consideration on my part and not just a knee jerk reaction as I am not opposed to the property using the track as they currently do on an intermittent basis. I am only objecting to the use being 8am -5pm each and every weekend. I am sure that nobody would appreciate this disturbance to their enjoyment of the ambiance of this beautiful and tranquil rural setting.</p>			<p>School.</p> <p>It should be noted that Rally School participants are advised to access the site via Decastilla and Leaver Roads rather than Gooch Road as most participants are from the Perth metropolitan area. It is considered that the Rally School may generate up to 104 additional traffic movements every day that the Rally School operates. On this basis, it is considered that the applicant should be required as a condition of approval to financially contribute towards the maintenance of Leaver Road.</p>
6	<p>Nearby land owner with property located 1km from proposal and a residence on that property located 2.7km from the proposal.</p>	<p>Thank you for your email dated 28/08/2014 confirming that after discussing the matter with your manager, the Shire is extending the initial advertising period for the proposed Change of Use (Rally Car School) at 724 Leaver Road, Bakers Hill.</p> <p>Submissions 1 & 2 (identical) - 2014 & 2015</p> <p>Might I request that as more information is forth coming it be passed on to the adjoining land owners and community associations? In this letter, we would like to state that</p>	<p>Inappropriate land use, Additional Traffic impact on Leaver Road, dust, Noise, Hours of Operation</p>	<p>Response to Submission 1 and 2 – 2014 & 2015</p> <p>The Application for the subject site is for the retrospective approval of the existing use. Should the use be approved, the use will not increase land degradation of the area or contribute to further loss of biodiversity as the circuit is already in existence and is not proposed to be altered.</p> <p>The submitter has incorrectly interpreted the</p>	<p>The submission is noted.</p> <p>The application has been readvertised and the advertising period extended to allow surrounding land owners the opportunity to comment each time additional information was submitted to the Shire in relation to this application.</p> <p>The applicant is proposing to utilise a 17.5 hectare portion of the property only, of which the remaining 408 hectares will continue to be utilised for intensive</p>

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	<p>we do not support the proposal for a “Change of Land use on 724 Leaver road.”</p> <p>The area, as you are aware, is Zoned as a “Rural Zone” under the SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO 6 / 4.2.8.</p> <p>The objectives of a Rural Zone as stated in the “SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO 6 / 4.2.8.” is to amongst other things:</p> <ul style="list-style-type: none"> - To provide for horticulture, extensive and intensive agriculture, agroforestry, local services and industries, extractive industries and tourist uses which ensure conservation of landscape qualities in accordance with the capability of the land. - To protect the potential of agricultural land for primary production and to preserve the landscape and character of the rural area. - To protect land from land degradation and further loss of biodiversity. <p>This proposal for a rally school and the requested change of land use, pose a serious threat to the integrity of the intended objectives of the policy.</p> <p>It may be argued by the proponent that this is a “tourism use” however the Planning Scheme number 6 only defines a “Tourism Development” and deems such to be: <i>“tourist development” means a building, or group of buildings forming a complex, designed for the accommodation of short-stay guests</i></p>		<p>Shire’s Local Planning Scheme No.6 (LSP6) as they relate to the subject site. The application has been assessed against the relevant provisions of the Shire’s LPS6, including the objectives of the Rural zone, which is detailed in the documentation submitted to the Shire and made available during the public comment process. This assessment demonstrates that the activity is consistent with the relevant zone objectives under the use class of ‘Private Recreation’.</p> <p>Please note an acoustic assessment of the Rally School has been undertaken indicating that the noise levels are within an acceptable noise range. The Rally School will also operate only between the hours of 8am and 5pm on two (2) weekends per month from February to December; therefore will not adversely impact the surrounding residents.</p> <p>The submitter is incorrect in stating that approval to the use as ‘Private Recreation’</p>	<p>agricultural farming. The rally school is an existing tourism activity that attracts visitors to the Shire on day trips who visit other local activities supporting the growth of the local tourist businesses and events whilst also increasing the associated economic benefits that these visitors bring to the Shire.</p> <p>It is considered that the proposal is consistent with the objectives for the rural zone and it would not have a detrimental effect upon the agricultural viability and biodiversity of the site.</p> <p>The rally area is setback approximately 780m from Leaver Road. The nearest residential dwelling is located approximately 1.4km from the proposed rally area. Visibility to the rally area from Leaver Road is significantly reduced due to the topography of the site and dense vegetation located between the rally area and adjoining properties. Therefore, it is considered that the rally school does not have an advertise impact the landscape and character of the Rural area.</p> <p>The application is seeking retrospective approval for a land use that has already being undertaken on site, therefore, no additional activities are being proposed besides what has</p>
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	<p><i>and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of three (3) months in any twelve (12) month period and excludes those uses more specifically defined elsewhere in Schedule 1.</i></p> <p>There is no reference to any such development as this, of any kind, made in the scheme whatsoever.</p> <p>It is clear from the scheme that only tourism activities that meet the following criteria should be approved in this, a Rural Zone, and that being that they:</p> <ol style="list-style-type: none"> 1. Ensure conservation of landscape qualities. 2. Preserve the landscape and character of the rural area. 3. Protect land from land degradation and further loss of biodiversity. <p>Our objection to this proposal should be considered in two parts; The objection to the Change in Land use and secondly the objection to the Development of a Rally School.</p> <p>To begin with I wish to express my objections to the change in land use. As already stated the land is in a Rural Zone, which as stated makes allowances for certain compliant forms of development, and these should have as little effect on the neighbouring properties and communities as possible.</p> <p>The application for a change of use</p>		<p>will create the potential for other uses to occur on site. The application is very clear in terms of the nature and frequency of activities which are subject to approval. Any variation to this or the introduction of additional uses would be the subject of a new application for approval from the Shire which would most likely involve public comment from surrounding property owners.</p> <p>We note the submitter's comments that they have not objected in the past to the current use of the track and reiterate that within the application, it is not proposed to intensify the use of the rally track. The operation of the Rally School will involve the management of dust associated with the activity to a level sufficient to ensure that surrounding properties are not adversely affected. The scale and nature of the activity simply does not justify the need for referral to external government agencies.</p> <p>As the proposed patron numbers and use of the</p>	<p>occurred in the previously. The applicant has advised that the Rally School sessions are to be held between February and December, for an average of 2 weekends per month. The sessions are to be held on Saturdays and Sundays at 8am, 10am, 12 noon and 2pm for a duration of two hours each;</p> <p>Should the land owner wish to hold events such as 'Tough Mudder', a condition of approval will specify that a separate application is to be submitted to the Shire for each event which depending on the extent of the event proposed is likely to be advertised to surrounding land owners for comment.</p> <p>It is considered that the Rally School may generate up to 104 additional traffic movements every day that the Rally School operates. On this basis, it is considered that the applicant should be required as a condition of approval to financially contribute towards the maintenance of Leaver Road.</p> <p>Officers contacted the EPA in regards to this application and were referred to the Separation Distance Guidelines. EPA staff advised that they were unable to provide comment on the rally school as they do not currently have any guidelines in which to assess it against. EPA</p>
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	<p>from Rural to “Private recreation” leaves it open for a variety of potential uses of the land and unfortunately the proponent does seem to have a tendency to such alternative and highly disruptive uses, as can be illustrated by the upcoming “Tough Mudder” event. What controls are in place to prevent this change of land use from opening the door to this location being the centre of this and many more even larger disruptive events? This leads to the consideration of the “Land Use”. In what way will any such change in land use benefit the Shire and the local community? What contributions will there be towards shire infrastructure? Surely the council would expect a contribution to the road upgrade, the cost associated with council officers checking compliance and other unforeseen expenses! Any additional infrastructure, regulatory costs or burden should be passed on to the proponent and not carried by the ratepayers. This brings us to the actual proposal for a Rally School. This track has been operating for some unspecified time and to some unspecified extent. We have not complained about this in the past because we do not currently live on this property, but we have on the occasion, been aware of the noise and certainly the dust created from this track.</p>		<p>rally track is not proposed to intensify, there will be no increase in vehicle movement on surrounding roads which are capable of safely accommodating existing vehicle movements.</p> <p>Response to Submission 3 – 2015 The Rally School will also operate only between the hours of 8am and 5pm on two (2) weekends per month between February and December; therefore will not adversely impact the surrounding residents.</p> <p>The statement by the submitter that the proponent acknowledges the unsafe nature of the road is incorrect. The roads servicing the subject property are more than sufficient to service the broader locality and for the subject activity, however the advice included on the website is viewed as those of a responsible operator taking due care to inform their clients of the change in road conditions. This is particularly relevant given that many patrons are from</p>	<p>staff recommended that officers consider imposing conditions in relation to the hours of operation and compliance with the Environmental (Noise) Protection Regulations 1997. In order to mitigate noise impacts, the applicant is proposing noise management strategies including:</p> <ul style="list-style-type: none"> • Vehicles fitted with effective exhaust mufflers. • Appropriate siting of the rally school away from nearby dwellings. • Restricted operating hours including the exclusion of public holidays and night time. <p>Should Council resolve to approve this application, it would be subject to conditions, one of which would require the applicant to comply with the <i>Environmental (Noise) Protection Regulations 1997</i>. In regard to dust, the applicant has proposed to implement the following dust mitigation strategies:</p> <ul style="list-style-type: none"> • Restricted vehicle access to the site, vehicles are to stick to nominated access paths. • Reduced speed limit for the private vehicles accessing the site. There are a number of speed limit signs
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	<p>Might I add however that we have plans in the near future to move to this property. We had mostly thought that this was a private track. This proposal however sheds a different light on the matter.</p> <p>Issues associated with this proposal are once again outlined in the intended use of Rural Land under the Zoning. However other factors need addressing in relation to this proposal ; The track from what is seen from their own internet footage advertising, produces a large amount of dust and noise, this is not conducive to the “amenity” of the area or the environment. I recommend that this matter be referred to the EPA for assessment of Dust and noise levels. What dust suppression methods would the proponent put in place to prevent dust lift off? What steps will be taken to reduce the noise levels? What are the operating hours, Monday to Friday? 9am – 5pm? Do we expect that our weekends will be disrupted whilst we endeavour to relax and enjoy the weekends and public holidays with friends and family, are we expected to have the ambience and peace of the area shattered by the roaring of rally cars and have the clouds of dust choke out the serenity of the area? Should the council even consider this</p>		<p>the Perth metropolitan area and may not regularly drive on gravel roads.</p>	<p>on the site reminding visitors that the maximum permitted speed limit on the property is 40km per hour to reduce the amount of dust generated by private vehicles accessing the site.</p> <ul style="list-style-type: none"> • Water-cart monitoring onsite activities and wetting down roads as required. • In extreme weather conditions that involve high strength winds the applicant has advised that the site manager may cease operations to avoid causing excessive dust. <p>In addition to this, it is considered that the Rally School area is appropriately sited and surrounded by areas of dense vegetation which will help reduce the dust impact. Should Council grant approval it is recommended that a condition be imposed requiring the landowner to implement the dust mitigation techniques identified in the dust management plan.</p> <p>Should the Shire receive complaints in relation to the Rally School, Officers will investigate the complaint and may require the applicant to employ suitably qualified personnel to determine additional mitigation strategies for dust and noise. At any stage should</p>
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	<p>proposal, operating hours should be strictly dictated and adhered to, and Dust suppression must be a mandatory requirement, hours of operation should definitely exclude Sundays and Public holidays.</p> <p>Who will monitor this and who will regulate and enforce conditions of approval, what complaint mechanisms will be in place?</p> <p>Do we ring the Shire council officers or the councillors themselves when and if the noise and dust are not managed sufficiently?</p> <p>In addition, of concern is the use of the Shire roads.</p> <p>The access to any such development will undoubtedly have an impact to the detriment of other ratepayers.</p> <p>The increase traffic flow on the surrounding roads will impose an increased “Duty of Care” on the Shire and the elected councillors; this would also need to be addressed.</p> <p>The proponent himself states in internet directions to the Rally School located 724 Leaver Rd, Copley WA that the road is already unsafe.</p> <p>Please note the directions as listed on the internet to this very location: <i>“Turn right into DeCastilla Road, this road has two way traffic, is narrow and slippery after it changes to gravel.”</i></p> <p>As a ratepayer I wish to inform the council of their “Duty of Care” in this matter, this road cannot in its current state handle the traffic associated with this or any other such events or proposals, it is only a matter of time</p>			<p>it be determined that the applicant is not compliant with its Planning Approval, the Shire of Northam has the right to revoke the approval until compliance can be achieved.</p>
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	<p>before a serious accident occurs.</p> <p>In summary I do not support this proposal, and feel it would be better suited in a Light industrial or Industrial Zone.</p> <p>Perhaps this proposal could be located somewhere closer to the town site of Northam where a degree of noise and Dust might be tolerated, and local business might benefit from the “increased activity” that this proposal will benefit them.</p> <p>Submission 3 - 2015</p> <p>In response to your letter dated 12th March 2015 your reference A597 / P1907 / OPA 1300, please find the following comments.</p> <p>To begin with I have only received this late correspondence by mail yesterday evening, which was the 17th March by which time I was unable to respond to this late “Clarification” on the said proposal.</p> <p>It would seem to me that there was little intention on behalf of either the proponent or the Shire for the recipients of this correspondence to, truly be able to successfully comprehend what the significance and purpose of the changes in the application by the proponent mean and how it should be addressed.</p> <p>I suggest that the time for comment now be extended to facilitate the</p>			
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		<p>impact and intent of this clarification and how it affects the initial proposal.</p> <p>My initial response is that this clarification confirms and if not adds to my opposition to this proposal as it;</p> <ol style="list-style-type: none"> 1. Clearly defines that the Rally School and track intends operating 11 months of the year. 2. That is clear that when not in use as a rally school, the track will be operating for some additional 9 or 10 days and for some unlimited or unstated time Day or Night. I am however pleased to see that the intended application does now exclude Public holidays. <p>Regardless my objection to both the proposed land use change and Rally School remain unchanged.</p>			
7	<p>Nearby land owner with property located 3.6km from proposal and a residence on that property located 3.9 km from the proposal.</p>	<p>As a long term resident of Warranine, I am very concerned about the lack of consultation with the Warranine residents about the proposed Rally School on Leaver Rd. Our subdivision has approximately sixty occupied dwellings. We can clearly hear the track when it is in use and does affect our quality of our quiet rural area. Can the Shire guarantee that the quality of life that we currently enjoy would not be jeopardised by such a proposal.</p> <p>I have discussed at length this proposal with many residents of the Warranine subdivision who can also hear the track</p>	Noise	<p>The submitter is incorrect in that the proposal has been advertised to the broader community including notification on the Shire's website.</p> <p>Comments regarding noise generated from the use are not supported. An acoustic assessment has been undertaken at the site which demonstrates that the operation of the activity does not result in unacceptable noise levels. The submitter has not</p>	<p>The submission is noted.</p> <p>Officers contacted the Environmental Protection Authority (EPA) to obtain advice in regard to the extent of public advertising required for this application. Officers were advised by EPA staff that as there are currently no guidelines for an activity such as the Rally School, and that the extent of advertising is at the discretion of the Local Government.</p> <p>In accordance with Local Planning Scheme No 6 copies of all</p>

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		<p>when in use and they are also outraged at the lack of consultation by the planning committee of the Northam Shire.</p> <p>Clearly the planning committee has made a mistake in not consulting all the residential area of Warranine.</p> <p>I demand that the Shire let the residents have a say in this proposal.</p>		<p>described how it is considered the activity will impact on the lifestyle of surrounding properties. Given that the activity will not generate noise in excess of statutory requirements and is contained within the property as a secondary activity to the primary rural use of the site, we do not support this statement.</p> <p>The Rally School will also operate only between the hours of 8am and 5pm on two (2) weekends per month between February and December; therefore will not adversely impact the surrounding residents.</p>	<p>application documents and maps were mailed directly to all land owners within a 1km radius of the Rally School. In addition to this, the application was advertised on the Shire's website, giving all residents within the Shire of Northam including those in the Warranine Subdivision an opportunity to provide comment on the Rally School.</p> <p>It should be noted that this Rally School was operating without approval of the Shire. Once brought to the Shire's attention every attempt has been made to ensure that the landowner complies with Shire requirements, which includes ensuring that there are no adverse impacts of this land use on surrounding residences. Shire records show that we have not received any complaints in relation to noise associated with the rally school prior to this application being advertised for public comment. In order to further mitigate noise impacts, the applicant is proposing noise management strategies including:</p> <ul style="list-style-type: none"> • Vehicles fitted with effective exhaust mufflers. • Appropriate siting of the rally school away from nearby dwellings. • Restricted operating hours.
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					Should Council resolve to approve this application, it would be subject to conditions, one of which would require the applicant to comply with the <i>Environmental (Noise) Protection Regulations 1997</i> .
8	Nearby land owner with property located 2km from proposal and a residence on that property located 3.5km from the proposal.	I have several concerns re the rezoning. 1) Is it just for this event? Or for any event the owners wish to run? 2) Is it Chalis' rezone or the people who are leasing it? 3) What improvement of the road maintenance will occur? There is so little now and the road is very poor. 4) What will be put in place to STOP the continual hooning by participants when they leave the venue? This has been a major safety problem since the tracks inception. I do not see it changing. This also leads to some of the road degradation. As it has been running for over 10 yrs now I can't see what the point of this is anyway	Additional Traffic impact on Leaver Road	The submitter has misinterpreted the intent of the application as it is not proposed to rezone the property. The applicant is seeking retrospective approval for the use of 'Private Recreation' which is to occur within a small portion of the site as a secondary activity to the primary rural use of the site. As the proposed patron numbers and use of the rally track is not proposed to intensify, there will be no increase in vehicle movement on surrounding roads which are capable of safely accommodating existing vehicle movements. Comments in relation to continual 'hooing' by rally school participants are unsubstantiated and the proponent has not received any complaints or advice to this effect from local Police.	The submission is noted. It should be noted that this application is for a 'Change of Use' only and is not an application for a 'rezoning'. The application is seeking retrospective approval for a land use that is already operating on site, therefore, no additional activities are being proposed besides what has occurred in the previously. The applicant has advised that the Rally School sessions are to be held between February and December, for an average of 2 weekends per month. The sessions are to be held on Saturdays and Sundays at 8am, 10am, 12 noon and 2pm for a duration of two hours each; Should the land owner wish to hold events such as 'Tough Mudder', a condition of approval will specify that a separate application is to be submitted to the Shire for each event which depending on the extent of the event proposed is likely to be advertised to surrounding land owners for

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					comment. It is considered that the Rally School may generate up to 104 additional traffic movements every day that the Rally School operates. On this basis, it is considered that the applicant should be required as a condition of approval to financially contribute towards the maintenance of Leaver Road. The speed in which people choose to drive on Leaver Road is outside of the Shire's jurisdiction, with responsibility falling upon road users to adhere to the speed limit and the Police to regulate it.
9	Nearby land owner with property located 0.8km from proposal and a residence on that property located 2.8km from the proposal.	We vigorously oppose the land being changed from agricultural extensive to private recreation and would only support an annual or biannual application / licence. This would allow the Rally School to continue operating until the needs of the landowners around are greater, they may well already be greater today and will most certainly be greater in the not too distant future. To change the land usage, we believe, would be a major mistake. If there can't be some sort of temporary and ongoing annual or biannual operating licence under current land usage which can be knocked back at any application time, or during a licence period, we can only oppose the application. Don't in any way take this as endorsement, only a means to facilitate the rally schools wants, short term.	Dust, Additional Traffic impact on Leaver Road, Wambyn Road, Mokine Road & Decastilla Road, Noise	The applicant is seeking retrospective approval for the use of 'Private Recreation' which is to occur within a small portion of the site as a secondary activity to the primary rural use of the site. The applicant is aware of his responsibility to comply with the approval and all associated conditions, with the Shire having the ability to undertake compliance and prosecution action to ensure that this occurs. The submitter has misinterpreted the information within the Planning Report. The Tough Mudder event is not	The submission is noted. The applicant is proposing to utilise a 17.5 hectare portion of the property only, of which the remaining 408 hectares will continue to be utilised for intensive agricultural farming. It is considered that the proposal is consistent with the objectives for the rural zone and it would not have a detrimental effect upon the agricultural viability and biodiversity of the site. The applicant has provided further clarification in regard to the area of the site to be utilised for the Rally School and subject to this approval. The Tough Mudder Event utilised a different, larger area of the site closer to Leaver Road. The rally

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	<p>Some of our concerns are that the information provided in the additional information booklet is not correct. If this information is wrong we have little confidence in the conditions in the proposal being adhered to.</p> <p>Reference is made to Section 3 which states “This 10 hectare portion of the property is the subject site of this application. The subject site has previously been used as the venue for the Tough Mudder endurance event.</p> <p>Please note that a lot more than 10 hectares is used for Tough Mudder. Car parking over the weekend is to the left of the driveway and can easily be seen and heard from Leaver Rd. The course itself is also on more than the subject site. The obstacles built for the site can clearly be seen from Leaver Rd. It concerns us that the current events have not kept to the “subject site” so there’s little confidence that future events would be contained. In addition, the dust from this event, particularly from Leaver Road is intolerable from the 10km line of bumper to bumper traffic.</p> <p>Section 3.1 – It is not only Leaver and Decastilla Roads that are used to access the property. Wambyn & Mokine Roads are also affected.</p> <p>Section 5.2 – Dust Management Plan. Please see attached map and photo taken on 21st September 2014 from our property when rally cars were circulating. We believe this photo was taken after the original application was submitted which shows dampening is</p>		<p>relevant to the current proposal aside from the fact that both have taken place at the same property. The Tough Mudder event was held within a different portion of the property, with the 10ha section containing the rally track being used exclusively for this purpose.</p> <p>Please note that as the Application is for retrospective planning approval, the use of Rally School is existing and will not have any further impacts on the existing road network.</p> <p>The Rally School has also prepared management plans for the existing use, which detail that site will not be used during extreme windy weather to ensure the restriction of dust impacts to surrounding residents.</p> <p>Comments regarding noise generated from the use are not supported. An acoustic assessment has been undertaken at the site which demonstrates that the operation of the activity does not result in unacceptable noise levels.</p>	<p>area is setback approximately 780m from Leaver Road. The nearest residential dwelling is located approximately 1.4km from the proposed rally area. Visibility to the rally area from Leaver Road is significantly reduced due to the topography of the site and dense vegetation located between the rally area and adjoining properties. The 17.5ha Rally Area is clearly identified on the site plan located in the appendices.</p> <p>The application is seeking retrospective approval for a land use that has already being undertaken on site, therefore, no additional activities are being proposed besides what has occurred on the site previously. The applicant has advised that the Rally School sessions are to be held between February and December, for an average of 2 weekends per month. The sessions are to be held on Saturdays and Sundays at 8am, 10am, 12 noon and 2pm for a duration of two hours each;</p> <p>Should the land owner wish to hold events such as ‘Tough Mudder’ or a ‘concert’, a condition of approval will specify that a separate application is to be submitted to the Shire for each event which depending on the extent of the event proposed is likely to be advertised to surrounding land owners for</p>
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	<p>not happening. Generally the dust is not a concern for us however, there are times when there is significant dust that does not appear to be dampened as stated in application.</p> <p>Section 5.3 – Noise Management We hear it quite loudly from inside our house approx. 3kms away from the subject site. Although the noise is not excessive it makes us aware that the rally school is operating. We tolerate this as good neighbours but others won't.</p> <p>Regarding the operating hours of 8-5pm Friday to Sunday. It has been used during the week and in the latter half of 2014 we heard a rally car going around the track at 7am on a Sunday which is contrary to the proposal. The noise itself at current usage is not going to make us want to stop them from using the facility in its current form however, any future subdivisions of many other landowners would be at risk and made unviable and could result in closer residences making lots of complaints, that's if the blocks were actually sellable with a rally school quite close. On our property, the closest point to the site is 1km and it can be quite noisy. Imagine your housed being next to it or even up to 5km from it.</p> <p>5.6 – Traffic Management Plan. Participants may be encouraged to travel on surrounding roads in a safe & lawful manner but the tyre marks in the gravel and the occasional car in the ditch at the 90 degree corner down</p>		<p>The Rally School will also operate only between the hours of 8am and 5pm on two (2) weekends per month between February and December; therefore will not adversely impact the surrounding residents. We note the submitter's comments that they do not object to the current use of the land, nor to the proposed product launches. We reiterate that the application, should it be approved, is to be carried out in accordance with the relevant approval conditions and any further activities which require approval would be the subject of a separate application.</p>	<p>comment.</p> <p>It should be noted that Rally School participants are advised to access the site via Decastilla and Leaver Roads rather than Wambyn and Mokine Roads as most participants are from the Perth metropolitan area. It is considered that the Rally School may generate up to 104 additional traffic movements every day that the Rally School operates. On this basis, it is considered that the applicant should be required as a condition of approval to financially contribute towards the maintenance of Leaver Road.</p> <p>In regard to dust, the applicant has proposed to implement the following dust mitigation strategies:</p> <ul style="list-style-type: none"> • Restricted vehicle access to the site, vehicles are to stick to nominated access paths. • Reduced speed limit for the private vehicles accessing the site. There are a number of speed limit signs on the site reminding visitors that the maximum permitted speed limit on the property is 40km per hour to reduce the amount of dust generated by private vehicles accessing the site. • Water-cart monitoring
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		<p>Leaver Rd a couple of kms, clearly indicated that many participants continue to practice their rally skills.</p> <p>We don't have any great objection to the way the land is currently being used. The Rally car school and project launchers as described seem ok for the present day. Our concern is the future use for these purposes and other activities that it may be used for once the land has been permanently changed to private recreation. The possibilities are endless as far as other activities being held at the site. Obviously, once changed anything like rock concerts (like Bindoon Rock) rodeos, etc. would probably get rubber stamped by the Shire because private recreation would mean open slather for anything to go. The possibilities are endless. Whilst this may not be in the proposal we are worried that this may be in the thinking long term or even if it's not, may come into the applicant's thinking once approval is achieved. We would vigorously oppose this.</p> <p>We are of the opinion that permission should be granted by the Shire on an annual or biannual basis to use the land on a non-conforming use basis and still stay as agricultural extensive and not change the usage officially. We understand this could be time consuming for the Shire but any costs of this application each time would need to be paid by the applicant. It would also need to be non-transferable.</p> <p>There are many reasons for this.</p>			<p>onsite activities and wetting down roads as required.</p> <ul style="list-style-type: none"> • In extreme weather conditions that involve high strength winds the applicant has advised that the site manager may cease operations to avoid causing excessive dust. <p>In addition to this, it is considered that the Rally School area is appropriately sited and surrounded by areas of dense vegetation which will help reduce the dust impact. In addition to this, should Council grant approval it is recommended that a condition be imposed requiring the landowner to implement the dust mitigation techniques identified in the dust management plan.</p> <p>Section 10.2 of LPS6 details matters to be considered by the Local Government when assessing an application and making a determination, impact on property value is not a detailed consideration, therefore, cannot contribute to making a determination on this application.</p> <p>The speed in which people choose to drive on Leaver Road is outside of the Shire's jurisdiction, with responsibility falling upon road users to adhere to the speed limit</p>
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		<p>Permanent change may stop or hinder the many other landowners in the area from utilising their land for subdivision and lifestyle blocks. One of the SON mottos is Lifestyle. No-one wants to live next door to a rally track, it may as well be an airport or nuclear power plant. Ordinarily you can't see the future but in this case the crystal ball is clear. With our growing population and being so closed to Perth, 80kms or so, we can see this usage will hinder the future use for many other landowners. Why should so many suffer in the future for the extraordinary use of a small piece of land. A yearly or biannual licence would allow for the special usage of land to be stopped or altered when it becomes necessary. This would also prevent future, expensive legal procedures by all landowners concerned and the Shire for making a foreseeable mistake. We know that Shires and Councils can generally only make decisions on what is presented in front of them and it is difficult to consider what ifs of the future but this is an exceptional case. Once again we vigorously oppose the land being changed from agricultural extensive to private recreation and would only support an annual or biannual application/licence as long as this activity is acceptable to other landowners in the area.</p>			<p>and the Police to regulate.</p> <p>Should Council determine to grant planning approval for this retrospective land use, the approval would be subject to the land. It is important to note, that there are conditions imposed on all planning approval determinations which the landowner is bound to adhere to. What needs to be clear is that this application is for an ancillary use 'recreation-private' to the primary agricultural use on the site.</p> <p>The Local Planning Strategy does not identify the existing Rural lots for further subdivision potential within this area.</p>
10	Petition from 60 residents of the Warranine	<p>To the Northam Shire Council.</p> <p>We request that you DO NOT grant the proposed Rally Car Application for</p>	Noise	<p>Comments regarding noise generated from the use are not supported. An acoustic assessment has been</p>	<p>The submission is noted.</p> <p>It should be noted that the Shire has not received any complaints in</p>

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	<p>Subdivision located 2.4km to the north-east of the site.</p>	<p>Leaver Road.</p> <p>We choose to live where we do because it is quiet. We feel it is an imposition on the quality of our lives to allow the applicant to create unacceptable level of noise on the weekends when we are trying to enjoy some peace and quiet.</p> <p>Please do not grant this Change to Use Private Recreation Application.</p>		<p>undertaken at the site which demonstrates that the operation of the activity does not result in unacceptable noise levels. The Rally School will also operate only between the hours of 8am and 5pm on two (2) weekends per month between February and December; therefore will not adversely impact the surrounding residents.</p>	<p>relation to noise associated with the rally school prior to this application being advertised for public comment. In order to further mitigate noise impacts, the applicant is proposing noise management strategies including:</p> <ul style="list-style-type: none"> • Vehicles fitted with effective exhaust mufflers. • Appropriate siting of the rally school away from nearby dwellings. • Restricted operating hours. <p>Should Council resolve to approve this application, it would be subject to conditions, one of which would require the applicant to comply with the <i>Environmental (Noise) Protection Regulations 1997</i>.</p>
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MANUAL
OPERATIONAL RISK ASSESSMENT
AND HAZARD REGISTER

SHIRE OF NORTHAM

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1.0 PURPOSE

This document communicates identified hazards, assesses their potential impact, and describes control measures used to reduce risk to an acceptable level. The areas of impact include:

- Safety and health of personnel
- Equipment damage

2.0 APPLICATION

This review/assessment shall be used to record all identified hazards applicable to the scope of operation being conducted. The processes described in sections 4 and 5 shall be used for each Risk Assessment. Findings shall be recorded on the Hazard Register.

The Hazard Register identifies all approved control measures to be used by all operators, sub-contractors and clients operating on the sites.

3.0 RESPONSIBILITIES

MANAGEMENT AND SUPERVISION

Management and Supervision shall:

- Implement the requirements detailed in this manual
- Monitor the operators own compliance and that of persons under their control
- Apply document review processes as required by the audit schedule

OPERATORS EMPLOYEES

Ensure compliance with the requirements detailed in this document.

OPERATORS CONTRACTORS AND SUPPLIERS

All people providing goods and services will comply with the requirements of this document.

4.0 PROCESSES

The WRAC method is a 10-step process. Within each step, there are specific tasks to follow, using the Hazard Register.

4.1 SELECT THE PROCESS

Select the process, area, equipment or operation to be assessed.

4.2 SELECT THE TEAM

Select the team based on their collective experience and knowledge.

4.3 DETERMINE THE OBJECTIVE BY IDENTIFYING THE SOURCES OF RISK CONCERN

The risk concern selected may include an existing or planned operation, a specific piece of equipment, a vehicle, a work location or other situation which has been selected for risk assessment. (E.g. Risk of motor vehicle incident).

4.4 ANALYSE THE PROCESS "STEP/AREA/ACTIVITY"

Analyse the process, area, equipment or operation to break it down into manageable areas.

4.5 IDENTIFY "POTENTIAL INCIDENT OR UNWANTED EVENT"

Using the Risk Assessment Worksheet, the operators review the steps and firstly, identify loss scenarios (potential accidents or incidents).

4.6 DETERMINE THE "TYPE OF IMPACT"

Safety = **S**
 Health = **H**
 Damage to equipment or facilities = **D**
 Loss or delay in production = **L**
 Environmental = **E**
 Financial = **F**

4.7 DETERMINE PROBABILITY / CONSEQUENCE

From the identified unwanted events, the operator then assigns the Probability and Consequence of the event occurring. The classifications are indicated in Table A: to be completed from left to right.

Table A – Probability Vs Consequence Matrix

Step 1 - Determine Probability of Risks		Step 2 - Determine Severity of Consequences			
Likelihood	Description	Personal Injury/Death	Environmental Harm	Damage/Process Loss	
E	Almost Certain More than once per month	6	CATASTROPHIC Fatality or permanent disability	Irreparable harm	> \$500k
D	Likely Once per year	4	MAJOR (L1 or 2 weeks)	Significant action	\$10k - \$100k
C	Possible Once per 10 years	3	MODERATE (L1 or 2 weeks)	Controlled Personal medical action	\$1k - \$10k
B	Unlikely Once per 100 years	2	MINOR (Medical treatment)	Localized environmental	\$1k - \$1k
A	Rare Less than once every 100 years	1	VERY LOW First aid	None, if any, remedial action	< \$1k

Table B – Risk Ranking Matrix

Step 3 – Assess the Risk Probability	Consequences				
	5	4	3	2	1
E	500	400	300	200	100
D	400	300	200	100	50
C	300	200	100	50	25
B	200	100	50	25	12.5
A	100	50	25	12.5	6.25

MMatrix Legend :

- L = Low Risk
- M = Moderate Risk
- S = Significant Risk
- H = High Risk

REMEMBER

The higher the score the higher the risk!

4.8 IDENTIFY CURRENT CONTROLS

The operator then identifies current or proposed controls.

4.9 REVISE THE RISK RANKING

The operator then re-ranks the risks with the proposed controls in place.

4.10 IDENTIFY NEW ADDITIONAL CONTROLS

The operator identifies any new controls based on the adequacy of existing/proposed controls.

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4.11 RECORD AND DOCUMENT

All results shall be recorded and documented in the hazard register

5.0 PROCEDURE SUMMARY

The chart below is based on the Australian Standard "Risk Management Process" (Fig 4.1, AS/NZS 4360:1999).

5.1 ESTABLISH THE CONTEXT

Select the process
Select the team
Determine the objective
Analyse the process (rating)
Identify risks
Identify unwanted risks
Analyse risks
Determine likelihood/consequence
Evaluate Risks
Risk Ranking
Treat Risks
Identify controls
Revise Risks
Risk Ranking
Identify additional controls required
Record and document

Note that this risk assessment is based on a "qualitative" process. The hazards and analysis is based on the experience, judgment and knowledge of the team. The results should therefore not be considered as definitive.

5.2 RESULTS

The final results are tabulated in the format of the Risk Assessment Worksheet in Appendix 1.

This assessment identified (Number) potential types of accidents/incidents. The major risks are summarised on the following pages.

5.3 MAJOR RISKS

The risks that are considered to have the most impact on operations are summarised below. (See Hazard Registers for a full listing).

1. **Insert**
2. **Insert**
3. **Insert**
4. **Insert**
5. **Insert**

- and Employee Rehabilitation
- Operational Risk Assessment and Company Hazard Register
- Hazard Identification and Risk Management
- Waste Management
- Monthly HSE Site Inspection Checklist
- Asset Management
- Resource Management
- Business Development
- General Administration
- Records Management
- Filing System Matrix
- Filing System Matrix
- Training Matrix
- Induction Checklist
- Position Description
- Asset Management
- Resource Management
- Procurement
- Training Process
- Quality Manual
- Continuous Improvement, Preventative and Corrective Actions
- BMS Management
- Consultation and Communication
- NCR/CAR

6.0 REFERENCES

- Applicable documents to this manual:
- Health, Safety and Environment Policy
- Human Resources Policy
- Training Policy
- Quality Policy
- Business Plan
- Management Review
- Company Authority Matrix
- Health Safety and Environmental Management
- Hazard Management
- Emergency Management Incident Investigation Reporting

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7.0 HAZARD REGISTERS

TITLE: _____

OPERATIONAL RISK ASSESSMENT AND HAZARD REGISTER

LOCATION: _____

DATE: _____

TEAM MEMBERS

Step 1 - Determine Probability of Mishap			Step 2 - Determine Severity of Consequences			
	Likelihood	Description		Personal Injury/Illness	Environmental - Harm	Damage / Process Loss
E	Almost Certain	More than once per month	5	CATASTROPHIC Fatality(s) or permanent Disability(s)	Irreparable/long-term	> \$500K
D	Likely	More than once per year	4	MAJOR LTI (> 2 weeks)	Major remedial action	\$50K - \$500K
C	Possible	More than once every two years	3	MODERATE LTI (< 2 weeks)	Localised serious remedial action	\$5k - \$50K
B	Unlikely	Less than once every two years	2	MINOR Medical treatment	Localised minimal remedial	\$1K - \$5k
A	Rare	Less than once every five years	1	VERY LOW First aid	Little, if any, remedial action	< \$1K

Step 3 - Assess the Risk Probability	Consequences				
	5	4	3	2	1
E	H25	H24	H22	H19	S15
D	H23	H21	H18	S14	M10
C	H20	H17	S13	M9	M6
B	S16	S12	M8	M5	L2
A	S11	M7	L4	L3	L1

REMEMBER, the higher the score the higher the risk. Control measures MUST reduce the risk to an acceptable level

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Risk Management – Public vehicles, access and pedestrians.

DATE:

REF	Step/Area/Activity	Location/Item of concern	Type of Impact	Likelihood	Consequence	Risk Score	Proposed Control using existing resources on site	Recommended Additional Control using resources to be developed or procured	Revised Risk
	Vehicle to Vehicle interface general public.	All areas/collision resulting in damage injury or harm.		A	1	L1	Establish and enforce speed limits and demonstrate speed limits with escort vehicle.		
	Vehicle to pedestrian interface, general public.	All areas/collision resulting in damage injury or harm		A	2	L3	Establish and enforce designated vehicle parking and separate designated spectator area.		

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Risk Management – Bush Fire.

DATE:

REF	Step/Area/Activity	Location/Item of concern	Type of impact	Likelihood	Consequence	Risk Score	Proposed Control using existing resources on site	Recommended Additional Control using resources to be developed or procured	Revised Risk
	General public.	All areas / injury or harm.		A	1	L1	Operator to comply with minimum requires as per the following – 1. Maintain contact register with local authorities. 2. Monitor local authority alerts re machinery movement bans and/or total fire bans. Upon receiving either ban, cease all operations. 3. Monitor local authority reports/alerts re bush fires. In the event of confirmation of bush fire consult local authority and follow recommendations regards evacuations.		

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MANUAL
EMERGENCY MANAGEMENT, INCIDENT INVESTIGATION AND REPORTING.

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1.0 PURPOSE

The purpose of this manual is to establish operating procedures for the Planning, Investigation and Reporting of all potential and actual emergency situations on the site.

2.0 APPLICATION

The requirements detailed in this manual are to be applied during all operations on the property.

3.0 RESPONSIBILITIES

MANAGEMENT AND SUPERVISION

Management and Supervision shall

- Implement the requirements detailed in this manual
- Monitor own compliance and that of persons under their control
- Apply document review processes as required by the Company audit schedule

CONTRACTORS AND SUPPLIERS

All people providing goods and services will comply with the requirements of this document.

4.0 PROCESSES

4.1 EMERGENCY MANAGEMENT

While we will take reasonable practicable steps to minimise the risks of accidents (and particularly fire and other situations where there may be significant risks to personnel, property and the environment), it is acknowledged that, despite these measures, it cannot be assumed that a major incident will never occur. In consideration of this, our primary objective is to provide a practised, swift and effective response to any emergency situation. Using the Operational Risk Assessment, each work site shall identify any emergencies and address these through Site and Journey and Emergency Management Plan. These plans are to be formalised using management processes. Once approved, each plan is to be communicated to all personnel on site through Inductions, toolbox meetings and professional development processes.

4.2 ORGANISATION COMMITMENT

We are committed to providing safe systems of work, as well as protecting the Health and Safety of people during emergency situations. The company will maintain a fully documented emergency response plan that:

- Identifies the possible emergency scenarios for each site
- Prescribes the emergency organisation (people and duties)
- Specifies the arrangements to be implemented (systems and procedures)
- Environmental Emergency Management systems are considered and developed where identified by the Aspects and Impacts review.

Securing the safety of all personnel and others, who may be affected by an emergency involving the activities, is to be accorded the highest priority. Management will remain fully committed to containing the consequences of any emergency situation until that emergency situation has been fully controlled.

4.3 RESOURCES

The necessary human and physical resources will be made available in order to:

- Comply with all relevant legislation;
- Ensure the Health and Safety of employees and others.

4.3.1 Emergency response planning management priorities

As priorities, it is ensured that:

- The emergency response plan is maintained and regularly tested.
- The contractors will also endeavour to give information and training as often as necessary to all employees (and others, such as sub-contractors and visitors)
- All reasonable steps to investigate and remedy any concerns will be attended to.

4.4 COMMITMENT

4.4.1 Managers and Supervisors

Operators at all levels are responsible, within the scope of their authority, for ensuring that:

- The objectives of this procedure are integrated into work practices
- Employees are consulted on workplace health, safety and environmental matters related to the provision of an effective emergency response plan
- There is adequate communication on Health, Safety and Environmental matters related to the safety of persons during foreseeable emergency situations that may occur through workplace activities
- Effective action is taken to ensure the health and safety of personnel involved in, or impacted by, any emergency situation involving the operators activities
- Effective action is taken to protect the environment in the event of an incident having a major environmental impact.

4.4.2 Operators Employees

Operators Employees are responsible for:

- Carrying out their duties prescribed in the emergency response plan in a manner which does not adversely affect their own health and safety, or that of others in the workplace
- Cooperating with measures introduced in the interest of workplace health and safety and environmental protection related to the safety of people and the protection of the environment during any emergency situation that occurs as a result of, or in relation to, workplace activities
- Taking prompt action to secure or isolate any hazardous situation in an emergency which comes to their notice, and which is within their capacity to safely remedy without placing themselves at risk, in order to protect others in the workplace
- Immediately reporting to their supervisor all matters, that may affect the health and safety of personnel or damage to the environment caused by an emergency situation involving workplace activities.

4.4.3 Workplace Health and Safety Leadership Group

In relation to the safety of personnel who may be affected by any emergency situation related to the cooperators activities, the HSE Leadership Group will:

- Assist in implementing the objectives of this procedure
- Facilitate consultation on Health, Safety and Environmental issues
- Encourage cooperation on Health, Safety and Environmental issues
- Immediately report to management any issues which may affect workplace health and safety and the environment

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- Participate and cooperate in investigations into accidents, incidents and near misses with the objective of establishing whether the systems and procedures adopted for the safety of people and the protection of the environment in emergency situations
- Were adequate as regards health, safety and the environmental protection
- Should be modified or improved as an outcome of the investigation

4.5 EVACUATION PROCEDURE

Management will develop evacuation procedures for the workplace taking into consideration the following key aspects:

- The nature of the evacuation
- The distance to be travelled in the evacuation
- Specifically who should be catered for in the emergency

Where necessary, the operators shall engage specialists in the field of emergency procedures to assist in developing these evacuation procedures.

4.6 ROLES AND RESPONSIBILITIES

The following roles are to be allocated in the site emergency evacuation plans and personnel trained to adequately perform the function:

- Area Warden
- First Aid Officer –
- First Aid Officer – Relief

4.7 FIRE FIGHTING EQUIPMENT

Fire fighting equipment shall be located at site. The equipment shall comply with the relevant Australian Standards and be appropriately maintained and sign posted.

Operators are to ensure that all fire fighting equipment shall be regularly checked and serviced. This will involve both internal inspections as well as external tests conducted by approved experts.

Fire fighting equipment will not be used for any purpose other than the one it was intended for. Abuse of the equipment will lead to disciplinary action.

4.8 LIAISING WITH EMERGENCY SERVICES

We firmly endorse the need for close liaison and cooperation with emergency services. The local police, fire, ambulance and SES services' representatives will be invited to visit and inspect our site on an annual basis.

During these visits the operators will discuss the operations processes, workplace hazards and controls.

4.9 TESTING THE PLAN

Operators will conduct testing of emergency plans on an annual basis.

This testing will take place to ensure each plan is current, known to all members of the workforce, and will be able to deal with emergencies should the situation arise. Following each exercise, all involved will be fully debriefed and the plan re-evaluated to confirm accuracy and effectiveness.

The plan shall incorporate a map of the site or route. This map shall clearly indicate:

- Site
 - Entrances and exits
 - Positions of fire extinguishers
 - Locations of first aid equipment

- Main entry
- Alternative entrance and emergency access points
- Emergency assembly areas. (Designated as muster points. All employees to be instructed at the time of induction the location of the muster point)
- Emergency contacts
- First aiders
- Rescue and First Aid Requirements

• Route (Journey and Emergency Management Plan)

- The route
- Emergency contacts
- Checkpoints
- Emergency processes (the emergency management plan)

- Good communication forms a vital component of any emergency plan. Operators shall assume the role allocated for emergencies.

4.10 RAISING THE EMERGENCY ALARM

The alarm may be raised by the operator via verbal communications.

A list of emergency telephone numbers shall be displayed, these numbers shall include:

- Local Fire and Emergency services
- Ambulance
- Doctor
- Hospital
- Police Station
- Operators Emergency Contacts

4.11 RESCUE AND FIRST AID

4.11.1 Incidents at Site:

After the alarm has been raised the Operators Manager/Supervisor shall inspect the incident scene, make an assessment of what emergency services are needed:

- All persons must be accounted for including visitors
- If someone cannot be accounted for:
 - A search must commence immediately, without endangering the search crew
 - Rescue personnel must be advised
- Injured or trapped personnel may require First Aid
- Rescue operations must never endanger the safety of the rescuers
- Ensure evacuees are safely removed to the assembly area (designated on location map)

4.11.2 Incidents off site:

Immediately upon identifying an incident has occurred, the following process shall be applied:

- Secure area/make safe
- Apply first aid/rescue
- Implement Site Emergency Plan or Journey and Emergency Management Plan

4.12 EXTERNAL ALERT EMERGENCY

Should the emergency situation develop into an external alert, then a hand over by the Emergency Controller to the public emergency services coordinator shall occur.

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4.13 INCIDENT & HAZARD INVESTIGATION AND REPORTING

All incidents shall be reported to the operator immediately or as soon as practical.

Failure to report any incident is a breach of the "Duty of Care" law and may result in disciplinary action being taken. Failing to report all incidents may put others at risk and may also affect the accuracy of the report and impact on compensation/insurance claims etc.

Types of Incidents to Report

- All injuries and illness sustained at the site
- Incidents that constitute a near miss (resulting in no damage, loss and/or injury)
- Damage
- Third party property damage or injury to members of the public
- Impact on the environment

4.13.1 Statutory Notifications

Some incidents require reporting to external parties, i.e. State Authorities such as:

- DoIR
- Worksafe

Operators will ensure the appropriate documentation is completed and forwarded to the relevant authority within an adequate timeframe.

4.13.2 Documenting Incident Reports

All incidents must be recorded using the Incident Report form.

INCIDENT SCENE

Secure the scene of an incident. The scene should not be disturbed until it has been examined (unless life is at threat) and the following completed (if required and as per legislative requirements):

- Photographs
- Sketches
- Measurements etc.

The operator shall give permission for the area to be cleared and work to resume.

4.14 INCIDENT INVESTIGATION

All incidents, no matter how minor, must have an investigation completed using the Investigation Report form.

4.14.1 Investigation Team

The investigation team should consist of the operators or their area supervisor.

4.14.2 Gathering Information

- Interview all witnesses involved. Set a relaxed scene by praising participants "for the clear and accurate information they are about to provide" and "that thanks to the assistance provided we will be better able to prevent this type of incident from occurring again by finding what all of the causes were".

4.14.3 Establishing Contributing Factors/Root cause(s)

Build a chain of events:

- Events leading up to the incident
- Facts of the incident
- Events immediately after the incident

Establish the contributing factors from the chain of events. Contributing factors are categorised as follows:

- People
- Equipment
- Environment
- Procedures

4.14.4 Corrective Actions

All contributing factors/root causes shall have corrective actions assigned based on the hierarchy of control process with a close out date and responsible person nominated for completion.

4.14.5 Report Review

All investigation reports shall be reviewed and signed.

5.0 REFERENCES

Applicable documents to this manual:

Health, Safety and Environment Policy
Human Resources Policy
Training Policy
Quality Policy
Business Plan
Management Review
Hazard Identification and Risk Management
Health, Safety and Environmental Management
Hazard Management
Emergency Management Incident Investigation Reporting and Employee Rehabilitation
Operational Risk Assessment and Company Hazard Register
Waste Management
Asset Management
Resource Management
Business Development
Marketing
Filing System Matrix
Staff Meeting Minutes
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Training Process
Quality Manual
Continuous Improvement, Preventative and Corrective Actions
BMS Management
Document Management
Consultation and Communication
Position Description

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2015 CAMS Manual of Motor Sport

GENERAL REQUIREMENTS FOR CARS AND DRIVERS

GENERAL REQUIREMENTS FOR CARS AND DRIVERS

Schedule R - Requirements for all Rally Cars

IN ADDITION TO THE FOLLOWING REQUIREMENTS, ALL VEHICLES MUST CONFORM TO SCHEDULE A (REFER TO "GENERAL REQUIREMENTS FOR CARS AND DRIVERS" IN THE CAMS MANUAL OF MOTOR SPORT).

1. Each vehicle must be registered for use on public roads with an appropriate government authority, or be subject of a vehicle permit issued by an appropriate government authority, which authorises the vehicle's use on public roads and must be covered by a policy of third party insurance. The engine and chassis numbers must agree with those shown on the certificate of registration or permit.
2. Signs and advertising are permitted on vehicles unless specifically prohibited in Supplementary Regulations. The requirements of NCR 155 and Schedule K (refer to "General Requirements for Cars and Drivers" in the CAMS Manual of Motor Sport) must be observed.
3.
 - (i) **Competition Numbers:**

Vehicles must not display competition numbers other than those specified and provided by an event's organisers.

Unless otherwise approved by CAMS, such numbers shall comply with the provisions of Schedule K (refer "General Requirements for Cars and Drivers") or the Australian Rally Championship Sporting Regulations.
 - (ii) **Crew Names:**
 - In each rally forming part of the Australian Rally Championship, the surname of each driver and co-driver must be displayed on the lower edge of each rearmost side window in accordance with the Championship regulations.

The name of each crew member, in accordance with ARC Regulations, shall be permissible at all levels of competition with the exception of those comprising part of an FIA Championship, where regulations may conflict.
 - In all other rallies, such display is optional unless required by the applicable supplementary or sporting regulations, but if used shall comply with this Regulation.

The names shall be placed toward the bottom of the rear window, each centred in the window space and to each name, with minimum 30mm separating the upper case letters of the two names and the lower edge of the window frame.

The driver name shall be displayed above the co-driver's name on both sides of the car.

The letters shall be of uniform style, white in colour and without background, using a capital for the first letter of the name, and lower case for all other letters (see Figure K-4 of Schedule K - refer to "General Requirements for Cars and Drivers" in the CAMS Manual of Motor Sport).

For grammatical correctness other letters of the surname may use a capital letter (eg, MacDonald, Holmes-Walker, O'Riordan).

The typestyle shall be "Helvetica Bold", "Zurich Bold" or "Arial Bold".

The same font size shall be used for each letter. Each upper case letter shall be 100mm except in the case of the co-driver, where the upper case letters of the co-driver name may alternatively be 80mm high.
 - For international events the requirements shall be that of the relevant FIA regulations, or where silent, in accordance with these regulations.
 - Where there is insufficient space or no window to display the name/s in accordance with this regulation, the following shall apply:
 - (a) The minimum reduction in size to fit the name shall be permitted, and both names shall be displayed in lettering of the revised size, in one of the approved fonts.
 - (b) An abbreviation of the name in question may be permitted, subject to CAMS approval.
 - (c) The turret/door frame immediately above the side glass line or front guard may be used for the name of the crew member seated on that side of the vehicle. In such cases the names shall be displayed in accordance with this regulation save that the letters shall be displayed on a black background.
4. All lamps must comply with the Government regulations for the State or Territory in which the vehicle is registered.
5. Additional fuel tanks of free but safe design may be fitted outside the passenger compartment and must be vented to the outside of the vehicle. If the design of the car makes fitment outside the passenger compartment impracticable, eg, Ford Laser, it is permitted to fit the tank in that compartment provided that the filling orifice and ventilation are outside that compartment regardless of vehicle construction (see also specific Group Regulations).

On cars in which the fuel tank is either fitted as standard, or has been relocated, in the passenger

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- compartment (ie, the rear of a hatch back) and/ or has been relocated in the luggage compartment of any type of body-work configuration car;
- (i) the fuel filler must be constructed so that any fuel spilled may drain safely to the outside of the vehicle
 - (ii) if the filling orifice is located within the bodywork, it must be fitted with a catch tray to the satisfaction of the scrutineers
 - (iii) a flame- and liquid-proof bulkhead, which may be of transparent material and which effectively separates the compartment occupied by the crew members from any component of the fuel tank or refuelling system must be fitted.
- If additional fuel containers which are not part of the piped fuel system are carried, they must be securely fastened to the vehicle structure, but not within the the passenger compartment regardless of vehicle construction.
- 5a.** Fuels complying with the definitions of commercial fuel or FIA fuels as contained in Schedule G (refer to "General Requirements for Cars and Drivers" in the CAMS Manual of Motor Sport) shall be permitted. Notwithstanding that general provision, the use of any fuel containing more than 0.013g/L of lead is prohibited.
- 6.** All cars must be fitted with a seat belt/safety harness for all crew members and passengers carried during an event which must comply with Schedule I (refer to "General Requirements for Cars and Drivers" in the CAMS Manual of Motor Sport).
- Note:** In all vehicles where a Safety Cage Structure is required to be fitted, there shall be fitted a full harness consisting of at least a lap strap and two strap shoulder harness (ie, Type A or B).
- All seats utilised in vehicles competing in tarmac rallies shall comply with the provisions of Schedule C, article B (refer to "General Requirements for Cars and Drivers" in the CAMS Manual of Motor Sport).
- 7.** An effective exhaust muffler must be fitted at all times. The maximum noise emission permissible is 96 dB(A) as tested by the CAMS method.
- 8.** At least two reflective or fluorescent red triangles of metal or plastic material (sides at least 350mm in length) must be carried, and must be displayed in cases where a stationary car could be a hazard to other road users (eg, breakdown).
- 9.** The use of studded or spiked tyres is prohibited. All tyres shall be treaded in the original manufacturing process to a minimum depth of 2mm. Tyres used shall not be expressly designed for use on motor racing circuits (eg, slicks).
- Notwithstanding any Group or Category regulation providing specific requirements on the subject of coachwork and underbody protection, it is permitted to add material to the vehicle solely for protection from stone chip damage:
- (i) Mud flaps of stout material shall be fitted behind all driving wheels, and in the case of front wheel drive vehicles, behind all four wheels. They shall be no closer than 50mm to, and no further than 100mm from, the ground, shall mask the full width of the tyre when viewed from behind, and be within 300mm of the tyre. Mud flaps fitted behind wheels shall leave un-masked at least one-third of the width of the car. Those fitted in front of the rear wheels shall leave at least 20cm un-masked. The vehicle shall comply with these requirements when it is presented in "ready to start" condition.
 - (ii) Where material is added to the sill and/or side of the vehicle it shall follow the contours of the existing body work. Material is free with the following restrictions:
 - pliable material maximum thickness of 6mm; eg, polyurethane, rubber or similar;
 - solid material maximum thickness of 3mm; eg, aluminium, Kevlar®/carbon/fibreglass.
 - (iii) Where material is added to the underside of the vehicle it shall only be to the perimeter of the vehicle between the rear of the front arch and the front of the rear arch and shall be solely for the purpose of deflecting stones that may cause damage to the vehicle. The material SHALL be pliable, eg, polyurethane, rubber or similar, with a maximum thickness of 6mm and may not protrude further than the plan view of the vehicle or 100mm from the sill, whichever is the lesser.
- 10.** For fire extinguisher requirements, refer to Schedule H ("General Requirements for Cars and Drivers" in the CAMS Manual of Motor Sport). **Please note:** the use of AFFF fire extinguishers in each supercharged vehicle is strongly recommended.
- 11. APPEARANCE**
General appearance and presentation of vehicles must be of a neat and well-finished standard.
- 12. EQUIPMENT**
Each car is to carry at least one 'OK/SOS' sign. 'OK' shall be green or black, and 'SOS' shall be red. The sign may incorporate reflective materials.
- Supplementary Regulations are to specify whether the organiser will supply a sign in the roadbook, or as a separate rigid sign, or if each crew is to supply its own rigid sign.
- If a sign is supplied in the roadbook, the back cover of the roadbook or route instructions shall be printed on one side with 'OK' and 'SOS' on the other side, and printed on card (min. 130gsm). The background must be at least A4 size (297mm x 210mm). For all Australian Rally Championship and National-level Tarmac Rally events the sign background must be A3 size (420mm x 297mm). The sign may be folded to fit within the A5 format (148mm x 210mm) of the roadbook or route instructions.
- Road signs shall be on a mounting sheet of area at least 620cm² and the letters shall be clearly discernable and fit for the purpose. Such signs may be mounted on to rectangular or triangular self-supporting brackets. Where the crew is to supply the sign, it shall be presented at scrutiny.

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All vehicles are required to carry on board a weatherproof emergency first aid kit, which can be easily accessed, containing at least the following:

2 x extra large universal accident dressings
2 x large open weave bandages
2 x medium open weave bandages
1 x pair dressing scissors
1 x roll adhesive tape
6 x safety pins
1 x large burn dressing with a non-adhesive surface
1 x thermo accident blanket
2 x medium combination pads
6 x adhesive plaster strips
1 x triangular bandage
2 x sterile eye pads
1 x first aid manual

Notes:

- These items may be purchased from St John Ambulance as a kit or from any reputable first aid supply company.
- This kit is no substitute for first aid training. It is recommended that all competitors should undertake a first aid training course.

The following equipment is recommended for all cars:

- (i) towing and de-ditching gear.
- (ii) fitment of a laminated windscreen.
- (iii) windows tinted with a film which complies with the state vehicle regulations in the relevant state may be used. The use of film which complies with the provisions of Article 253.11 of FIA Appendix J is mandatory for International events and permitted in ARC events.

13. SPECIAL REQUIREMENTS FOR AUSTRALIAN CHAMPIONSHIP, INTERNATIONAL AND SPECIAL STAGE RALLIES

- (i) An adequate firewall to separate the fuel tank from the habitacle which is impervious to the passage of fumes or liquids, must be fitted to all cars which are fitted with other than their standard fuel tank systems.

(ii) Fuel lines, lubricating oil lines and lines containing hydraulic fluid under pressure – Specifications and installation

Application: a vehicle first subject of a CAMS log book from 1 January 2009 shall comply with this regulation and from 1 January 2010, all vehicles shall comply.

The original series production fittings and lines may be retained. If the series production fittings and lines are not retained and where line replacement is permitted by relevant Group regulations, the following regulations shall apply.

Lines which carry hydraulic fluid, fuel or lubricating oil may pass through the cockpit.

Any line containing fuel or lubricating oil shall not incorporate any connectors inside the cockpit except at the front and rear bulkheads in accordance with Drawings 253-59 or 253-60.

All fittings and lines used for the passage of fuel, lubricating oil and hydraulic fluid under pressure shall be manufactured according to the specifications below:

- when flexible, these lines must have threaded, crimped or self-sealing connectors and an outer braid resistant to abrasion and flame (will not sustain combustion);
- the minimum burst pressure measured at the noted minimum operating temperature shall be:

Fuel lines (except the connections to the injectors and the cooling radiator on the circuit returning to the tank including any cooling radiator or lines):	70 bar (1000 psi) at 135°C (250°F)
Lubricating oil lines:	70 bar (1000 psi) at 232°C (450°F)
Lines containing hydraulic fluid under pressure:	280 bar (4000 psi) at 232°C (450°F)

Notwithstanding the requirements detailed above, if the operating pressure of any hydraulic system is greater than 140 bar (2000 psi), the burst pressure shall be at least double the operating pressure.

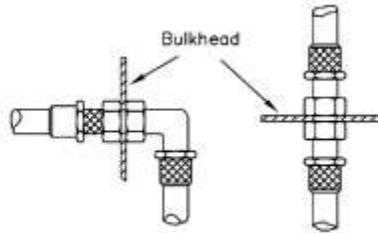
Note: Steel "bundy" tube which is designed for use in automotive applications will usually comply with the minimum burst pressure as will many flexible braided lines designed for fuel injection systems. Reputable hose

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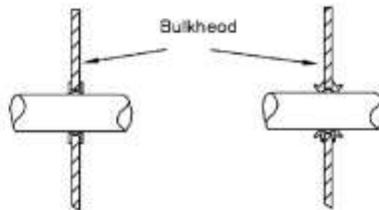
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and line suppliers or manufacturers will be able to provide specifications and documentation (eg, a catalogue) that can assist the scrutiny process.



Drawing 253-59



Drawing 253-60

14. Other than in introductory rallies, cars must be fitted with towing points complying with the following:

- have an internal diameter of at least 40mm;
- are fitted forward of the front axle and rearwards of the rear axle;
- are clearly visible in yellow, orange or red, the chosen colour being in contrast to the colour of the body work immediately adjacent the towing point;
- are constructed and fitted in such a way that when a load is applied to the towing point, parallel to the ground and in a direction facing away from the vehicle, parallel to the longitudinal centre line of the vehicle, the vehicle shall be capable of drawing the car over two blocks of 100mm height. These blocks shall be of a section 100mm x 200mm, not less than the width of the tyre and shall be placed immediately "in front" of the tyres closest to the towing point being subject to the applied load. In order to test the strength of the towing point, any non-structural body work which interferes with the test may be removed.

OR

As an alternative to the above, tow hooks provided by the manufacturer of the car as a standard fitment may be utilised, provided they are easily accessible and clearly visible, in yellow, orange or red, contrasting with the colour of the bodywork immediately adjacent to the towing point, and pass the same test as outlined above.

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2015 CAMS Manual of Motor Sport

RALLY/ROAD

RALLY / ROAD

Methods of Measurement of Emitted Noise

RALLY CARS

1. SOUND LEVEL METER

- (i) must comply with AS 37-1967;
- (ii) must be used on FAST dynamic characteristic;
- (iii) must be used on A weighting network;
- (iv) must be calibrated at six-monthly intervals.

2. TEST SITE

- (i) must be in the open air;
- (ii) must be substantially level and covered with concrete, asphalt or other similar hard material providing acoustic reflection;
- (iii) must consist of an area bounded by a rectangle having sides at least 3m from the outline of the vehicle under test;
- (iv) must contain no objects other than the vehicle and the sound level meter operator.

3. MICROPHONE POSITION

- (i) must be equal to the height of the geometric centre of the orifice of the exhaust outlet, but not less than 200mm above the ground;
- (ii) must be located 525mm (± 25 mm) from the geometric centre of the orifice at the exhaust outlet;
- (iii) must be at an angle of $45^\circ (\pm 10^\circ)$ from the direction of travel of the vehicle at the side nearest the orifice of the exhaust outlet;
(Note: the 45° should be selected so as to achieve the greatest distance between the microphone and the vehicle.)
- (iv) for vehicles fitted with two or more exhaust outlets spaced more than 300mm apart or connected to separate silencers, each exhaust outlet shall be treated separately as if it were the only one.

4. MEASUREMENT METHOD

At normal operating temperature the engine shall be brought to:

4000 RPM for four-cylinder engines

3500 RPM for six-cylinder engines

3000 RPM for eight-cylinder engines

5000 RPM for rotary engines

as determined by the tachometer and stabilised at those limits for a sufficiently long period of time to allow a noise level measurement to be made.

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**ADDITIONAL
INFORMATION FOR
PLANNING APPLICATION**

LOT 27706 (NO. 724) LEAVER ROAD
COPLEY

OUR REF: 6258 4/02/2015



ROWEGROUP

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This report has been authorised by:


Jeremy Hofland Senior Planner


Camille Clarke Planner


Jamie Baxter Quality Control

CONTACT PERTH OFFICE

p 9221 1991 **e** info@rowegroup.com.au **w** rowegroup.com.au **a** 3/369 Newcastle Street, Northbridge 6003

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FIGURES

1. Regional Location Plan
2. Local Location Plan
3. Site Location Plan
4. Zoning Plan



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 **ATTACHMENTS**

1. Certificate of Title
2. Development Plans



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01

Introduction

Rowe Group acts on behalf of Theodore Challis, the owner of Lot 27708 [No. 724] Leaver Road, Copley (herein referred to as the 'subject site').

This report has been prepared in support of an Application which was submitted to the Shire of Northam for the use of a Rally School and additional associated activities.

This report includes a description of the following matters:

- ▲ Location of the subject site;
- ▲ Description of the existing land use;
- ▲ Overview of relevant planning and design issues;
- ▲ Detailed explanation of the proposed development; and
- ▲ Justification for the proposed development.



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02

Description of Site

2.1 Location

The subject site is located in the Municipality of the Shire of Northam, approximately 100 kilometres east of the Perth Central Area.

Refer Figure 1 – Regional Location.

The subject site is situated in Copley and bounded by Leaver Road to the south and existing rural land to the north, east and west. The aforementioned road is a gazetted road constructed to a gravel standard.

Refer Figure 2 – Local Location.

2.2 Cadastral Information

The subject site comprises one land parcel, being:

- ▲ Lot 27708 held on Deposited Plan 207013, Certificate of Title Volume 1803 Folio 645.

The subject site has a total land area of 408 hectares, with a frontage of approximately 5.41 kilometres to Leaver Road.

Refer Figure 3 – Site Plan and Attachment 1 – Certificate of Title.

2.3 Existing Improvements

The subject site currently comprises six (6) existing buildings and structures, scattered vegetation and a dam located on the north-eastern portion of the subject site.



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03

Description of Proposal

The subject site has been in the ownership of the Challis family since 1968. The majority of the 408 hectare property is leased for farming purposes. A portion of the subject site, approximately 10 hectares, was developed in the late 1980's as a rally track to assist with testing, practice and training associated with Mr Challis' professional career as a rally car driver and team operator. This 10 hectare portion of the property is the subject site of this Application.

The subject site has previously been used as the venue for the 'Tough Mudder' endurance event. This activity does not form part of the Application and would be the subject of a separate approval which may be sought by the management company associated with the event.

3.1 Rally Activities

The subject site is currently utilised by Rally School WA with the track being made available to the general public to drive in a rally vehicle with instruction from an experienced rally driver. The portion of the property containing the existing rally track is approximately 17.2 hectares in area and consists of land which is not suitable for agricultural purposes as it is undulating and includes some rocky outcrops. The existing rally track consists of roads developed from existing logging tracks and an open area used a training skidpan.

Rally School WA is a recreational adventure business that has operated nationally for over six (6) years. The business is conducted under strict guidelines and operates with all of the necessary insurances, and employs qualified and experienced personnel. The operation of the activity occurs as follows:

- ▲ Participants secure a scheduled time either online or by telephone prior to the allocated time, with events being held once sufficient numbers are confirmed. Persons cannot arrive on site and participate without a prior booking being made.
- ▲ Rally sessions on the subject site involve four (4) cars, and four (4) sessions are held per day for a duration of two hours each.
- ▲ The Rally School WA sessions will operate predominantly on Saturdays and Sundays, generally held at 8am, 10am, 12 noon and 2pm. A maximum of 12 patrons participate in each session together with approximately 10 spectators in attendance. At the end of each session, the participants and spectators leave the property.
- ▲ Sessions are held between February and December, for an average of 2 weekends per month.
- ▲ Whilst on the property, the participants and spectators are to park in the designated parking area which is capable of accommodating 20 bays.
- ▲ A total of 6 staff are involved in the Rally School and undertake roles such as marshalling participants, fitting of safety equipment and instruction/tuition. A safety induction session is held for all participants before entering the vehicle.
- ▲ Based upon the above a total of 88 participants and 6 staff would attend the site, spread over four sessions. This would result in a maximum of 66 traffic movements along Leaver Road and De Castilla Road per day between the hours of 7:45am and 5pm.

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- ▲ The designated Rally School area incorporates fencing and signage to contain participants and spectators within appropriate locations.
- ▲ Refuelling is to occur in the existing farm shed which incorporates an impervious rubber floor in the refuelling area. The refuelling will occur from containers with a maximum capacity of 20 litres. Whilst vehicles are being refuelled a spill tray capable of containing in excess of 20 litres of fuel is to be placed in position to capture any potential fuel spills. In addition, materials will be on hand to contain and absorb fuel in the event of a spill.
- ▲ A demountable building is located near the starting line and is used for the storage of safety equipment and other items associated with the activity. A shed is also located to the west of the property near the skidpan which is used for storage purposes associated with the Rally School and the residents of the property.
- ▲ Participants may bring their own food, drinks and folding chairs whilst existing structures also provide shade and protection from the elements.
- ▲ Male and female toilets are available in the form of 'Porta-Loo's' which are emptied periodically by an external contractor, with all waste being removed from the site.

Approval is also sought for the use of the rally circuit for Private Rally testing, rally driver training, and rally car development. This will normally involve small groups of four [4] to five [5] participants in a closed session. These activities will occur approximately less than 10 days a year on days when the Rally School is not in operation.

3.2 Product Launches

It is also proposed that a portion of the subject site containing the rally track is to be used as a venue for product launches for four wheel drive/all terrain vehicles and/or aftermarket component manufacturers. The product launches will involve the display and demonstration of the products to persons involved in the sale of vehicles, spare parts and/or accessories.

It is anticipated that this activity would occur no more than twice a year, and is to take place in the portion of the site containing the rally track. Some events will be held over one day and potentially into the evening, whilst occasionally an event may be held over a weekend which would involve attendees staying or camping on the site.

Refer Attachment 2 – Development Application Plans.



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04

Town Planning Considerations

4.1 Zoning

4.1.1 Shire of Northam Local Planning Scheme No.6

Under the provisions of the Shire of Northam Local Planning Scheme No. 6 ('LPS6') the subject site is zoned 'Rural'.

The objectives of the 'Rural' zone are as follows:

- *To provide for horticulture, extensive and intensive agriculture, agroforestry, local services and industries, extractive industries and tourist uses which ensure conservation of landscape qualities in accordance with the capability of the land;*
- *To protect the potential of agricultural land for primary production and to preserve the landscape and character for the rural area;*
- *To control the fragmentation of broad-acre farming properties through the process of subdivision;*
- *To protect land from land degradation and further loss of biodiversity by:*
 - *Minimising the clearing of remnant vegetation and encouraging the protection of existing remnant vegetation;*
 - *Encouraging the development of and the protection of corridors of native vegetation;*
 - *Encouraging the development of environmentally acceptable surface and sub-surface drainage works; and*
 - *Encouraging rehabilitation of salt affected land.*

Refer Figure 4 – Zoning Plan.

4.1.2 Land Use Permissibility

The proposed and current use for the subject site falls within the use class of 'Recreation – Private' and 'Reception Centre' which are defined in LPS6 as follows:

Recreation Private: *Premises used for outdoor or indoor leisure, recreation or sport which are not usually open to public without charge.*

Reception Centre: *means premises used for functions on formal or ceremonial occasions but not for un-hosted use for general entertainment purposes.*

Table 1 – Zoning Table, of LPS6 indicates that the use 'Recreation – Private' and 'Reception Centre' are 'A' uses within the 'Rural' zone of the LPS6 area. 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. Clause 9.4 of LPS6 requires an 'A' use to be advertised to the public.



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4.2 Consistency with Objectives of 'Rural' Zone

The proposed Rally School and product launches are consistent with the definition of the uses 'Recreation - Private' and 'Reception Centre' for the following reasons:

- ▲ The proposed Rally School provides a tourist attraction for the region for persons from the Perth Metropolitan Area, who often make it a day trip and visit other local activities. It is also a use that will contribute to the conservation of the natural landscape qualities in accordance with the capability of the land through effective environmental management strategies.
- ▲ The activity does not involve the subdivision or fragmentation of broad-acre farming.
- ▲ The proposed product launches are not un-hosted events for general entertainment. The launches will be hosted by a particular company or brand wishing to launch their product and provide demonstrations and displays of the product on the subject site.

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05

Management Plans

5.1 Environmental Management Plan

Environmental management for the subject site will be managed in the following ways:

- ▲ There will be no clearing of vegetation as the track already exists on site;
- ▲ All servicing and maintenance of the vehicles is to take place off site, so there will be no waste oils or vehicle components in association with the activity;
- ▲ Refuelling is to take place in the existing farm shed; and
- ▲ Vehicles are to be stored within an existing farm shed on the property. In the event that the vehicles will not be required for an extended period they are removed from the property and stored at an alternative location in the Perth Metropolitan area.

5.2 Dust Management Plan

The management of dust on the subject site will occur in the following ways:

- ▲ Vehicle access will be restricted and vehicles must remain on the designated access tracks and parking areas;
- ▲ The operation of the activity does not generate dust to the extent that it would impact on surrounding residences. Should it be necessary, a water cart is available to dampen areas identified as being potentially dust-generating. The frequency of the use of the water cart will be determined by the site manager based on weather conditions, activities being conducted on site and any other factors which may exacerbate dust impacts;
- ▲ The site manager is to take into consideration the prevailing wind direction and strength; and
- ▲ In the event of extreme weather conditions, the site manager may cease the operation of the rally track to avoid any dust nuisance being created.

5.3 Noise Management Plan

The management of noise on the subject site will occur in the following ways:

- ▲ The vehicles are fitted with an exhaust system which is to a standard such that it would comply with licensing requirements for a road registered vehicle. Given this situation the vehicles do not generate any more noise than the equivalent road registered vehicle.
- ▲ The rally car track is located approximately 2km from the nearest neighbouring residential dwelling. Surrounding residents are unlikely to be aware of the activity when it is in operation.
- ▲ The use of the subject site will be restricted to the opening hours of 8am – 5pm Friday, Saturday and/or Sunday.

5.4 Risk Management Plan

Risk management for the subject site will be managed in the following way:

- ▲ All fuels stored on the subject site will be secured and managed by the site manager.

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- ▲ Fire extinguishers will be stored within all structures on the subject site and adjacent to fuel storage areas.
- ▲ The subject site will not be used in the event of extreme weather conditions. The site manager will decide when the weather is too dangerous for the rally track to be operational.
- ▲ Rally School participants will be required to use caution and obey all traffic rules when leaving the rally area.
- ▲ The subject site is completely fenced off from the existing farming area on the property.
- ▲ Lockable gates are located at the access points for the subject site.
- ▲ The area of the subject site containing the rally circuit is further fenced off from non-participants.
- ▲ The rally area has been designed to conform with the Confederation of Australian Motorsport (‘CAMS’) requirements, although this is not strictly required.
- ▲ Safety briefings are conducted at every event.
- ▲ A qualified first aid person will be present for the duration of Rally School classes.

5.5 Emergency Management Plan

Emergency management for the subject site will be managed in the following ways:

- ▲ Storage of fire extinguishers on the subject site.
- ▲ An emergency exit will be provided on the subject site for an alternative route in the event of a fire.
- ▲ Fire blankets will be stored on the subject site.
- ▲ The site manager will be responsible for ensuring the safety of customers in the event of an emergency.
- ▲ A qualified first aid person will be present for the duration of Rally School classes.

5.6 Traffic Management Plan

Traffic will be managed on the subject site in the following ways:

- ▲ Vehicle access to the subject site will be via a driveway off Leaver Road.
- ▲ Traffic movements in association with the Rally School are spread throughout the entire day when the activity is in operation.
- ▲ A car parking area is clearly signed for visitors.
- ▲ The access road to the subject site is sufficient to permit two way vehicle access.
- ▲ Rally cars will be tailored to the property.
- ▲ Participants of the Rally School are required to stop at a meeting point where they are escorted to the rally area by a Rally School staff member.
- ▲ Upon entering the site, signage is installed which informs motorists that the speed allowed on the farm is 40 km/hr.

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- ▲ At the end of the session, participants are encouraged to leave the property and travel on surrounding roads in a safe and lawful manner.

5.7 Waste Management Plan

The waste generated from the subject site will be managed in the following ways:

- ▲ Minimal food and general waste will be generated on the site. Any waste generated in association with the activity is appropriately disposed of in a responsible manner.
- ▲ Recyclable wastes generated will be taken to the nearest recycling depot within the Shire of Northam.
- ▲ The use on the subject site will not involve the burial or burning of waste.

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06

Conclusion

The activities to be conducted on the site fall within the use classes of 'Recreation – Private' and 'Reception Centre' under the provisions of LPS6. The Rally School and associated activities on the subject site are consistent with the objectives stated in LPS6 for the 'Rural' zone.

This report also provides information on the various management plans required for the subject site. The management plans will ensure that the subject site operates in a safe and minimal impacting way on neighbouring properties and on the natural environment.

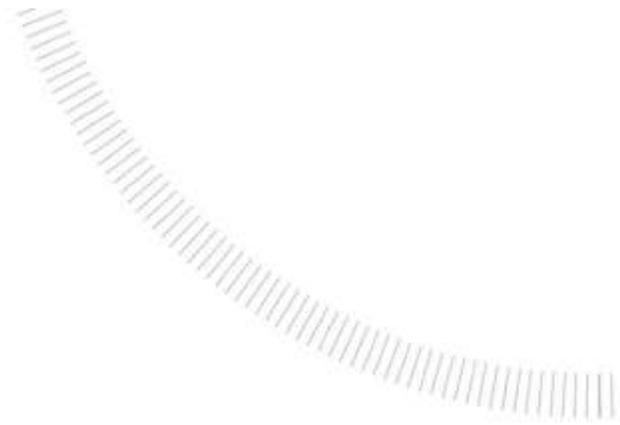
The development satisfies all relevant town planning considerations, and will not have an adverse impact on the amenity of the locality or the environment.

In light of the above and with respect to the Application previously submitted to the Shire, it is respectfully requested that the Application is given approval under the assessment of the Shire of Northam local government.

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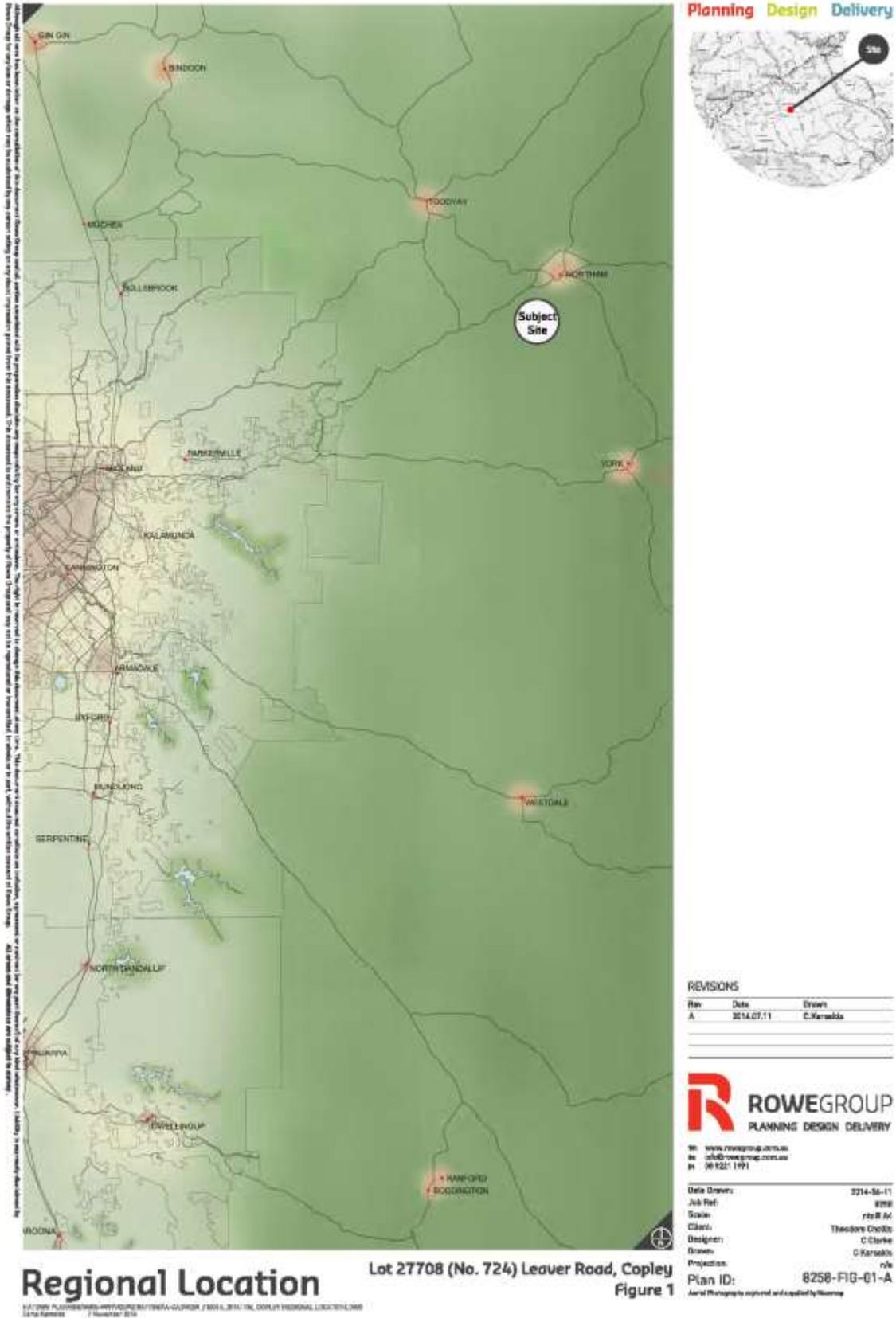
FIGURES



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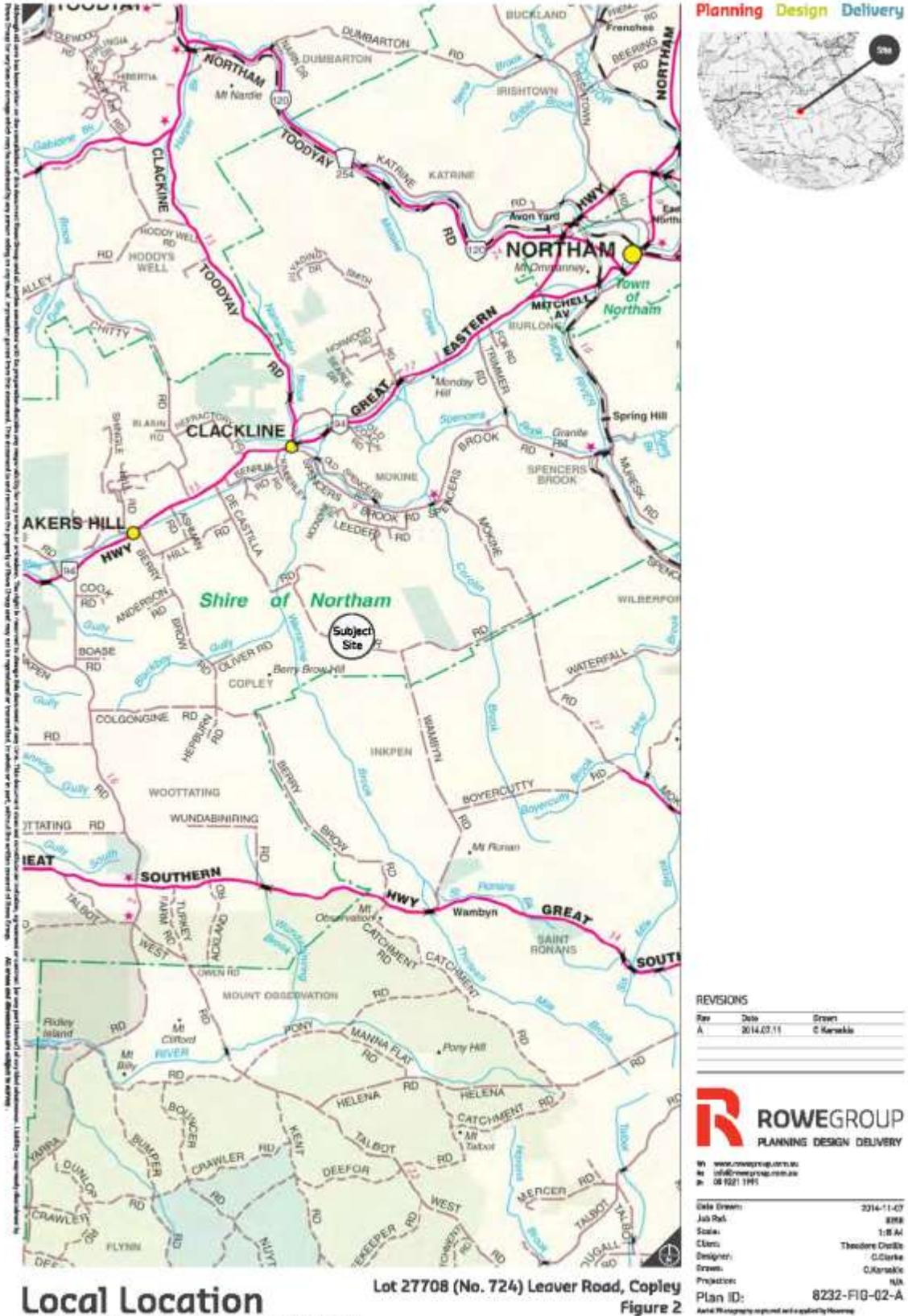
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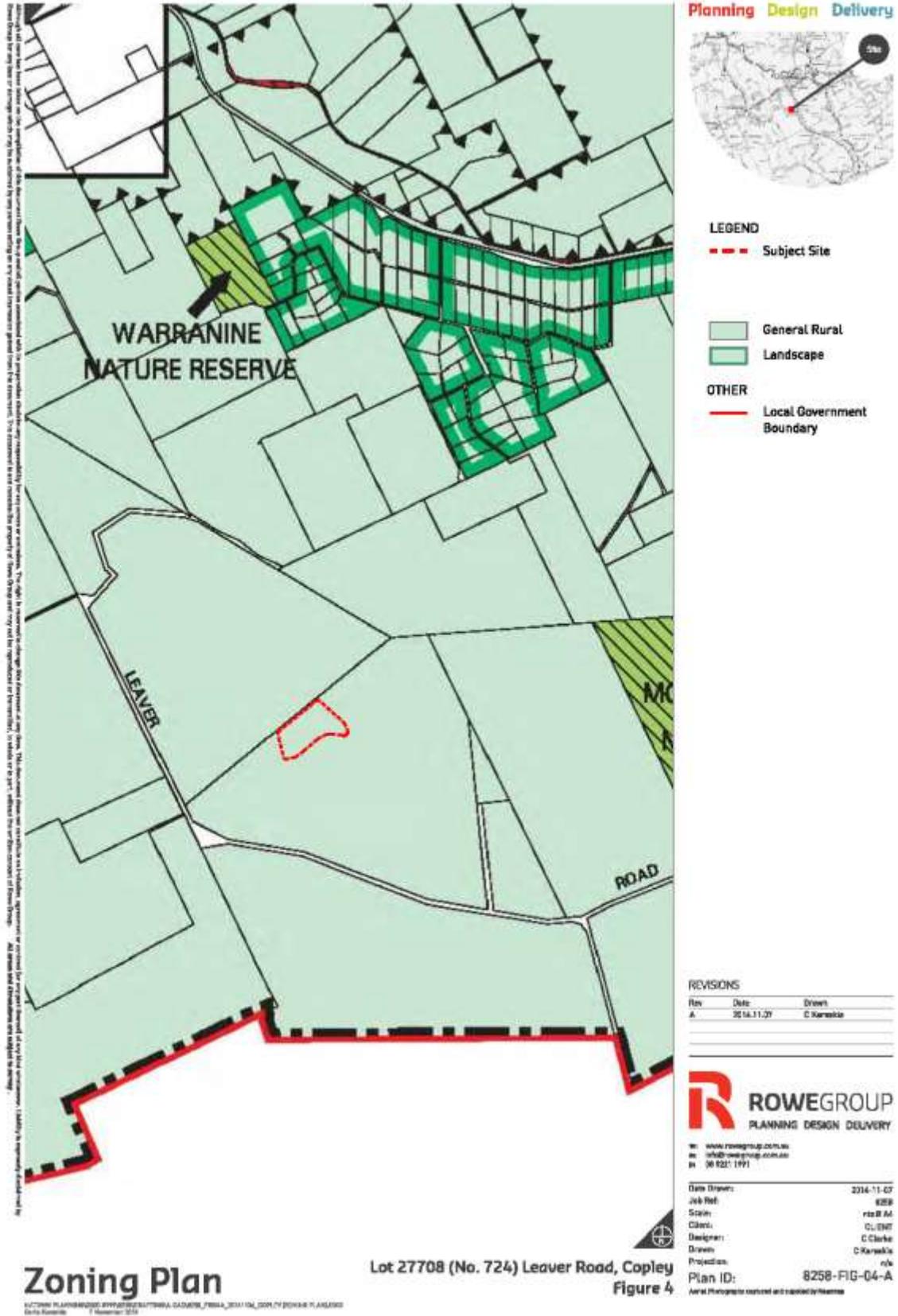
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ATTACHMENT 1

CERTIFICATE OF TITLE



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WESTERN AUSTRALIA



REGISTER NUMBER	
27708/DP207013	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	13/8/2010

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

VOLUME **1803** FOLIO **645**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 27708 ON DEPOSITED PLAN 207013

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

THEODORE CHALLIS OF 110 SYDENHAM ROAD, DOUBLEVIEW
(XE A000001A) REGISTERED 1 JANUARY 0001

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

1. L397475 MORTGAGE TO LA TROBE CAPITAL & MORTGAGE CORPORATION LTD REGISTERED 10.8.2010.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
 Lot as described in the land description may be a lot or location.

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

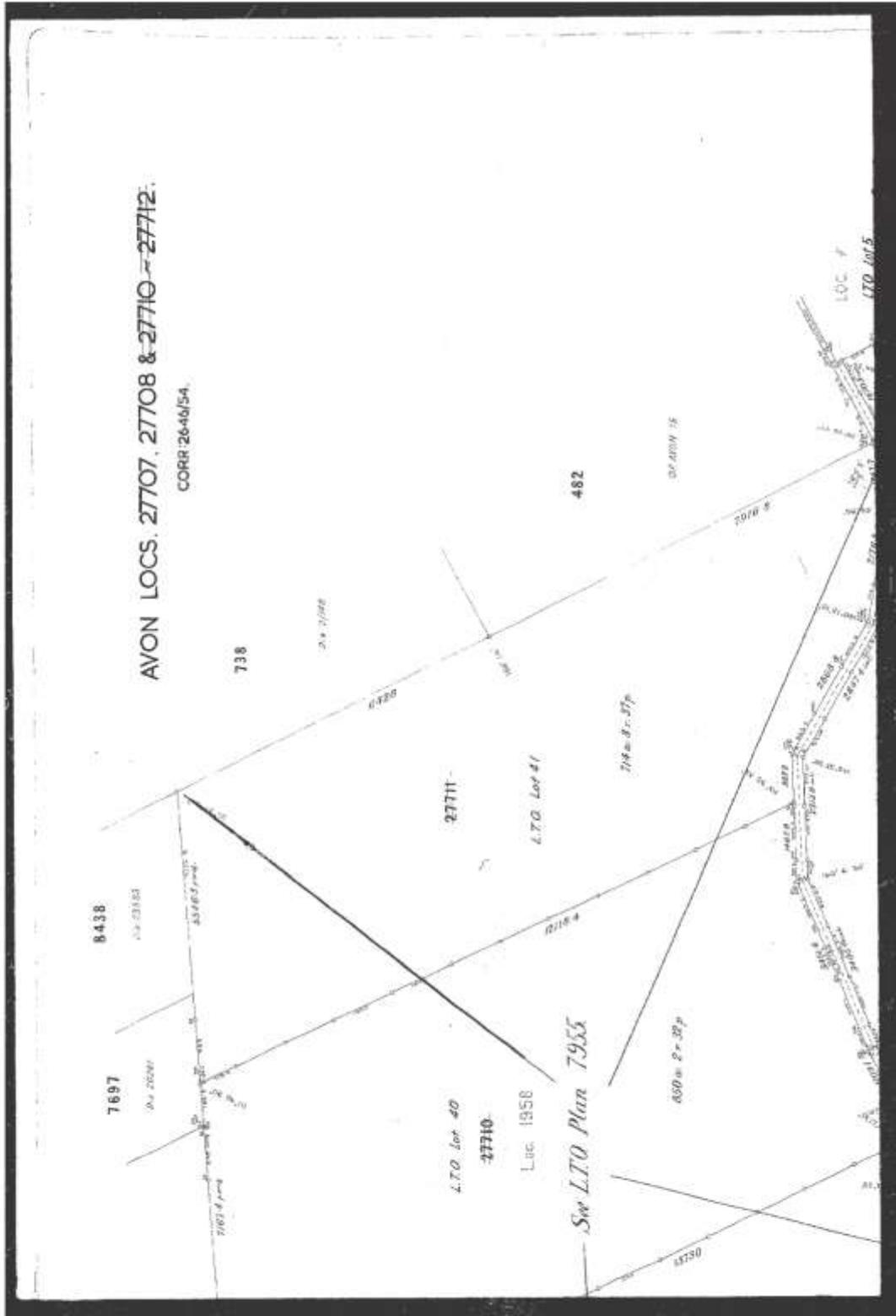
STATEMENTS:

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

SKETCH OF LAND: 1803-645 (27708/DP207013).
 PREVIOUS TITLE: This Title.
 PROPERTY STREET ADDRESS: 724 LEAVER RD, COPLEY.
 LOCAL GOVERNMENT AREA: SHIRE OF NORTHAM.

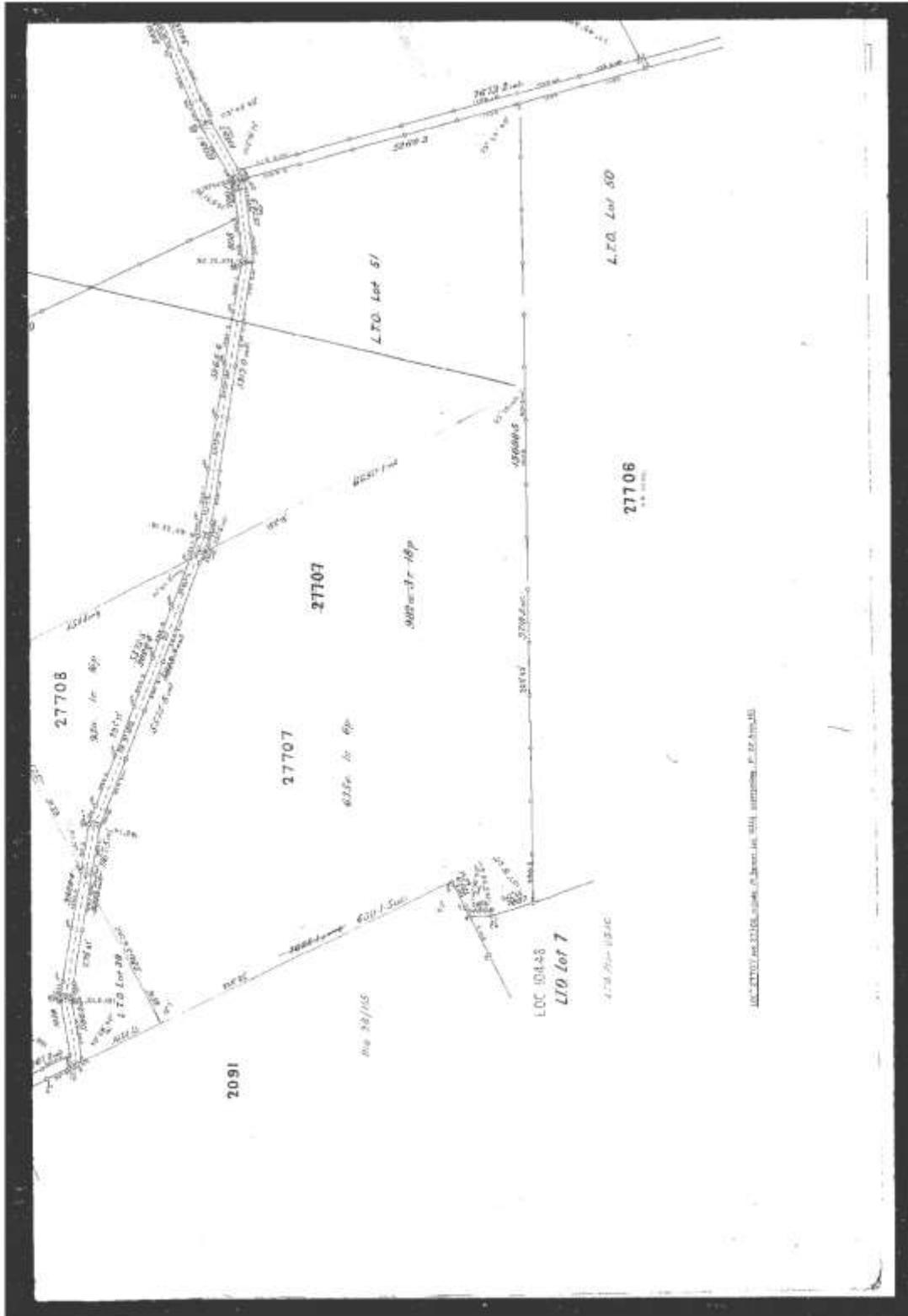
- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF AVON LOCATION 27708 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 27708 ON DEPOSITED PLAN 207013 ON 06-MAY-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

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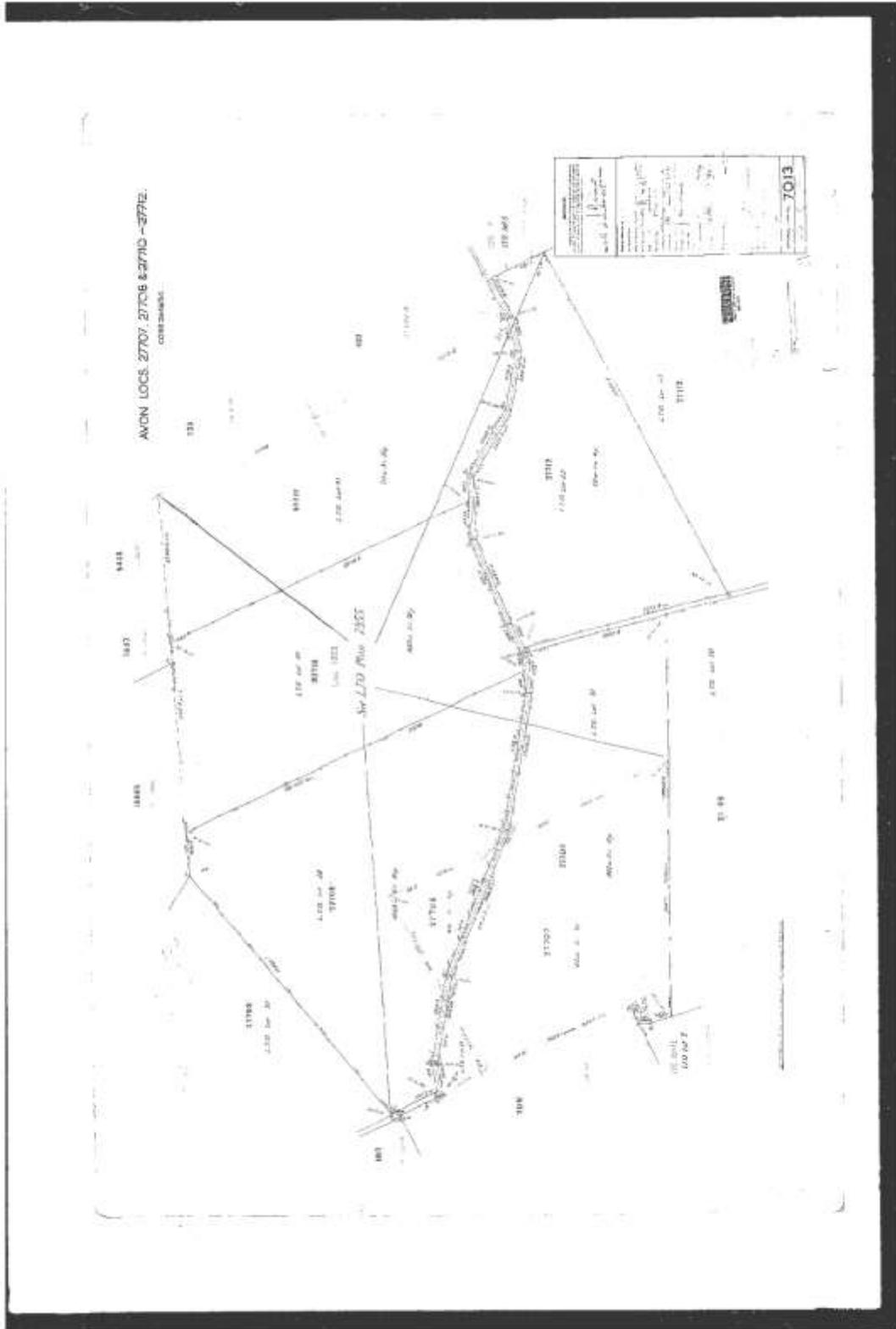
LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Nov 5 11:29:46 2014 JOB 46047830

SHIRE OF NORTHAM
AGENDA
COUNCIL FORUM MEETING TO BE HELD ON 8 APRIL 2015



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ATTACHMENT 2

DEVELOPMENT PLANS



ROWEGROUP

SHIRE OF NORTHAM

AGENDA

COUNCIL FORUM MEETING TO BE HELD ON 8 APRIL 2015



SHIRE OF NORTHAM

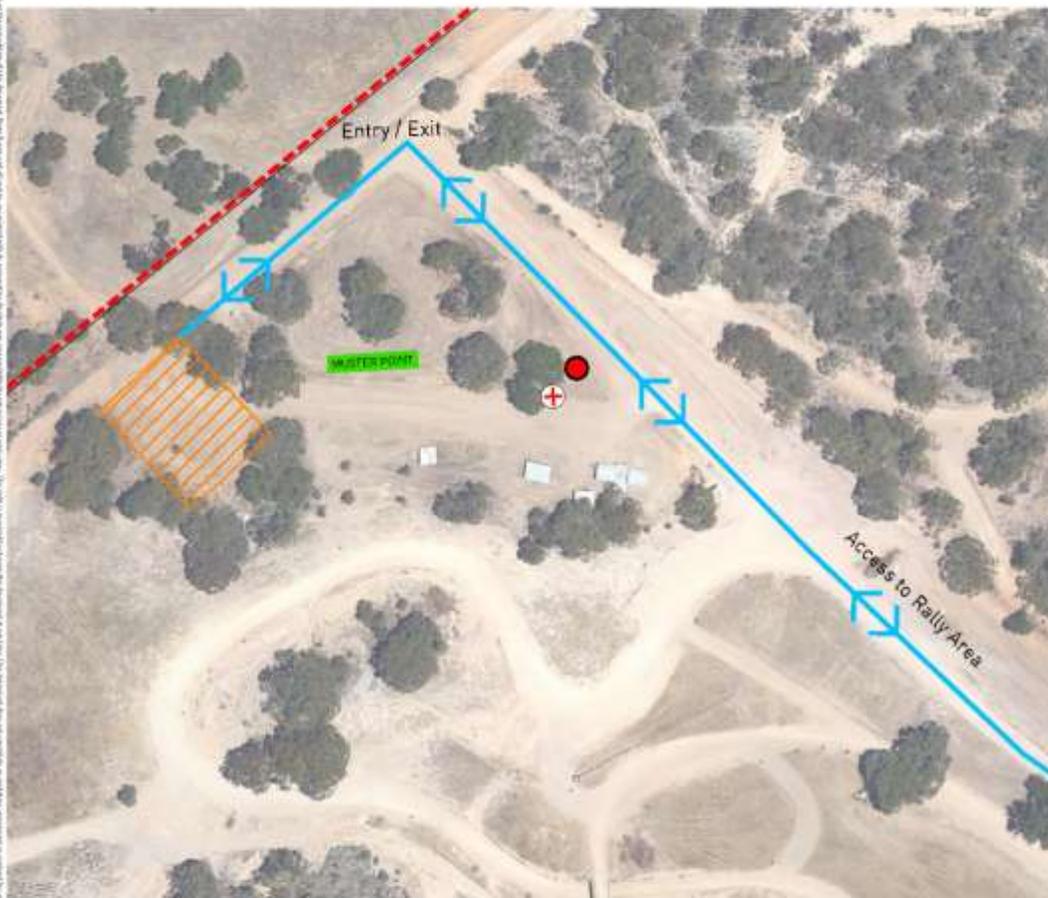
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EMERGENCY PLAN



LEGEND

- Subject Site
- > Access to Rally Area
- Public Parking Area
- Fire Fighting Equipment
- + First Aid Equipment

EMERGENCY CONTACTS

FOR ALL FIRE, AMBULANCE AND POLICE EMERGENCIES

DIAL 000

Local Fire Services

Bakers Hill Bush Fire Service 08 9244 9577

Local Ambulance Services

Wundowie St John Ambulance 08 9573 9333

Local Hospital

Northam District Hospital 08 9690 1300

Local Police Station

Wundowie Police Station 08 9573 6244

First Aid Personnel

Bill Hayes 0412 228 384

D	DANGER Check for DANGER Hazards / Risks / Safety?		R	RESPONSE Check if RESPONSIVE If not, Call 000 Ask for Assistance		A	AIRWAY Open AIRWAY Look for signs of life Chest rise, nose rise, breathing or moving		B	BREATHS Give 2 initial BREATHS if not breathing properly		C	COMPRESSIONS Give 30 chest COMPRESSIONS (2 compressions per breath) Followed by 2 breaths		Continue Cardio Pulmonary Resuscitation until qualified personnel arrive or signs of life return
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EMAIL CORRESPONDENCE

-----Original Message-----

From: Tolley Challis
Sent: Wednesday, 18 March 2015 10:56 AM
To: Phil Steven
Cc: Bronwyn Southee; Jeremy Hofland
Subject: Noise Testing

Hi Phil,

Re sound testing conducted at 724 Leaver Rd Copley, I provide the following information

Measurements taken on the property boundary as per the diagram supplied.

Testing conducted on Sunday 15th March between the hours of 8.00am and 9.30 am.
Rally cars on track during testing are similar to those used at a rally school. It should be noted that these cars are full competition cars and so would be louder than school cars. That said, these cars comply with the WA rally regulation for vehicle noise as per the levels set by the WA Road Traffic Authority.

Note that the ambient wind noise on the day of testing ranged from 35db to 62 db.

The test equipment utilised was as follows Testrite T-50 Digital sound meter.

Test results with Rally cars on track -

Point ³A² -
Wind from the North
50db to 62db

Point ³B² -
Wind from the West
49db to 54db

(wind noise peaked at 62db during test)

Point ³C² -
Wind from the West
43db to 47db

(wind noise peaked at 43db during test)

Point ³D² -
Wind from the West
NOTE - Wind noise greater than rally cars on track - 45db to 51db

Point ³E² -
Wind from the West
43db to 46db

(wind noise peaked at 45db during test)

Regards
Tolley Challis

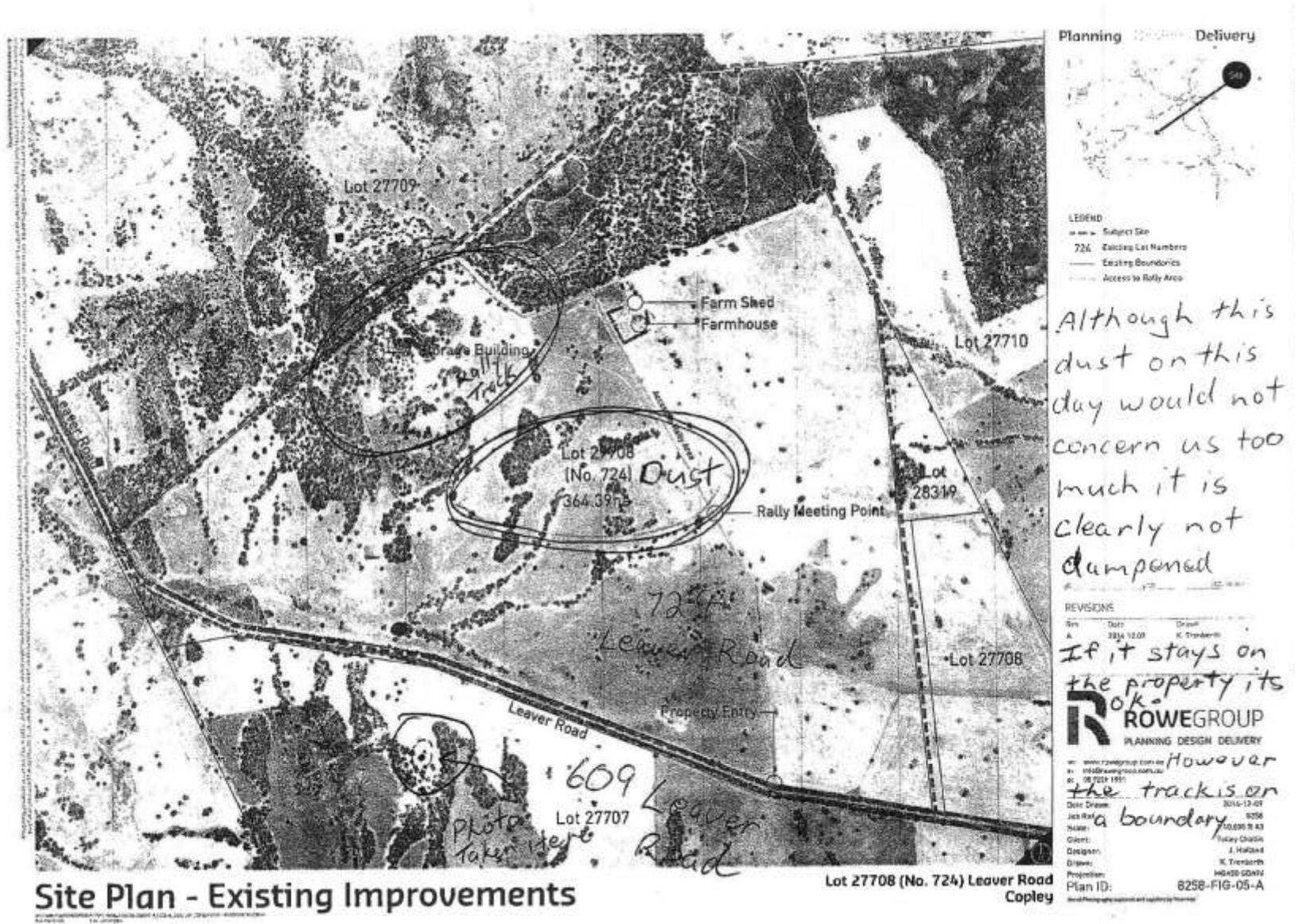
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Leeder Road Contribution estimate			
Rate Payers : 17, average 2 cars per home	4 movements per day per vehicle	136 movements per day	49,640 movements annually
Others: 2 vehicle	2 movement per day per vehicle	4 movements per day	1460 movements annually
Carting: 20 trucks	10 movements per day for 30 days	300 movements per day	9000 movements annually
Total:			60,100 movements annually
Rally School: 104 movements for 36 days per year			3744 movements per year
Rally School percentage of overall movements:			6%
Costing's to maintain Leeder road and Descastilla:			\$91,000
Rally School maintenance contribution @ 4%:			\$5,460

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APPENDIX 2 – SCHEME AMENDMENT ITEM



Environmental Protection Authority

Chief Executive Officer
Shire of Northam
PO Box 613
NORTHAM WA 6401

Our Ref: CMS14408
Enquiries: Angela Coletti, 6145 0800
Email: Angela.Coletti@epa.wa.gov.au

Dear Sir/Madam

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

— **SCHEME:** Shire of Northam Local Planning Scheme 6 —
Amendment 1
RESPONSIBLE AUTHORITY: Shire of Northam
DECISION: Not Assessed: No Advice Given

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of this letter will be made available to the public via the EPA website.

Yours sincerely

Darren Foster
Director
Strategic Policy and Planning Division

For the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 dated 6 December 2013

15 December 2014

Level 8, The Atrium, 188 St Georges Terrace, Perth, Western Australia 6000
Telephone 08 6145 0800 Facsimile 08 6145 0895 Email info@epa.wa.gov.au

Locked Bag 10, East Perth WA 6892

www.epa.wa.gov.au

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SHIRE OF NORTHAM
NOTICE OF PUBLIC ADVERTISEMENT
FOR PROPOSED SCHEME
AMENDMENT 1

LOT 9 NO.11 JOHN STREET, NORTHAM

Notice is hereby given for public information and comment that Council resolved to initiate Scheme Amendment No.1 to Local Planning Scheme No.6 at its Ordinary Council Meeting held 19th November 2014 for the rezoning of Lot 9 No.11 John Street, Northam from 'Residential R30' to a 'Mixed Use' zoning.

A copy of the proposed Scheme Amendment 1 can be viewed at the Shire of Northam Administration Offices located at 395 Fitzgerald Street, Northam or alternatively on the Shire of Northam's website at www.northam.wa.gov.au.

Written submissions in respect of the proposal should be made and received by the Shire by 4pm on the **5th March 2015**.

Should you wish to discuss this matter further, please contact Courtney Wynn on 9622 6143 or via email at planning1@northam.wa.gov.au.

JASON B WHITEAKER
CHIEF EXECUTIVE OFFICER

395 Fitzgerald Street
PO Box 613

Northam WA 6401

P (08) 9622 6100

F (08) 9622 1910

E records@northam.wa.gov.au

W www.northam.wa.gov.au



TA1568426

SHIRE OF NORTHAM
AGENDA
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Shire of Northam Local Planning Scheme No.6
Proposed Scheme Amendment 1 to Local Planning Scheme No.6
Schedule of Submissions

Number	Submission	Applicants Response	Officers Comment
Adjoining landowner	1) Privacy issues with proposed development (multi storey development) higher fence? (Cost) 2) Water Drainage issues onto my property.	<p>I understand that the objector's concerns relate to privacy, boundary fencing and drainage associated with a future motel development. I provide the following comments for your consideration:</p> <ul style="list-style-type: none"> The matters of privacy, boundary fencing and drainage are typically considered at the detailed design (i.e. Development Application) stage when the Council is presented with a specific proposal. These are not issues that can be fully addressed at the Scheme Amendment stage which, in this instance – and notwithstanding the owner's intentions – considers only the zoning of the land and as such a range of potential uses and forms. <p>Notwithstanding the above, I note that LPS 6 includes a number of provisions regarding development in the mixed use zone that guide built form outcomes. A future motel development will by necessity be mindful of the objectives for the proposed mixed use zone including the requirement for appropriate treatment of the interface between commercial / mixed use / residential development. The matters raised by the objector will be unravelled at the Development Application stage and solutions will have regard for the LPS 6 objectives.</p>	<p>The submission is noted.</p> <p>Please be advised this is a proposed amendment to Local Planning Scheme No 6 and does not involve any development at this stage. Should the scheme amendment be formalised to allow the change in zoning from Residential R30 to Mixed Use, the landowner would then be required to apply for a development application to undertake any construction on this site. It is at this stage that Shire Officers will assess and determine any possible privacy or drainage impact in accordance with the provisions of Local Planning Scheme No. 6 and associated regulations.</p>

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SHIRE OF NORTHAM
LOCAL PLANNING SCHEME NO. 6
AMENDMENT NO. 1

SCHEME AMENDMENT REPORT

OCTOBER 2014



ABN: 68 620 741 870

T: 0415 213 182

carly@engageurban.com.au

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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: | 1 |
| 5. Proposal: | <i>To amend the zoning of No. 9 (Lot 11) John Street, Northam, from "Residential" to "Mixed Use"</i> |

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PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

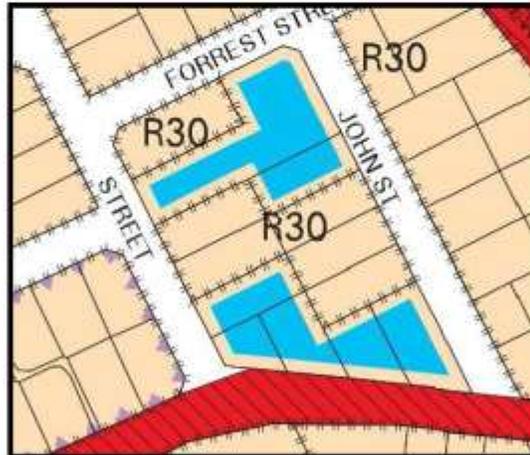
SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO. 1

AMENDMENT NO. TBC

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 "Mixed Use" to No. 9 (Lot 11) John Street, Northam, as depicted on the figure below:



Dated this day of 2014

.....

CHIEF EXECUTIVE OFFICER

SHIRE OF NORTHAM
AGENDA
COUNCIL FORUM MEETING TO BE HELD ON 8 APRIL 2015

SCHEME AMENDMENT REPORT

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1.0 Purpose of Scheme Amendment

The purpose of the Scheme Amendment is to amend the zoning of No. 9 John Street, Northam, from 'Residential' to 'Mixed Use' and facilitate development of the site as an extension to the existing adjacent Northam Motel.



Figure 1a: Current 'Residential' Zoning



Figure 1b: Proposed 'Mixed Use' Zoning

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2.0 Background

The Northam Motel is located at No. 13 John Street, Northam, and offers short-term, motel-style accommodation. The property subject to this Scheme Amendment, No. 9 John Street, Northam, abuts the southern boundary of the Northam Motel and is under the same ownership. In response to an increased demand for short-term accommodation in the town, the owners of the Northam Motel intend to expand the business and construct additional motel units on No. 9 John Street. However, the property is currently zoned 'Residential' under Local Planning Scheme No. 6 and the land use class of 'Motel' is a prohibited use in the Residential zone.

A previous development approval for a proposed extension of the Northam Motel on to No. 9 John Street was issued on 25 October 2011. At this time, and under the previous Town Planning Scheme, 'Motel' was a discretionary land use in the applicable zone. The owners were not able to proceed with the development prior to expiration of the development approval.

The owners of the Northam Motel are now seeking to amend the zoning of No. 9 John Street to 'Mixed Use', which would be consistent with the current zoning of No. 13 John Street and nearby properties at the southern end of John Street. Under the 'Mixed Use' zoning provisions, the land use class of 'Motel' is designated 'A', meaning that the use may be permitted where the local government grants approval in accordance with provisions of the Local Planning Scheme.

3.0 Site Context

3.1 Land Tenure

No. 9 John Street is known as Lot 11 on Plan 2314. The land is owned by PerfectGift WA Pty Ltd. The Certificate of Title is provided in Appendix 1 to this report.



Figure 2: Street View of No. 9 John Street, Northam

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3.2 Existing and Surrounding Land Uses

No. 9 John Street is improved with a single brick and tile residence dating from approximately the 1960s. In the past, the dwelling has been used as a caretaker's residence for the Northam Motel. No. 13 John Street, abutting the northern boundary, is the existing Northam Motel site. The Northam Motel is developed as several blocks of mainly single-story motel units and is currently zoned 'Mixed Use'. A further area of Mixed Use zoning is located at the southern end of John Street, approximately 200m from the subject site, and current uses include a fuel station, office and residential.



Figure 3 Mixed Use Development Bounded by Mitchell Avenue, John Street and Robinson Street

The immediate area surrounding the site is predominantly single residential. The zoning for much of the surrounding land allows for development at R30 standard but redevelopment of older housing stock to this density is limited at this stage. The site is located 200m from the main road into Northam from Perth (Mitchell Avenue) and 1km from the post office in the town centre. Approximately 600m to the north of the site is the Northam District Hospital and associated health precinct.

A Location Plan is provided in Appendix 2 to this report.

3.3 Site Characteristics

No. 9 John Street is 911m² in area. It has direct frontage to John Street and is located approximately 200m from the intersection with Mitchell Avenue.

A Section 70A notification has been lodged against the land stating that any future purchaser "will be required to grant and reserve to the registered proprietor an easement for a right of

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carriageway to access the said Lot 18 on Diagram 32236". Lot 18 is the existing Northam Motel site.

No. 9 John Street has been cleared of vegetation for residential development. The site has a moderate fall from the front to the rear (east to west).

There is an existing power pole located on the verge abutting the front boundary of the property. The site is not affected by the floodplain and associated Special Control Area surrounding the Avon River.

4.0 Planning Framework

4.1 Avon Arc Sub Regional Strategy

The Avon Arc Sub Regional Strategy identifies Northam as the Regional Service Centre for the Avon region. This positions Northam as a preferred location for tourism and commercial developments, and growth in these sectors is an objective of the Strategy.

The Strategy emphasises the need for the consolidation of urban development in accordance with the centres hierarchy. The subject land falls within the Northam townsite area identified for consolidation in the Strategy. The proposed rezoning is consistent with these principles as it will contribute to general growth and diversification of land uses within the town.

4.2 Northam Regional Centre Growth Plan

The Northam Regional Centre Growth Plan provides strategies for the growth of the Shire within the context of the 'SuperTowns' framework. Of note, key guiding principles include:

- Encourage tourism in the Avon Sub Region; and
- Improve the quality, quantity and range of short stay accommodation and services available in Northam.

It is acknowledged that the Plan cautions against fragmented commercial retail development outside of the town centre, and the key objectives for the 'Forrest Precinct' (in which the subject land is located) include consolidation of residential development. This is not to say, however, that all non-residential uses should be prohibited outside of the town centre. Rather, non-residential uses should be appropriate to the site context and not undermine the primacy of the town centre, particularly as a retail precinct. The proposed Mixed Use zoning allows for a limited range of uses and can incorporate a residential component. Development consistent with objectives and specific provisions for the Mixed Use zone is not likely to be of a scale or strategic nature that would detract from the town centre.

4.3 Shire of Northam Local Planning Strategy

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The Shire of Northam Local Planning Strategy lays out the long-term strategic vision for development and growth in the local government area. It states that Commercial and Mixed Use areas should be consolidated, and any new substantial areas of these zonings outside of the town centre should be limited. The subject land is located in a block that is currently zoned Mixed Use at each end with residential in between. The proposed rezoning would lead to consolidation of the Mixed Use zone in this precinct and is a better outcome to creating new commercial areas within the townsite.

Tourism is also recognised in the Local Planning Strategy as a significant source of future economic growth. Tourism developments are encouraged but the need to avoid conflict with rural land uses, the natural environment or heritage is emphasised. The proposed rezoning will facilitate expansion of the existing Northam Motel, providing additional short term accommodation in keeping with the Local Planning Strategy objectives. Land uses generally considered under the Mixed Use zoning and the Motel use in particular will not impact on the Shire's rural areas; environmental and conservation values; or European or Aboriginal heritage assets.

5.0 Development Proposal

5.1 Proposed Development

The proponent intends to develop No. 9 John Street as motel accommodation units. The development will be similar in scale and design to the plans approved in 2011, which provided for 12 single-storey motel units and associated car parking. The 2011 plans are included in Appendix 3 of this report as 'concept plans', as the owners will be working with a new architect at the detailed design stage. It is acknowledged that the design involves some variations to the built form standards for the Mixed Use zone provided in Local Planning Scheme No. 6. Assessment of these variations will occur through the development approval process and it is not necessary to address these in detail at this stage. The site is generally capable of being developed in accordance with the provisions for the Mixed Use Zone.

5.2 Servicing

The subject land is located within the Northam townsite and water, sewer, power and communications services are available. Development consistent with the proposed Mixed Use zoning will not place unsustainable demand on local services.

5.3 Environmental Considerations

The land has been previously developed for residential purposes and there is no remnant vegetation of significance on site.

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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 proposed development does not involve any activities that might generate noise, dust, waste or use of hazardous materials that would be unable to comply with statutory requirements.

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, or impacted by a Registered Aboriginal Heritage Site. The existing residential dwelling has limited heritage value and redevelopment will not be to the detriment of the Shire's heritage assets.

5.5 *Amenity Considerations*

The expansion of the Northam Motel will not have an undue impact on the amenity of nearby residential properties. While specific amenity concerns in relation to the development will be addressed in detail at the Development Application stage, it is worth noting that amenity issues are capable of being addressed through detailed design. That is to say, the proposed land use is capable of being developed such that it does not unduly impact nearby residential properties, as are other potential uses within the 'Mixed Use' zone. The site is capable of providing car parking in accordance with Scheme requirements (demonstrated on the concept plans) so there will not be an increased demand for off-site or street parking.

The Northam Motel is not licensed to serve alcohol, does not offer meal service to the wider public and does not host entertainment facilities. The reception and kitchen do not operate twenty-four hours. Accordingly, noise from visitors coming and going or from within the site itself will not be significantly greater than from within a grouped dwelling residential development.

Lighting, signage and built form (bulk, privacy, overshadowing) are also factors that have the potential to affect the amenity of residential properties. These issues can be effectively managed through specific design strategies at the development application stage.

6.0 **Rationale for Proposed 'Mixed Use' Zoning**

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6.1 *Consistency with Planning Framework*

Strategic planning tools for the region consistently reference tourism growth and consolidation of the Northam townsite. The purpose of the proposed zoning is consistent with facilitating tourism growth as it provides additional short-stay accommodation for visitors. The Northam Motel is also frequented by visiting workers. Both tourists and workers can have a positive economic impact, using basic services (food, fuel, and so forth) and leisure opportunities in the town. The proximity of the site to the Northam District Hospital might also prove beneficial to visitors from rural areas requiring out-patient medical treatment or for family and friends visiting patients.

Of course, the proposed 'Mixed Use' zoning allows for a greater range of potential uses than a motel. The flexibility of the zoning avoids overly restrictive zoning by planning only for motel development, and is harmonious with the principle of townsite consolidation. Firstly, the street block bounded by John Street, Robinson Street, Forrest Street and Mitchell Avenue already houses several 'Mixed Use' properties. The expansion of the zone within this street block ensures minimal impact on residential properties and avoids ad hoc commercial or mixed use development within the precinct. As redevelopment occurs in the area in the future, the 'Mixed Use' zone provides opportunity both for limited commercial development and associated residential development up to R40 density.

Secondly, townsite consolidation occurs simultaneously at two scales – the consolidation of the town centre precinct and the consolidation of the townsite to prevent unsustainable expansion. As discussed in the previous paragraph, the inclusion of 'Mixed Use' areas within the existing townsite allows for more intense and diverse development to compliment increased residential density. The 'Mixed Use' zone also balances this function with protecting the primacy of the town centre. The majority of uses within this zoning are discretionary, notably the use of 'Shop'. The objectives for the zone refer to "compatible uses that enhance the local amenity". The Mixed Use zone is distinct from a Commercial zoning in its intent and construction, and will have limited impact on vitality or viability of the town centre.

6.2 *Presumption Against 'Spot' Rezoning*

In Western Australia there is a general presumption against the rezoning of individual parcels in favour of broader, strategic approaches to zoning. However, when considering the current proposal on its merits and with regard to the site history, the proposed rezoning is not inconsistent with strategic planning principles. Specifically, the amended zoning is a minor expansion to an existing area of 'Mixed Use' rather than an isolated or illogical zoning that would be incompatible with its surrounds. Furthermore, the Local Government has previously granted planning approval for the extension of the motel on the subject site. Although this occurred under the previous Town Planning Scheme, the site context has not changed considerably in this time. The decision to zone the existing motel site as 'Mixed Use' when preparing the Local Planning Scheme indicates that limited commercial activities and increased residential density in the immediate area are considered acceptable; if the intention was for commercial and tourism activities in the area to be constrained, a more restrictive zoning would most likely have been applied. The proposed rezoning is compatible with its setting and consistent with key strategic planning documents, and does not present an uncontrolled, ad hoc approach to zoning.

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6.3 *Preliminary Consultation with Shire of Northam and WA Planning Commission*

Preliminary consultation with officers from the Shire of Northam and the WA Planning Commission were made in September 2014. Feedback from both organisations was generally in support of the proposed Scheme Amendment.

7.0 Conclusion

The proposed rezoning of No. 9 John Street, Northam, from 'Residential' to 'Mixed Use' will give the owners of the Northam Motel the ability to pursue plans to extend the motel. More generally, the Mixed Use zoning works to consolidate the existing Mixed Use zoning in the immediate area and provides the appropriate statutory environment for limited commercial development and higher density residential development as Northam grows.

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

- Supports growth of tourism facilities, particularly the provision of additional short-term accommodation;
- Provides for diversification of uses within the existing townsite and encourages redevelopment of older housing stock; and
- Alongside offering development opportunities, the types of uses contemplated are limited and primarily discretionary to minimise potential conflict with residential properties or undue impact on the town centre.

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APPENDIX 1: CERTIFICATE OF TITLE

999



WESTERN AUSTRALIA

REGISTERED	
11/P2314	
DUPLICATE EDITION	DATE OF ISSUE
1	27/8/2014

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

787
66

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 levels 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 11 ON PLAN 2314

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PERFECTGIFT WA PTY LTD OF 5 RED WATTLE PLACE, CHURCHLANDS
(T M739909) REGISTERED 18 AUGUST 2014

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

1. *L617103 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 4.5.2011.

Warning: A current search of the title of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any notice provided by an interest may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or lots.

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

STATEMENTS:

The statements set out below are not intended to be relied on as substitutes for inspection of the land and the relevant documents or for legal, accounting or other professional advice.

SKETCH OF LAND: 787-66 (11/P2314).
PREVIOUS TITLE: 342-45.
PROPERTY STREET ADDRESS: 9 JOHN ST, NORTHAM.
LOCAL GOVERNMENT AREA: SHIRE OF NORTHAM.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING K418078

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APPENDIX 2: LOCATION PLAN

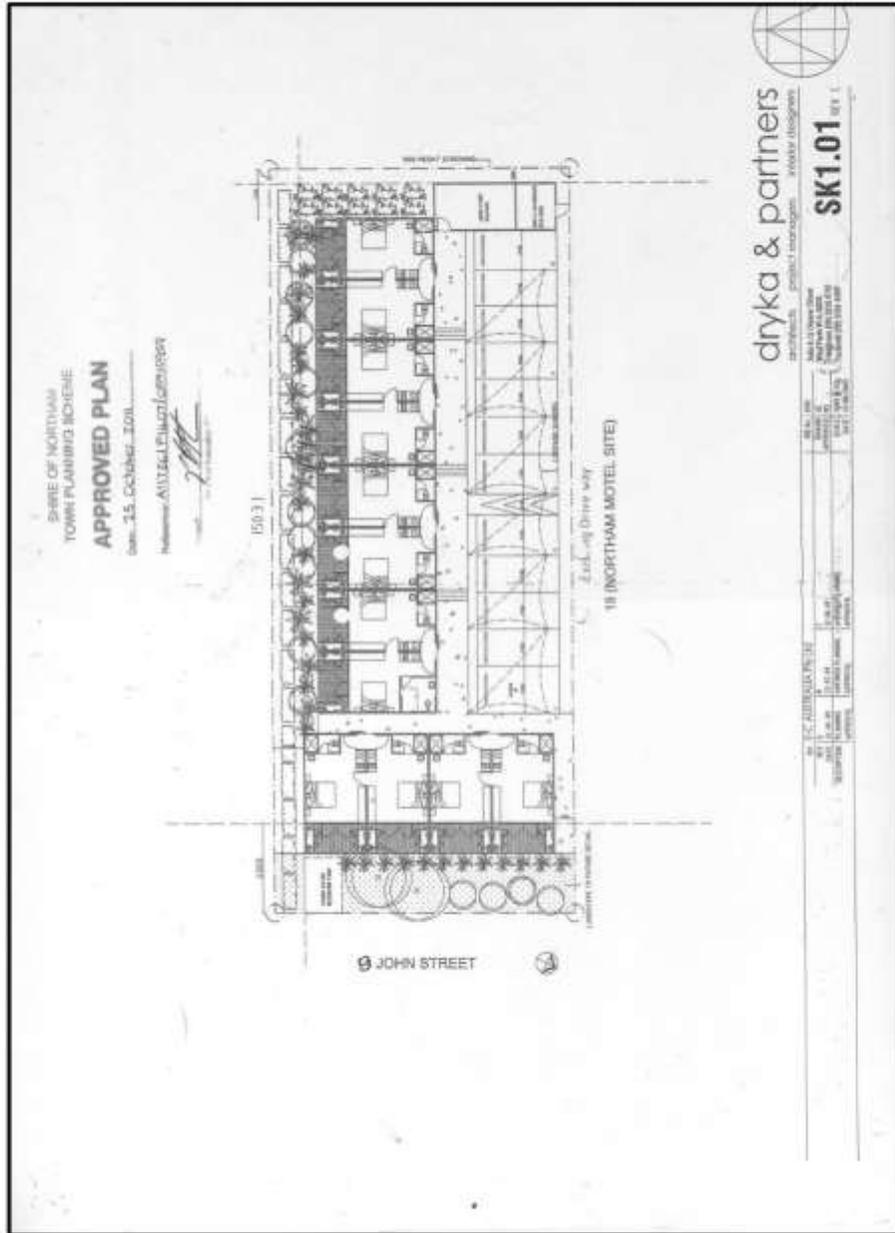


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APPENDIX 3: CONCEPT DRAWINGS FOR PROPOSED MOTEL DEVELOPMENT



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PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO. 6

AMENDMENT NO. 1

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 "Mixed Use" to No. 9 (Lot 11) John Street, Northam.

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AGENDA
COUNCIL FORUM MEETING TO BE HELD ON 8 APRIL 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 2014.

.....
PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

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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 2014 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:

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APPENDIX 3 – PLANNING APPLICATION FOR AN ANIMAL ESTABLISHMENT (DOG KENNEL) – LOT 2 NO.4479 GREAT EASTERN HIGHWAY, BAKERS HILL



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Shire of Northam Local Planning Scheme No.6
(Proposed Animal Establishment - Kennel 4479 Great Eastern Highway Bakers Hill 6562)
Schedule of Submissions

No	Name	Summary of Submission	Key Themes Identified in Submission	Submission	Applicants Response	Officers Comment
1	Name Withheld	I strongly object.	<i>Noise, odour, decrease in land value</i>	I would like to object to this proposal as the Director of the Company which owns a property nearby on the grounds of noise & odour pollution and how that will affect the value of our land. I have watched how these types of businesses have affected values in other L. Areas Once these businesses start in a locality many others follow and property values are affected adversely. There are other options.	Noise and odour were addressed in the kennel management plan. I am not an economist by any means so cannot comment on the price of land. I would have thought a major highway would be more off putting for prospective buyers than a kennel with 15 dogs. What are the other options the landowner is referring to?	<p>This submission is noted.</p> <p>The Kennel Management Plan details that noise and odour will be reduced through the kennels being cleaned daily, bark collars and through the building being constructed of brick insulating noise and sound.</p> <p>The information pack (including LPP, LL etc) provided to the applicant, provides detail on design & management to manage noise and odour impact. It is considered that as the kennel is already operating and adjoining landowners are clearly being impacted by dog barking and odour impact that the management plan has not accurately addressed nor mitigated these issues.</p> <p>LPS6 section 10.2 clearly specifies matters to be</p>

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						considered by the local government when determining a planning application, impact on property value is not a consideration.
2	Name Withheld	Objection	<i>Noise already excessive</i>	Due to the excessive barking from the dogs already at the property I object to any increase of dogs as this will be a further annoyance to the tenants of my property.	Landowner appears not to reside at the premises. Noise report to follow	<p>This submission is noted.</p> <p>The application is seeking retrospective approval for a land use that is already being undertaken on site, therefore, no additional dogs are being proposed to be brought to site. As specified above it is considered that the Kennel Management plan does not accurately address noise mitigation measures therefore, this is one of the reasons for Officers recommending refusal of this application.</p> <p>In reference to the applicants comment regarding 'Noise Report to follow' Shire Officers have been requesting a noise report to make part of this application since May 2014, as it has not been received prior to the agenda deadline for the December Ordinary Council Meeting, Officers are unable to</p>

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						comment on this and how it impacts the management of this site.
3	Name Withheld	No objection		No problem with this proposal we have no objection.	No comment.	This submission is noted.
4	Name Withheld	Objection	<i>Noise</i>	We don't want kennels as the bark for 3 or 4 hours at a time.	Noise report to follow.	As mentioned above, the application is for retrospective approval for an existing unauthorised kennel. Noise management has not been accurately addressed in the Kennel Management report, therefore, as the applicant has not addressed the requirements of the relevant legislation which would in turn help to address noise management Council Officers consider this a reason for recommending refusal of this application.
5	Name Withheld	Object Unconditionally	<i>Noise and roaming at large – killing chooks</i>	Not long after our neighbour bought his house, we had dogs barking the majority of the day, while the owner is away from the house and also at night while the owner is at home. I object unconditionally to the establishment of dog kennels by my neighbour. Proposed Dog Kennels: 20 metres from my boundary fence; 200 metres from my house. On 3 occasions over the last 12 months: 1 st time we reported to ranger that 2	This one is the most relevant. I believe that all of these issues have been rectified. (See Kennel Management Plan) Noise report to follow. I would like to mention that authorities at the time of incidents did not identify who made reports, which was	This submission is noted. The EPA has buffer guideline separation distances which specify that 500m is required between Kennels and surrounding residences within rural areas. This application does not comply with these requirements with the closest residence being located 150m from the kennels and 30 residences being located within

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				<p>dogs were terrorizing my chooks and running round my house.</p> <p>2nd time a friend of the neighbour had to come up from Perth to find his dogs that were out running around the neighbourhood, knock on my door to see if we had seen them.</p> <p>3rd time, I came home finding two dogs running amuck around house and found they had killed my 4 chooks. Ranger was called out for the 2nd time regarding neighbours straying dogs.</p> <p>There was no apology and no contact at all from neighbour.</p>	<p>why no apology was given.</p>	<p>the buffer area.</p> <p>Dog containment – as part of the Kennel Management Plan the applicant has referenced ‘dogs to be housed as instructed in the Shire of Northam dogs Local Law 2008 Schedule 2’.</p> <p>As containment details have not been supplied, it is considered the Shire does not have enough information to confirm that the dogs will not get out again.</p> <p>Based on these comments as well as noise & odour implications Shire Officers have recommended refusal of this application.</p>
6	Name Withheld	Objection	Noise	<p>I am concerned about the possible, continuous noise of the dogs. A few years ago greyhounds were kept on a property in Bakers Hill and I could always hear them.</p>	<p>Is this landowner aware that there is still several greyhound kennels in the bakers hill area? Noise report to follow.</p>	<p>This submission is noted.</p> <p>The applicant has commented on noise management as part of the Kennel Management Plan, however, it is considered insufficient. The applicant advised on the 27th November that it wishes to submit a noise management report, this has not been received by the Shire to date, therefore, Officers</p>

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						cannot comment on the noise management report, and can only comment on the information received which does not sufficiently address noise management. There is one other kennel located 500m away at Lot 6 Gumley Road, Bakers Hill. A search of the records to this site was undertaken by shire officers and it was determined no noise complaints have been received for this site.
7	Name Withheld	Objection	Noise	Our main concern is the noise factor because we already have kennels in this area the other side of the Great Eastern Highway. We can hear these dogs.	Noise report to follow	This submission is noted.
8	Name Withheld	Objection	Noise	Our lifestyle is currently affected by the intrusive and sometimes incessant barking from kennel in the near vicinity. This particularly so when easterly winds are prevalent. We seek an assurance from the Northam Shire that this situation would not be exacerbated if the current proposal is approved.	Noise report to follow. This landowner appears to be to the west of me. They mention dogs barking when the wind is blowing East. I know "property owner 5" is directly next door. I would be interested to know exactly how far west "property owner 8" is in relation to my	This submission is noted. Noise implications as per comments above. Should Council resolve to retrospectively approve this application, it would be subject to conditions, one of which requiring a professional noise management report to be submitted to and approved by the Shire. The landowner would be required to abide by the

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					property i.e. greater than 1000m away.	report, if non-compliance with the conditions of approval was found, the Shire would have the option of prosecuting the landowner for non-compliance with conditions of approval.
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Acoustics & Audio Production
ABN: 42 797 265 577
Phone: 0466 660 629
acoustics.ap@gmail.com
www.acoustics-ap.com

DAVI001

18 February 2015

4479 Great Eastern Hwy
BAKERS HILL, WA 6562

Attention: Brett Davidson

Dear Brett,

**NOISE IMPACT ASSESSMENT OF DOG KENNELS AT
4479 GREAT EASTERN HWY, BAKERS HILL WA 6562**

Further to our recent discussions, a site inspection and the sound level measurements at the site, we make the following comments.

Firstly, it was necessary to determine to acceptable noise levels in the area.

The Environmental Protection (Noise) Regulations 1997 are the enforceable regulations under the Environmental Protection Act. Table 1 and Schedule 3 of these regulations infers that the Assigned Noise Levels are determined for an area based on circles of 100m and 450m centered on the point of measurement, which in this case is 15m West South West from the dog kennels at 4479 Great Eastern Hwy, BAKERS HILL. Accordingly, the assigned noise levels for the noise sensitive premises in this area are 47dB(A) between 0700hrs and 1900hrs Monday to Saturday.

An influencing factor of 2dB has been awarded to the Baseline Assigned Outdoor Level, due to the kennels close proximity to Great Eastern Hwy. Adjustments for unfavorable characteristics, as detailed in Table 2 of the regulations are likely due to the characteristics of dogs barking. It is anticipated at the least that a penalty of +5dB(A) would be added to the measured noise level in accordance with the requirements of Table 2 of the Regulations.

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Monitoring was carried out with an Environmental Noise Logger, which was calibration verified prior to setting up at the site. The logger was set up 15m West South West of the dog kennels at 4479 Great Eastern Hwy, BAKERS HILL WA. See photo below. There were a total of 11 dogs at the premises at the time of measurement. It is understood the application before council is requesting 15 dogs at the premises, with this in mind the addition of 4 extra dogs will only add a potential 1dB. It should be noted that the human ear only recognizes a perceived increase of sound when the sound received is increased by 3dB, therefore the introduction of 4 more dogs will be unnoticeable at the nearest noise sensitive premises.



At the time of placing the logger, more detailed 1/3 octave band measurements were taken to ascertain the tonal characteristics of the dogs barking. In addition dB(A) measurements were taken for comparison with the noise logger results. It was observed that the main noises present during measurements were birds chirping, leaves rustling and the traffic of Great Eastern Hwy.

It was confirmed with the operator of the kennels that the main time the dogs barked was at the times when the owner left and returned to the property. Therefore testing was carried out on Friday 28 November 2014 between 1100 to 1300 and Sunday 30 November 2014 from 1100 to 1300. During these times noise logging was carried out because the owner arrives back at the property, and then also leaves the property. During noise logging it was found that the dogs were almost completely silent during the entire testing period, and would only bark for a brief period (a minute or two) when the owner left and returned to the property.

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It was also found, that when setting up the logger 15m from the kennels, the dogs barked for a moment at me when they noticed my presence. This suggests that the dogs were suspicious of an 'unknown person' in their immediate vicinity. As a result, noise logging commenced once the dogs had calmed down and I was able to get a true reading of the average day-to-day noise emission from the kennels - starting from a point where they are not disturbed.

It has been noted that during noise logging, that the dogs in general are very quiet and do not bark unless disturbed. It seems that the only times the dogs will bark is when the owner of the property leaves or returns to the premises, or if the dogs area is disturbed by someone or something unknown to them.

In more detail, the L_{A10} results comply with the Assigned Noise Levels of 47dB(A). It has been noted that throughout the sound level metering birds were chirping, which has a significant effect on the L_{A1} , L_{A10} , L_{A100} (L_{min}) and L_{A0} (L_{max}) readings. During noise logging, the moment of time where the dogs barked was marked and compared against the total recorded data.

As mentioned previously, the dogs were almost completely silent throughout the noise logging. On this basis, separate sound level measurements were taken of the dogs when prompted to bark, so to determine the true sound pressure levels emitted by the dog kennels. This in turn gives a good indication of the levels expected to be heard when the dogs bark at any predetermined distance.

Sound Levels recorded during dog barking were recorded at L_{Aeq} 65dB. It was requested that the sound pressure level associated with dogs barking be determined from a distance of 250m. It has been calculated that, at a distance of 250m from the kennels, the sound levels of the dog's barking was determined to be at a conservative level of 41dB(A). Calculations have also been made to determine the noise levels received at the nearest noise sensitive premises from the dog kennels at 4479 Great Eastern Hwy, BAKERS HILL WA (see figure below). It should be noted the calculations have been based on the *Inverse Square Law* by which the values calculated are based on an area with no obstructions, therefore real-world measurement values are likely to be lower than that of the calculated values, as the space between the two properties contains many trees and undulating terrain.

The nearest noise sensitive premises (NNSP) was found to be the property located at 4477 Great Eastern Hwy, BAKERS HILL WA. This property was measured to be 150m from the dog kennels, therefore calculations have been made to determine the noise levels attributed to the dogs barking received at the nearest noise sensitive premises from 150 m. Noise Levels at the nearest noise sensitive premises have been calculated to be 45dB L_{Aeq} .

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Figure 2 Aerial view of Dog Kennels and nearest noise sensitive premises (NNSP).

Furthermore, from a distance of 150m Sound Pressure Levels from the kennels when the dogs bark have been calculated to reach a level of 45dB(A). As there is variation in the emission of a noise where the difference between $L_{A(\text{peak})}$ and $L_{A(\text{max})}$ is more than +15dB In any single event, (under the Environmental Protection (Noise) Regulations 1997) then a penalty of +10 must be applied. Therefore at a distance of 150m the adjusted noise levels are determined to be 55dB(A), and from the distance of 250m from the kennels, the adjusted noise levels have been determined to be 51dB(A).

As mentioned previously, it has been found that noise emission from the dog kennels is relatively low with only the minor occasions when the dogs bark. The cause of this has been attributed to the owner leaving or returning to the property, or if someone or something unknown disturbs the dogs. It has also been noted that, in general, the dogs seem to be very quite and rarely barked while testing was carried out.

It is understood that possible future plans for new dog kennels are being considered. Professional advice should be obtained with regard to the positioning and orientation of the kennels. Specialized construction details should be designed and incorporated into the kennels to maximize the attenuation potential. It should be noted that once the old kennels have been replaced with the proposed new kennel design (which include sound attenuation recommendations and procedures) it will significantly reduce the noise received to the nearest noise sensitive premises attributed to the dog kennels at 4479 Great Eastern Hwy, BAKERS HILL WA.

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Furthermore, a barrier wall around the kennels should also be considered as a structure to be used to attenuate the sound levels associated with the dogs barking. If a barrier wall is to be used it should be placed as close to the noise source as possible, to maximize its attenuation effectiveness. Trees and shrubbery can also be effective in masking noise attributed to the dog kennels.

I trust the above meets your requirements on the matter. Should you have any queries do not hesitate to contact.

Regards,

A handwritten signature in blue ink, appearing to read 'I. Burman', with a stylized flourish at the end.

Ian Burman

ACOUSTICS & AUDIO PRODUCTION

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Cocker Spaniel



Group:	Group 3 (Gundogs)
History:	
General Appearance:	Merry, sturdy, sporting; well balanced; compact; measuring approximately same from withers to ground as from withers to root of tail.
Characteristics:	Merry nature with ever-wagging tail shows a typical bustling movement, particularly when following scent, fearless of heavy cover.
Temperament:	Gentle and affectionate, yet full of life and exuberance.
Head And Skull:	Square muzzle, with distinct stop set midway between tip of nose and occiput. Skull well developed, cleanly chiselled, neither too fine nor too coarse. Cheek bones not prominent. Nose sufficiently wide for acute scenting power.
Eyes:	Full, but not prominent. Dark brown or brown, never light, but in the case of liver, liver roan, and liver and white, dark hazel to harmonise with coat; with expression of intelligence and gentleness but wide awake, bright and merry; rims tight.
Ears:	Lobular, set low on a level with eyes. Fine leathers extending to nose tip. Well clothed with long straight silky hair.
Mouth:	Jaws strong with a perfect, regular and complete scissor bite, i.e. Upper teeth closely overlapping lower teeth and set square to the jaws.
Neck:	Moderate in length, muscular. Set neatly into fine sloping shoulders. Clean throat.
Forequarters:	Shoulders sloping and fine. Legs well boned, straight, sufficiently short for concentrated power. Not too short to interfere with tremendous exertions expected from this grand, sporting dog.
Body:	Strong, compact. Chest well developed and brisket deep; neither too wide nor too narrow in front. Ribs well sprung. Loin short, wide with firm, level topline gently sloping downwards to tail from end of loin to set on of tail.
Hindquarters:	Wide, well rounded, very muscular. Legs well boned, good bend of stifle, short below hock allowing for plenty of drive.
Feet:	Firm, thickly padded, cat-like.
Tail:	Docked: Set on slightly lower than line of back. Must be merry in action and carried level, never cocked up. Never too short to hide, nor too long to interfere with, the incessant merry action when working. Undocked: Set on slightly lower than line of back. Must be merry in action and carried level, never cocked up. Slightly curved, of moderate length, proportionate to size of body giving an overall balanced appearance; ideally not reaching below the hock. Strong at the root and tapering to a fine tip; well feathered in keeping with the coat. Lively in action, carried on a plane not higher than level of back and never so low as to indicate timidity.

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Gait/Movement:	True through action with great drive covering ground well.
Coat:	Flat, silky in texture, never wiry or wavy, not too profuse and never curly. Well feathered forelegs, body and hindlegs above hocks.
Colour:	<p>Solid colours Black; red; golden; liver (chocolate); black and tan; liver and tan. No white allowed except a small amount on chest.</p> <p>Particolours Bicolours: Black and white; orange and white; liver and white; lemon and white. All with or without ticking. Tricolours: Black, white and tan; liver, white and tan. Roans: Blue roan; orange roan; lemon roan; liver roan; blue roan and tan; liver roan and tan.</p> <p>Any colour or marking other than the above is undesirable.</p>
Sizes:	<p>Height: Dogs approx. 39-41 cms (15.5-16 ins)</p> <p>Bitches approx. 38-39 cms (15-15.5 ins)</p> <p>Weight approx. 13-14.5 kgs (28-32 lbs)</p>
Faults:	Any departure from the foregoing points should be considered a fault and the seriousness with which the fault should be regarded should be in exact proportion to its degree and its effect upon the health and welfare of the dog, and on the dog's ability to perform its traditional work.
Notes:	Male animals should have two apparently normal testicles fully descended into the scrotum.

Last Updated: 9 Oct 2012

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Gordon Setter



Group:	Group 3 (Gundogs)
History:	
General Appearance:	Stylish dog, with galloping lines. Consistent with its build which can be compared to a weight carrying hunter. Symmetrical in conformation throughout.
Characteristics:	Intelligent, able and dignified.
Temperament:	Bold, outgoing, of a kindly even disposition.
Head And Skull:	Head deep rather than broad, but broader than muzzle, showing brain room. Skull slightly rounded, broadest between ears. Clearly defined stop, length from occiput to stop slightly longer than from stop to nose. Below and above eyes lean, cheeks as narrow as leanness of head allows. Muzzle fairly long with almost parallel lines, neither pointed, nor snipy. Flews not pendulous, clearly defined lips. Nose large, broad, nostrils open and black. Muzzle not quite as deep as its length.
Eyes:	Dark brown, bright. Neither deep nor prominent, set sufficiently under brows, showing keen, intelligent expression.
Ears:	Medium size, thin. Set low, lying close to head.
Mouth:	Jaws strong with a perfect, regular and complete scissor bite, i.e. Upper teeth closely overlapping the lower teeth and set square to the jaws.
Neck:	Long, lean, arched, without throatiness.
Forequarters:	Shoulder blades long, sloping well back, wide flat bone, close at withers, not loaded. Elbows well let down, and close to body. Forelegs flat boned, straight, strong; upright pasterns.
Body:	Moderate length, deep brisket, ribs well sprung. Back ribs deep. Loins wide, slightly arched. Chest not too broad.
Hindquarters:	From hip to hock long, broad and muscular, hock to heel short, strong, stifles well bent, straight from hock joint to ground. Pelvis tending to horizontal.
Feet:	Oval, close knit, well arched toes, plenty of hair between. Well padded toes, deep heel cushions.
Tail:	Straight or slightly scimitar, not reaching below hocks. Carried horizontally or below line of back. Thick at root, tapering to fine point. Feather or flag starting near root, long straight, growing shorter to point.
Gait/Movement:	Steady, free moving and true, with plenty of drive behind.
Coat:	On head, front of legs, tips of ears short and fine, moderate length, flat and free from curl or wave on all other parts of body. Feather on upper portion of ears long and silky, on backs of legs long, fine, flat and straight, fringes on belly may extend to chest and throat. As free as possible from curl or wave.

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Colour: Deep shining coal black, without rustiness, with markings of chestnut red, i.e. lustrous tan. Black pencilling on toes and black streak under jaw permissible. Tan markings: two clear spots over eyes not over three-quarters of an inch in diameter. On sides of muzzle, tan not reaching above base of nose, resembling a stripe around clearly defined end of muzzle from one side to other. Also on throat, two large, clear spots on chest. On inside hindlegs and inside thighs, showing down front of stifle and broadening out to outside of hindlegs from hock to toes. On forelegs, up to elbows behind, and to knees or little above, in front. Around vent. Very small white spot on chest permissible. No other colour permissible.

Sizes: Height: Dogs 66 cms (26 ins)
Bitches 62 cms (24 & 1/2; ins)

Weight: Dogs 29 & 1/2; kg (65 lbs)
Bitches 25 & 1/2; kg (56 lbs)

Faults: Any departure from the foregoing points should be considered a fault and the seriousness with which the fault should be regarded should be in exact proportion to its degree and its effect upon the health and welfare of the dog, and on the dog's ability to perform its traditional work.

Notes: Male animals should have two apparently normal testicles fully descended into the scrotum.

Last Updated: N/A

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Irish Setter



Group:	Group 3 (Gundogs)
History:	
General Appearance:	Must be racy, balanced and full of quality. In conformation, proportionate.
Characteristics:	Most handsome and refined in looks, tremendously active with untiring readiness to range and hunt under any conditions.
Temperament:	Demonstrably affectionate.
Head And Skull:	Head long and lean, not narrow or snipy, not coarse at the ears. Skull oval (from ear to ear) having plenty of brain room and well-defined occipital protuberance. From occiput to stop and from stop to tip of nose to be parallel and of equal length, brows raised showing stop. Muzzle moderately deep, fairly square at end. Jaws of nearly equal length, flews not pendulous, nostrils wide. Colour of nose dark mahogany, dark walnut or black.
Eyes:	Dark hazel to dark brown, not too large, preferably like an unshelled almond in shape, set level (not obliquely), under brows showing kind, intelligent expression.
Ears:	Of moderate size, fine in texture, set on low, well back and hanging in a neat fold close to head.
Mouth:	Jaws strong with a perfect, regular and complete scissor bite, i.e. Upper teeth closely overlapping the lower teeth and set square to the jaws.
Neck:	Moderately long, very muscular but not too thick, slightly arched and free from all tendency to throatiness, setting cleanly without a break of topline into shoulders.
Forequarters:	Shoulders fine at points, deep and sloping well back. Forelegs straight and sinewy having plenty of bone, with elbows free, well let down and not indined either in nor out.
Body:	Chest as deep as possible, rather narrow in front. Ribs well sprung leaving plenty of lung room and carried well back to muscular loin, slightly arched. Firm straight topline gently sloping downwards from withers.
Hindquarters:	Wide and powerful. Hindlegs from hip to hock long and muscular, from hock to heel short and strong. Stifle and hock joints well bent and not indined either in nor out.
Feet:	Small, very firm; toes strong, close together and arched.
Tail:	Of moderate length proportionate to size of body, set on just below the level of the back, strong at root tapering to a fine point and carried as nearly as possible on a level with or below the back.
Gait/Movement:	Free flowing, driving movement with true action when viewed from front or rear, and in profile, showing perfect co-ordination.
Coat:	On head, front of legs and tips of ears, short and fine, on all other parts of body and legs of moderate length, flat and as free as possible from curl or wave. Feathers on

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upper portion of ears long and silky; on back of fore and hindlegs long and fine. Fair amount of hair on belly, forming a nice fringe which may extend on chest and throat. Feet well feathered between toes. Tail to have fringe of moderately long hair decreasing in length as it approaches point. All feathering to be as straight and flat as possible.

Colour: Rich chestnut with no trace of black. White on chest, throat, chin or toes, or small star on forehead or narrow streak or blaze on nose or face not to disqualify.

Sizes: Not Specified.

Faults: Any departure from the foregoing points should be considered a fault and the seriousness with which the fault should be regarded should be in exact proportion to its degree and its effect upon the health and welfare of the dog, and on the dog's ability to perform its traditional work.

Notes: Male animals should have two apparently normal testicles fully descended into the scrotum.

Last Updated: N/A

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MANAGEMENT PLAN

Foreword: As a member of Dogswest, I am bound by their Code of Ethics and Rules and Regulations. More information on this can be found at their website www.dogswest.com.au

Visitors: Visitors by appointment only. Visitors hours will be limited to between 9am – 5pm on any day.

Dog Breeds: work bred cocker spaniels (medium size 12 -16kg), work bred Irish setters (23-28kg) and work bred Gordon setters (23-28kg). (all non-aggressive gundog breeds) All dogs will have current vaccinations and be treated regularly for parasites.

ALL DOGS TO BE HOUSED IN ACCORDANCE WITH THE SHIRE OF NORTHAM DOGS LOCAL LAW 2008 SCHEDULE 2 (D) AND (E) AND AS PER THE APPROVED PLANS.

Training Facilities: Training dogs for hunting and detection/search work. Training methods to be humane and not cause pain or suffering. They will be one on one between the trainer and the dog. Basic Training such as sit, stay, lead work and stop whistle (acme 210.5) will be done in one of the communal yards which is surrounded by 2m high deer fence with an electric wire along the base. More advanced training than this will be done off site. Detection training is specific to the detection work required and is conducted by the purchaser of the dog(s) at their own training facility and not on this site.

Security/housing: the communal exercise yard is made of 2m high deer fence with an electric wire along the bottom. In the kennel building each gate will be no less than 2m high and be construct of heavy duty mesh and be fitted with a bolt latch. All doors in both kennel hallways will be self-closing to ensure they are not accidentally left open. Each individual kennel will have direct access to an exercise yard no less than 3 times the area of the kennel. All walls and individual exercise yard fencing to be a minimum 2m high. All fences, gates and doors to be kept and maintained in good order and condition. All dogs to be housed as instructed in the Shires local planning policy. They will have access to an exercise yard where they can move around freely, to urinate and defecate away from the sleeping and eating areas. This area is to be cleaned daily with disinfectant so that enclosures are free of faeces and urine. Exercise yard fences are to be constructed out of chain link or similar. Dogs are pack/social animals and it is important that they can see and smell one another.

Kennel Hygiene: Kennels to be fully hosed out and cleaned with disinfectant daily with all liquid waste and water used for cleaning going into an approved septic system. This also helps eliminate offensive odours. Dog food and water bowls to be washed daily.

Parasites/Pests: Once a month, buildings will be treated with a residual insecticide (i.e. coopex). Rat/mice bait stations to be contained in the food/storage area.

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Bedding: Snooza Original medium, large and extra-large dog beds are used in the larger sleeping modules. All beds are 300mm above the floor. (More information can be found here <http://www.snooza.com.au/raised-beds/original-dog-bed>) Jute covers to be replaced as required.

Noise Management: The building will be constructed out of Midland Acoustic Maxibrick (or equivalent) and an insulated roof in accordance with the recommendations of the Noise Management Plan (Annexure 1) so noise escaping will be minimal. The Noise Management Plan forms part of this application and all its recommendations will be implemented. The noise management plan ensures compliance with the Environmental (Noise) Regulations 1997.

Waste Management: A separate application has been applied for to install a septic tank and leech drains. This will be able to handle all waste wash down water from the kennels. Grease traps will be installed to collect solids and dog hair before they enter the tanks. All solid waste and hair is to be double bagged and disposed of in the general weekly rubbish collection or more frequently if required.

Food Storage and Preparation: At present food is stored and prepared in the house. There is no food waste. Kitchen is clean after each use. All household greywater goes into the septic tank. House does contain bait stations for vermin. Dry food is stored in sealed containers as per manufacturer's instructions. On Plan for the extension there is a storage/food preparation room. When the extension is constructed and in use all items including fridge, freezer and food containers will be stored 50mm above the floor level. Dogs will be fed individually inside their module.

Washing: Washing dogs strips away essential oils from their coats. (Refer Vet report at Annexure 2.) These dogs are not washed. On the rare occasion when washing is required for a medical reason, they will be washed in the house. All household greywater goes into a septic tank.

Odour Management: Any odour from the kennel would be generated by food waste and excrement (refer Annexure 2). All solid waste is to be double bagged and disposed of in the general rubbish. All waste water from washing and cleaning kennels will flow into the septic tank and leech drains. If an issue does arise the septic system will be seen to immediately by a qualified person

Sick Animals: Dogs to be taken to vets and house there until well enough to return back. If required ill dogs will be confined to the main house or isolation kennel until well enough to re-join the pack in the kennels.

Maternity: All bitches will whelp in the house and then moved out to the maternity area when pups are between 3-4 weeks (weather permitting)

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Mortalities: In cases where there is a mortality this will be dealt with on the day they occur. Disposals will be offsite.

Water Storage and Use: All excess rainwater should be collected and kept separate from the kennel runoff and effluent/septic systems and reused where practicable within the property. Rain falling outside the kennel area will be directed away from yard areas and the effluent/septic system.

Chemicals: All chemicals onsite will be stored in accordance with the Work Health and Safety Regulations (2011) and Material Safety Data Sheets (MSDS) will be available.

Fire Extinguisher: To be located at the main entry into the kennel building.

Breeding: A breeding dog will be fit, healthy and free of disease. Dogs with a known history of physical or genetic defects (that will affect the dog or its progeny's quality of life) will not be used for breeding. Females will not be bred before they are 12 months old, to ensure they are physically fully grown. Veterinary advice will be sought immediately if there are any concerns about a pregnancy or labour. Puppies will not be separated from the mother before 6 weeks of age and not be sold or given away until 8 weeks of age or older.

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**PROPOSED NEW KENNELS
FOR MR B. DAVIDSON
LOT 2 - 4479 GREAT EASTERN HWY
BAKERS HILL**



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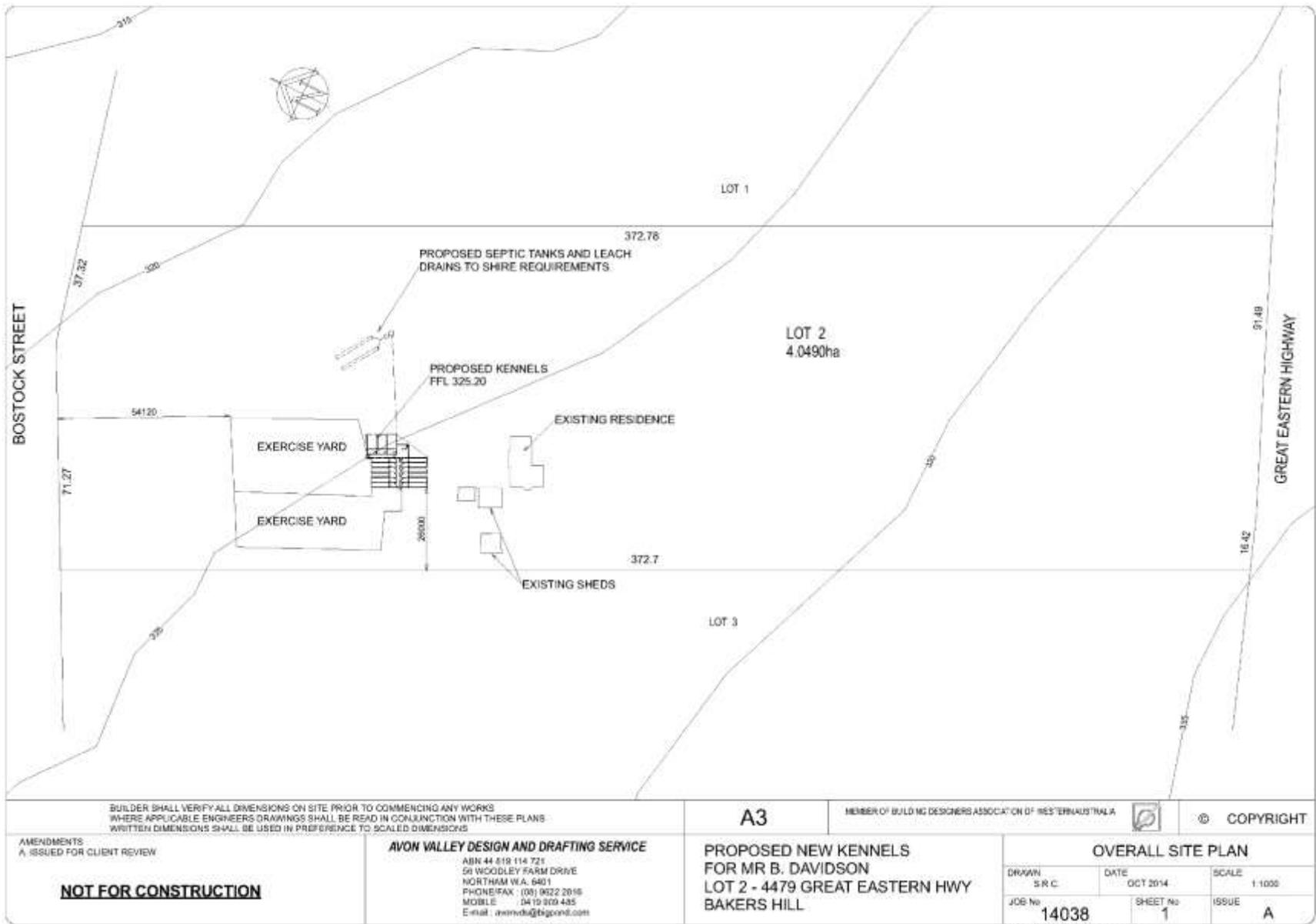
**56 WOODLEY FARM DRIVE
NORTHAM W.A. 6401**

Phone / Fax (08) 9622 2816 Mobile 0419 909 485

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WRITTEN DIMENSIONS SHALL BE USED IN PREFERENCE TO SCALED DIMENSIONS

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MEMBER OF BUILDING DESIGNERS ASSOCIATION OF WESTERN AUSTRALIA

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 56 WOODLEY FARM DRIVE
 NORTHAM W.A. 6401
 PHONE/FAX (08) 9322 2016
 MOBILE (0419) 300 435
 E-mail: avonvdd@bigpond.com

PROPOSED NEW KENNELS
FOR MR B. DAVIDSON
LOT 2 - 4479 GREAT EASTERN HWY
BAKERS HILL

OVERALL SITE PLAN

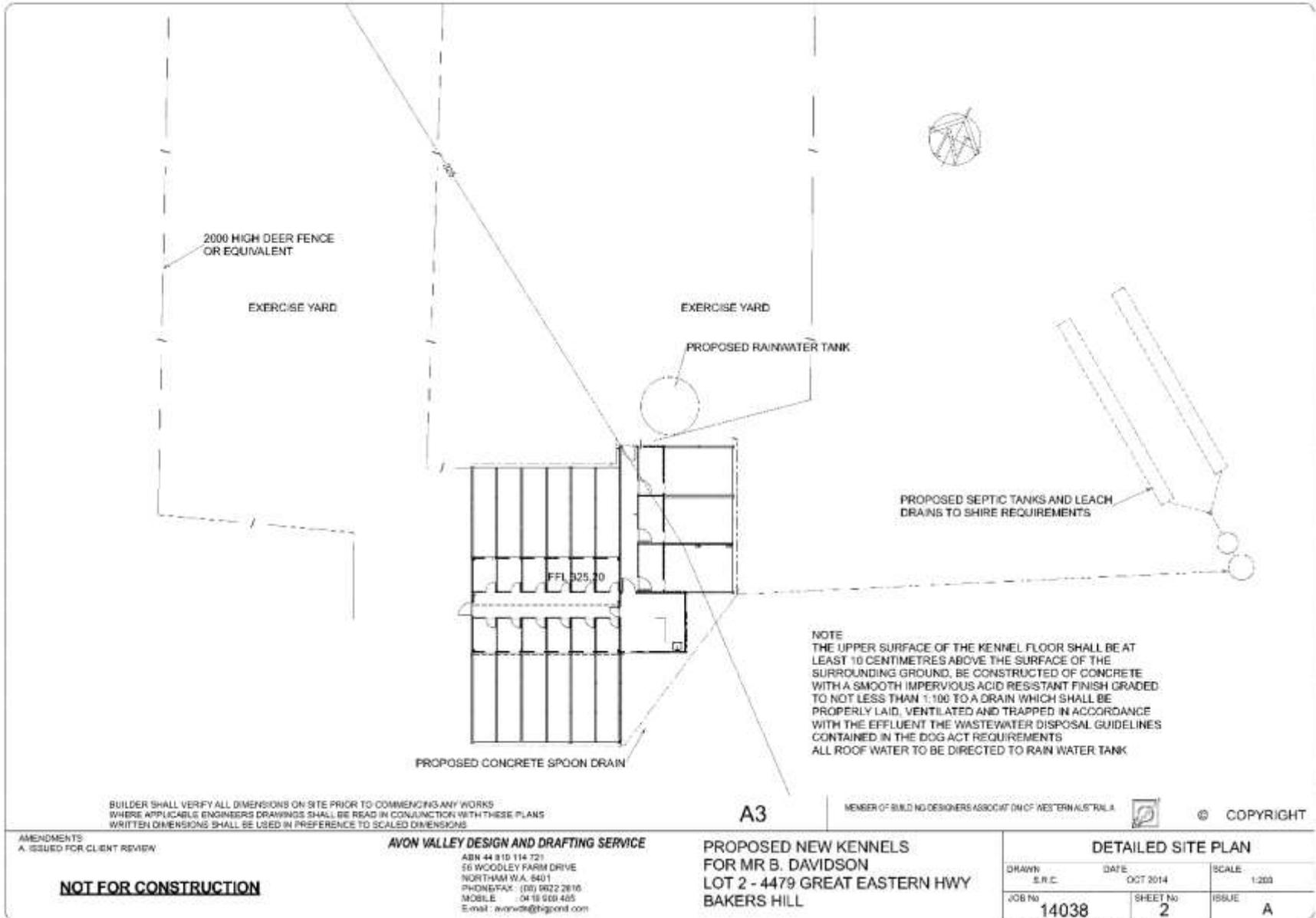
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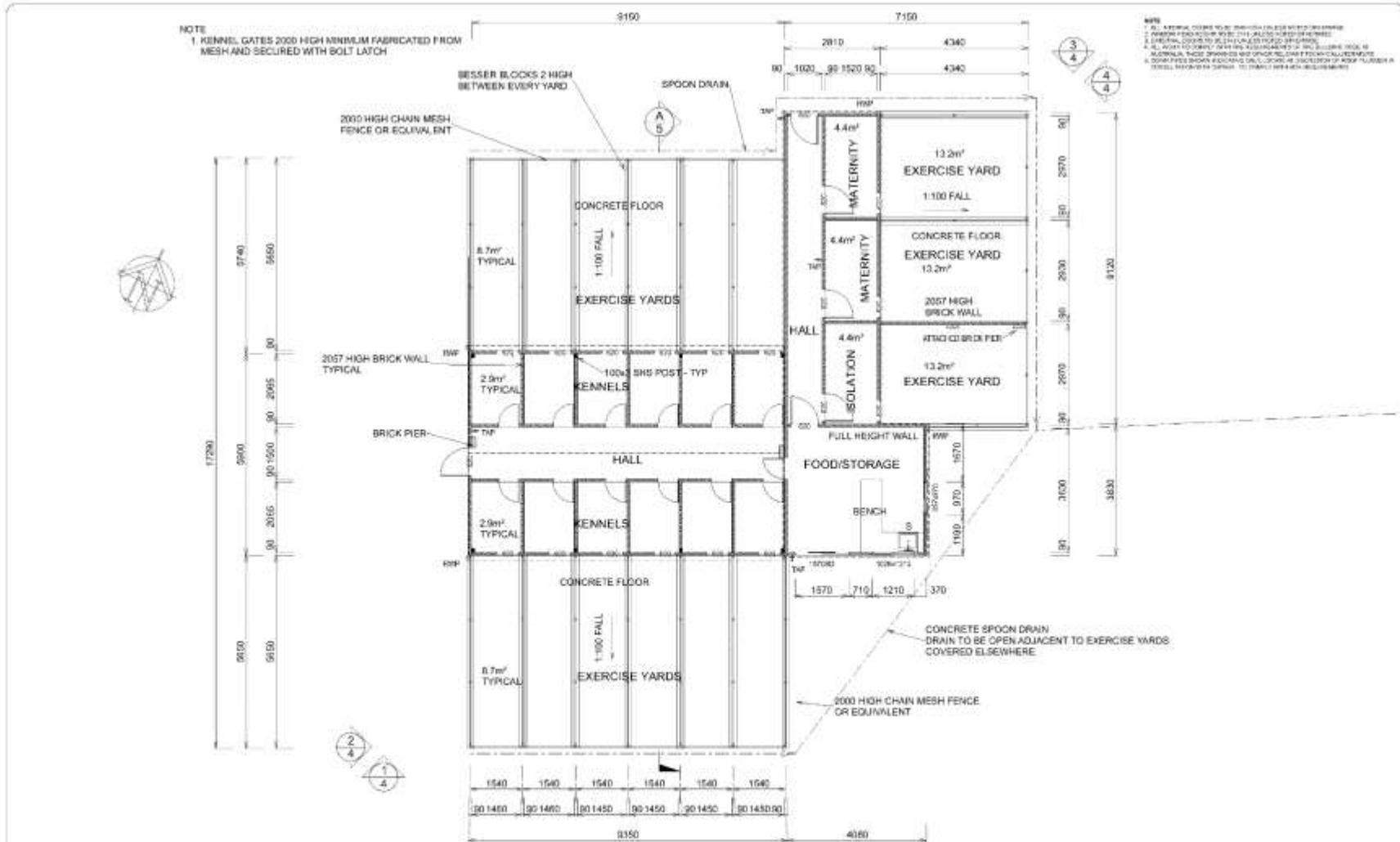
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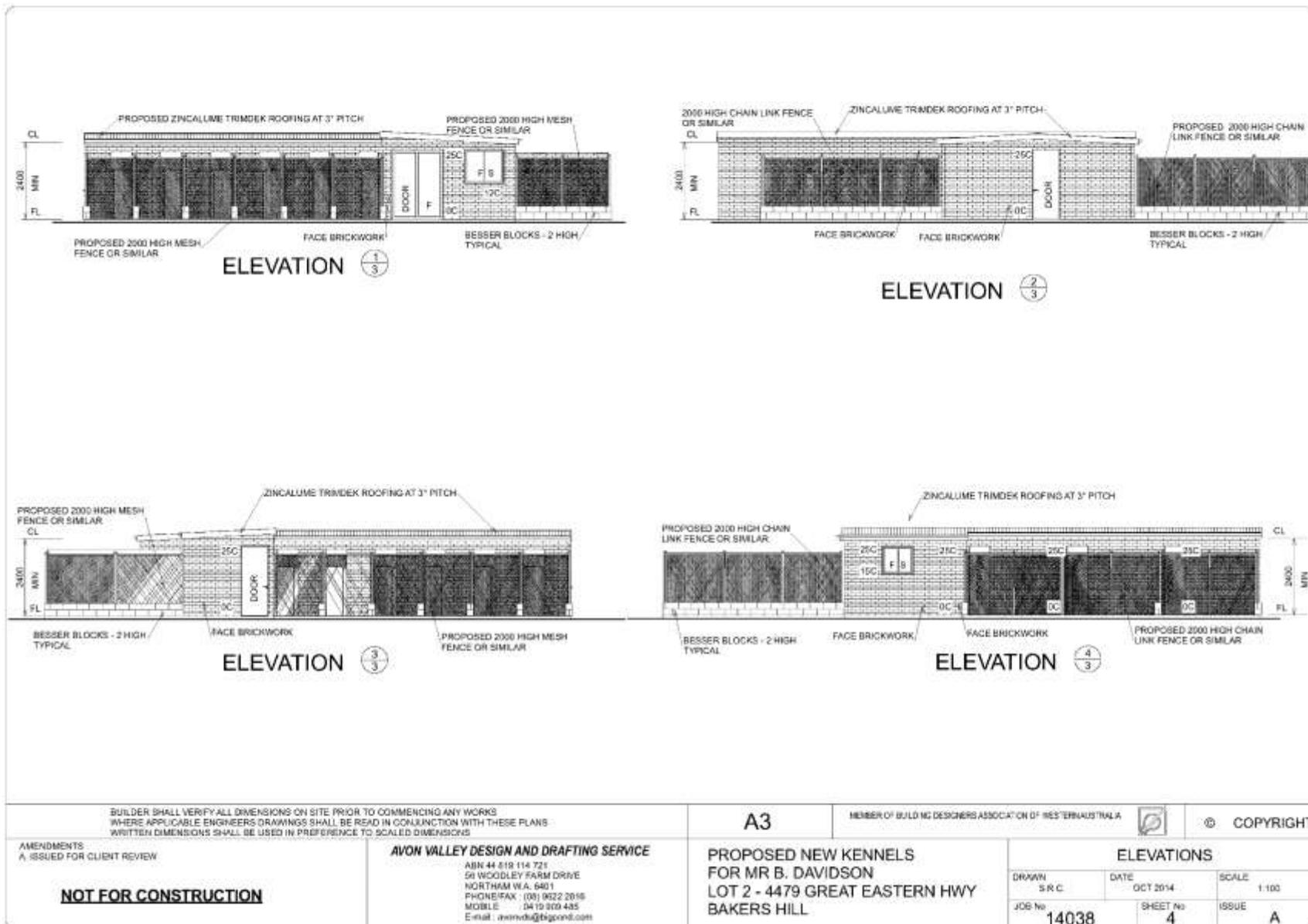
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ACOUSTICS &
AUDIO PRODUCTION



Acoustics & Audio Production
ABN: 42 797 265 577
Phone: 0466 660 629
acoustics.ap@gmail.com

DAVI001-2

18 February 2014

4479 Great Eastern Hwy
BAKERS HILL, WA 6562

Attention: Brett Davidson

Dear Brett,

**NOISE MANAGEMENT PLAN FOR DOG KENNELS AT
4479 GREAT EASTERN HWY, BAKERS HILL WA 6562**

To minimize any potential noise impact to the nearest noise sensitive premises, I make the following recommendations:

POSITIONING

- One of the most important factors in minimizing the noise impact to the nearest noise sensitive premises is the positioning of the kennels. It is recommended that the proposed new kennels replace the old kennels. In addition, the positioning of the main openings of the kennels should face the owner's residential premises. This will help contain the potential noise from the kennels by helping reflect the sounds of barking back on to the kennels; which, in turn, reduces how far the sound travels. The layout and positioning of the kennels, as outlined in the proposed additions/alterations for Lot 2 4479 Great Eastern Hwy, Bakers Hill and drafted by *AVON VALLEY DESIGN & DRAFTING SERVICE*, is acceptable in minimizing any potential noise impact to the nearest noise sensitive premises.

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INSULATION

- It is recommended to install acoustic tiles to the ceiling and any high-level areas will act as highly efficient sound absorbers.

The tiles should have the following properties:

- A thickness of between 25-40mm
- A moisture resistance of at least 90%
- A decorative finish suitable for cleaning with a cloth (Products are available that will withstand cleaning by pressure washing but these are expensive and are normally reserved for areas requiring high levels of hygiene such as food preparation rooms in commercial suppliers).
- A product with a light coloured finish. The majority of tiles used are white, as this offers the highest level of light reflection. However, most of the larger manufacturers only offer tiles in a limited range of pastel colours.

Products such as:

- AUTEX QUIETSPACE PANEL (25mm)
- FLETCHER INSULATION – *Monacooustic* ceiling tiles (40mm)

WALLS

- It is recommended that noise-absorbing bricks be used in the construction of all of the walls of the kennels. Bricks such as 'Midland Acoustic Maxibrick' are ideal in minimizing the vibrational transmission of noise through the walls.

GLAZING

- It is recommended that 6mm thick glass or double-glazed glass be used for all of the doors and windows of kennels, to minimize the transmission of noise through the kennels.

DOG HATCHES

- If dog hatches are used it is recommended to use plastic sliding hatches.

DOG BOWLS & MOP BUCKETS

- All mop buckets should be made out of plastic, to help reduce noise.
- Dog Bowls should be either plastic, ceramic or rubber footed bowls.

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VEGETATIVE SCREENING

- Create a vegetation barrier of shrubs and trees around the kennel barrier to block the visual line from the dogs to both the visitor parking areas and the access areas for the kennels.
- Vegetation for the barrier should be planted close together with varying heights of shrubbery and trees to create a full natural wall, this will provide both a visual barrier and an effective barrier for masking any potential noise from the kennels.

I trust the above meets your requirements on the matter. Should you have any queries do not hesitate to contact.

Regards,



Ian Burman

ACOUSTICS & AUDIO PRODUCTION

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24th January 2015

4479 Great Eastern Highway
Bakers Hill
WA, 6562

Dear Brett,

I make the following comments as a registered Veterinary Surgeon with over 7 years of experience in general practice, having recently completed further study through the University of Sydney's Distance Education program in Veterinary Behavioural Medicine. In 2016, I will sit examinations to become a member of the Australian and New Zealand College of Veterinary Scientists in their Veterinary Behaviour chapter. I regularly see behavioural cases as part of my weekly caseload. I am a member of the Australian Veterinary Association and their special interest group, the Australian Veterinary Behaviour Interest Group. I am a member of the Association of Professional Dog Trainers and I regularly attend local meetings regarding veterinary behaviour and training with local Veterinary Surgeons, Veterinary Nurses, trainers, rangers and rescue organisation members who share similar interests.

Further to our recent discussion regarding canine behaviour and management, I make the following comments:

The dog, *Canis familiaris*, is a social animal that prefers to live in a co-operative family unit. As a non-verbal species, they have several ways of communicating intraspecifically¹ and interspecifically²⁻⁶. Vocalisations, such as barking, are a form of communication that dogs use to convey their emotions², to interact with other dogs⁷ and with humans²⁻⁶.

Every dog has a range of vocalisations that is appropriate for the context⁷ and different vocalisations are used depending on the situation. Barking in dogs can be an early warning of a stranger on the property⁸, associated with anxiety when the dog is socially isolated⁹ or social facilitation during play⁷. It is therefore expected that healthy dogs will only bark in response to the social context.

1

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Excessive barking is a major welfare concern for dogs and the welfare of the neighbourhood¹⁰. It should alert an owner to other significant medical or mental health problems, such as separation anxiety or cognitive dysfunction (canine dementia). Strategies to prevent excessive barking include housing dogs in social groups with other familiar dogs, allowing them visual access to other dogs thus preventing total social isolation and the provision of appropriate physical and mental exercise. This is provided by you by means of an exercise yard, working the dogs on game or training the dogs for detection purposes. This utilises the breed's natural instincts to hunt and retrieve (and point where applicable). Your dogs are used as working gun dogs, and as such, you provide them with an appropriate level of physical exercise and mental stimulation in the form of training them for their designated purpose. As the dog's mental and physical needs are provided for, barking would be expected to be minimal, unless other medical or mental health problems arose.

Your proposed kennel design enables you to house "in-season" females away from male dogs to limit barking due to frustration via the provision of a designated maternity area. It is also assumed that as this would be a breeding kennel (and not a boarding kennel) that the dogs are familiar with one another, and are therefore, less likely to bark excessively. This is supported by a recent study that showed dogs were more likely to bark when exposed to unfamiliar people or animals when in their normal environment¹. Likewise, certain breeds of dogs are considered to bark more than others due to their original purpose and reason for creating the specific breed. For example, German Shepherds, Rottweilers, Maremma Sheepdogs were bred for guarding and protecting property (houses, gardens, flocks) and therefore, each of these breeds has a tendency to bark more as this is an innate behaviour that has been bred into them. As working dogs, the working Cocker Spaniel, the Irish Setter and the Gordon Setter are not naturally vocal dogs as this would lead to disturbance of game and other animals when working them. This has also been supported in the literature¹¹ where Spaniels were found to bark less than German Shepherds in a study of dogs in a rescue shelter. Although all three breeds you own are relatively rare in Australia, and as such, little is known about them, I have experience of these breeds from my upbringing in the United Kingdom. I would regularly have patients consisting of these breeds and I was involved in the working gun dog community. All 3 breeds originated in the United Kingdom and were bred for their working ability. As

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such they are not designed to be guard dogs, and therefore, do not bark as much as other breeds.

Granted, kennelling dogs can increase stress and anxiety in some individuals¹¹, however, this can vary between individuals. It is thought that, amongst other things, prior positive experiences of being kennelled can dramatically alter the dog's perception of it. As your dogs are kennelled from an early age, they are accustomed to them and tend to settle and go to sleep once put in there. The fact they receive sufficient physical and mental enrichment also allows them to see the kennel as a resting area where they can relax and feel safe, much like a den. In contrast, shelter kennels or boarding kennels have a variety of dogs, all originally bred for different purposes, some of whom may never have experienced kennelling or confinement and are all unknown to each other. This will dramatically increase stress and anxiety and result in excessive barking. My only recommendation would be to consider the provision of food dispensing toys (Kong toys, Busy Buddy toys, Buster Cube, Bob-a-lot and so on), sturdy, indestructible toys or raw bones to provide mental enrichment whilst the dogs are kennelled.

In reference to regular washing of dogs, it is my experience that regular washing of a dog's coat is only recommended for medical reasons, for example, where the dog suffers with allergic skin disease or has pyoderma (a skin infection). In this case a medicated shampoo would be recommended as these dogs produce a malodorous smell of yeast. Over washing of dogs will strip them of their natural oils that help to maintain the skin's healthy barrier to prevent infection and disease. It would be sensible to suggest that when a dog was dirty or muddy, for example, that it would require to be bathed. Infrequent bathing of a dog's coat should not affect the odour of the dog in general, and therefore, should not have any impact on off-site odour control from a kennel establishment. Any odours produced by a kennel system would be produced by food waste and excrement, and providing the kennels are cleaned and disinfected in accordance with your management plan then there should be no odour that will have an off-site impact.

Finally, dogs that are maintained in a comfortable environment, with access to their five freedoms (see appendix 2), should not bark excessively unless they are disturbed on the property or are suffering from a mental health disorder, such as separation anxiety or cognitive dysfunction (dementia). Due to your high breeding

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standards and codes of ethics stipulated by Dogs West, it is assumed that those dogs with serious mental health or behaviour problems would not be bred from preventing this condition being passed on to offspring, and therefore, should not be an issue at your establishment.

I trust the above meets your requirements regarding current information on canine behaviour and management. Should you have any further queries do not hesitate to contact me.

Yours sincerely,



Dr Nichola Frampton BVSc
VSB Number: V2685
Mobile: 0418624194

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Appendix 1

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Appendix 2

Five Freedoms

1. Freedom from hunger and thirst: by ready access to fresh water and a diet to maintain full health and vigour
2. Freedom from discomfort: by providing an appropriate environment including shelter and a comfortable resting area
3. Freedom from pain, injury or disease: by prevention through rapid diagnosis and treatment
4. Freedom to express normal behaviour: by providing sufficient space, proper facilities and company of the animal's own kind
5. Freedom from fear and distress: by ensuring conditions and treatment which avoid mental suffering

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APPENDIX 4 - PROPOSED ROAD NAME – LANEWAY 1, 4 AND 7, NORTHAM

Roy Djanegara

From: Edward Smyth <Edward.Smyth@landgate.wa.gov.au>
Sent: Thursday, 26 March 2015 2:12 PM
To: Roy Djanegara
Subject: RE: Job 229 (2015) Road names for newly dedicated laneways 3.1.8.11

Hello Roy,

Of the eight names submitted, the following names have been deemed suitable,

- Steere
- Julius
- Sweeting
- Woolhouse
- Procter
- Hillman (please note roads named after Alfred Hillman have been approved in the past. Geographic names will only allow this name as an alternative if the previous names are not submitted)

Hunt and Spencer have been deemed unsuitable as they have been overused within Western Australia and Section 8.4 of the GNC Policies and Standards states

Road names submitted for approval cannot be duplicated more than fifteen times with Western Australia.

Please be aware that Laneway 7 (T junction lane) will require two names as stated in Section 8.1

A road name shall not be applied in a way that is ambiguous or could cause confusion for road users. The road name should be applied to a single, unobscured and unobstructed roadway that leads from point A to point B, in a clear and logical manner.

As the plan shows, the laneway has three entry/exit points so will require 2 names.

I hope this information has been helpful,

With kind regards,



Edward Smyth

Geospatial Information Officer - Geographic Names
Location Knowledge Services, Operations, Landgate
1 Midland Square, Midland WA 6056
T. (08) 9273 7528 F. (08) 9273 7674
W: www.landgate.wa.gov.au



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From: Roy Djanegara [mailto:planning@northam.wa.gov.au]
Sent: Wednesday, 25 March 2015 12:41 PM
To: GeographicNames
Subject: Job 229 (2015) Road names for newly dedicated laneways 3.1.8.11

Dear Sir / Madam,

As part of the Shire of Northam's laneway strategy, three laneways have been dedicated as public road, consequently it needs road names.

The Shire has eight names that can be used. I am seeking your guidance in finding the names that comply with the GNC policy.

Those names are:

1. Hunt
2. Steere
3. Julius
4. Spencer
5. Sweeting
6. Woolhouse
7. Procter
8. Hillman

The supporting background for each name can be found in the attached word document. The location of each laneway is shown in the pdf files.

As you can see in the location plans the Shire needs at least four names, if all eight names can be supported then I will put it forward to the Council for their consideration.

As the deadline is on this Friday, could you please respond to my request at the your earliest convenience.

Thank you very much for your help.

Regards

Roy Djanegara

Planning Officer, Shire of Northam

e: email@northam.wa.gov.au

p: (08) 9622 6100 | f: (08) 9622 1910

w: www.northam.wa.gov.au | www.visitnortham.com.au

PO Box 613 Northam WA, 6401



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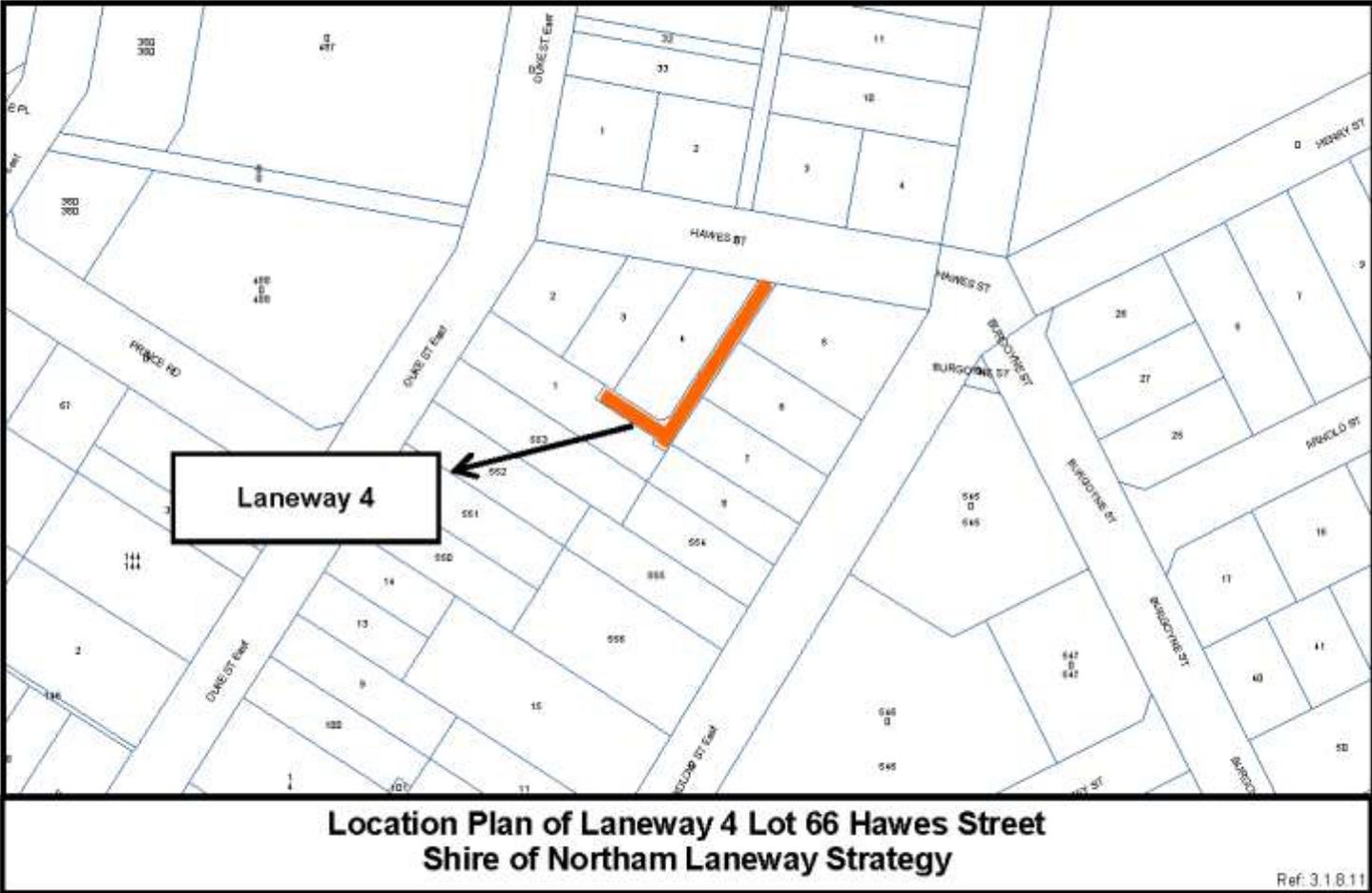
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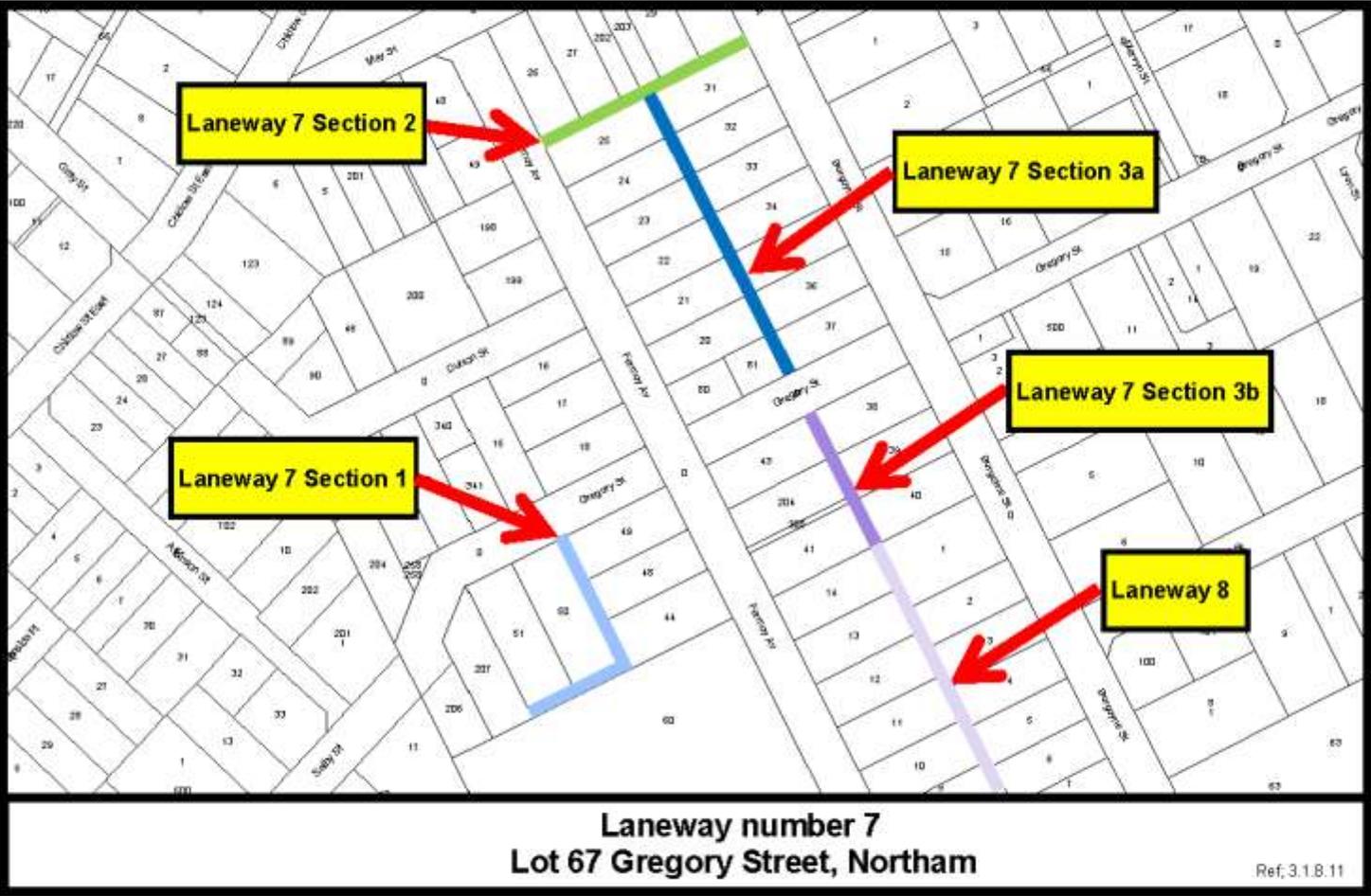
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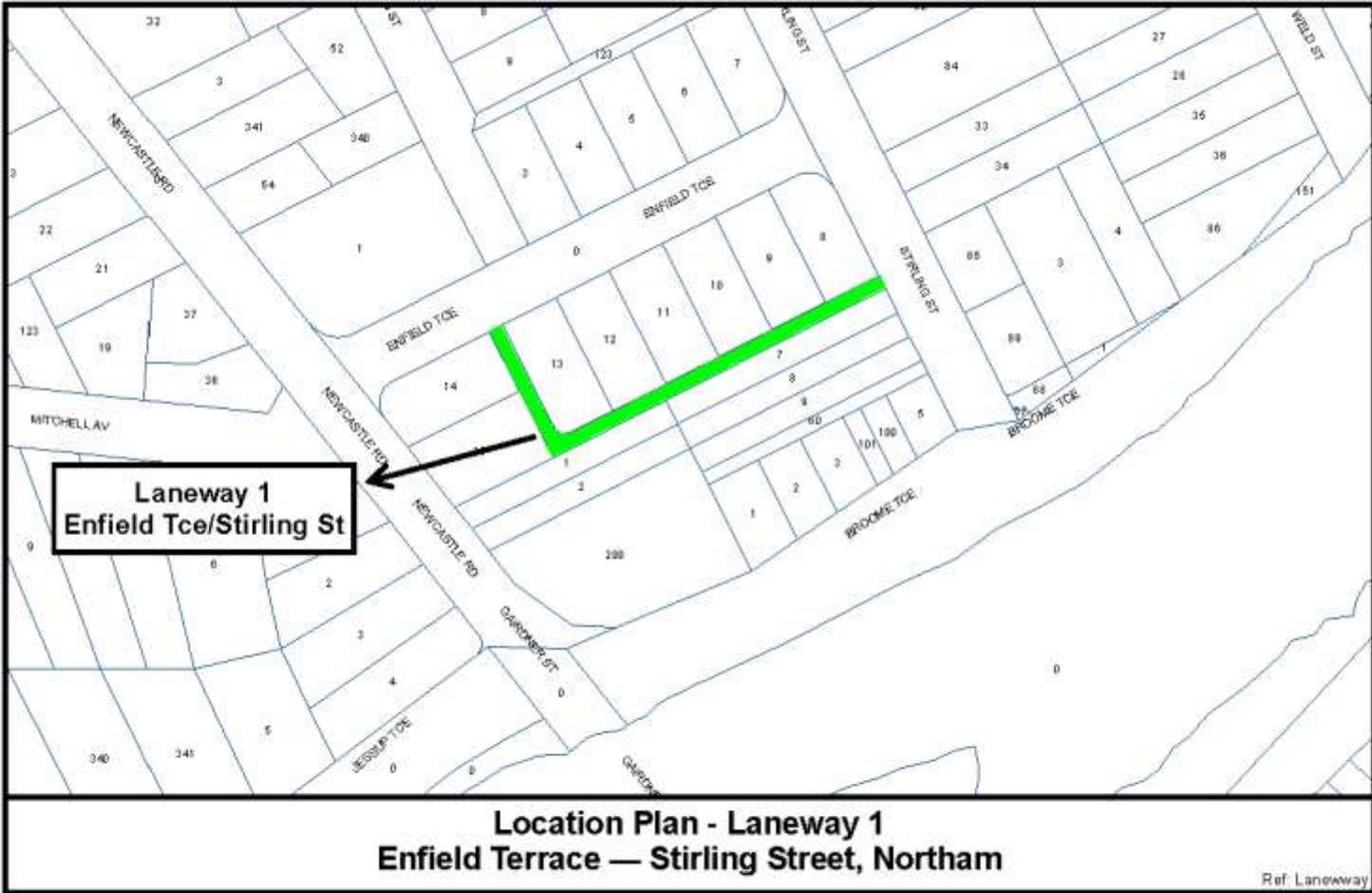
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SIR ERNEST AUGUSTUS LEE STEERE K.B
1866-1957

Sir Ernest Augustus Lee Steere (1866-1957), pastoralist and businessman, was born on 19 March 1866 near Beverley, Western Australia, son of Augustus Frederick Lee Steere, grazier, and his wife Ellen Elizabeth, née Roe; (Sir) James Lee Steere (Speaker of the legislative Assembly from 1890-1903 was an uncle. The family had taken the name of Lee Steere in 1675 as a condition of the marriage between Fiducia Lee, the daughter of Gypsy's, John Lee and Elisabeth Shirley and John Steere at Plastoe, Surrey.

Ernest was educated at Newcastle State School and the High School, Perth, and began work at 14. He joined his cousins John and Sam Phillips, first as a stockman, at Culham near Toodyay, and next as overseer in 1886-90 at the Grange on the Irwin River. Carrying his swag, riding an aged racehorse, "Star of the East", in 1888 he went to have a look at the Murchison country and was impressed. He returned north two years later as joint owner with his uncle James Broun Roe of Belele station, a 250,000-acre (101,172 ha) sheep and cattle run. Thwarted by drought, Lee Steere was tempted by, but resisted the lure of gold. Instead he invested in mail transport between Nannine and Peak Hill; in a local butchery and the Nannine general store; and, eventually, in merchandise and forwarding agency, successively located at Cue, Nannine, Meekatharra and Geraldton. Versatility and hard work characterized his endeavours. Never closely involved with his sidelines, he conceded that they helped to tide over fluctuations in the pastoral industry. On 16 December 1909, at St Mary's Church of England, West Perth, Lee Steere married Bridget Yelverton O'Connor, daughter of Charles O'Connor; they had three daughters and three sons, two of whom died in action in World War II.

As sole owner, Lee Steere expanded the Belele Pastoral Co. to 900,000 acres (364,221 ha). Because of the absence of permanent water holes, no Aborigines lived there; however Lee Steere spoke Yamagee and soon employed many, by whom he was well liked. They knew he never carried firearms. He gradually acquired other pastoral holdings: Annean Station (transferred to his wife); Yandil near Wiluna; Chilimony merino stud and The Bowes in the Victoria district; Yanda at Mingenew; Hawthornden and Maismore at Toodyay; Elliott Creek on the Upper Gascoyne; and, with Alexander Monger, Woongundy estate. In 1946 he gave Yanda to the State government for its War Service Land Settlement Scheme.

He enjoyed watching polo, but the turf was his favourite recreation. His champions, such as "Eurythmic" (Perth 1919), (Caulfield 1920) and Maple (Caulfield 1928), won several Australian cup and classic races. Never a heavy punter, he told his trainers that 'when these colours go on, it is like nailing a flag to a mast'; horses carrying the Lee Steere 'all red' won repute for honest and consistent performance. Under his chairmanship (1919-40), the Western Australian Turf Club was reorganized, its fixtures opened to a wider public and the totalisator invented by his wife's brother-in-law Sir George Julius was installed.

"Hawthornden", the home of the Lee Steere family is situated quite close to the town of Toodyay. It was settled originally in 1837 by James Drummond, who was Western

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Australia's first Botanist. Ernest Augustus Lee Steere in his early days spent much time outback and as he rode miles on the station hacks he studied their nature, breeding, conformation and habits with the result that the horse became an integral part of his life, and during his visits to his country home he spent much time among his thoroughbreds. A chance to pick out their weak points and their good ones. He had won the W.A Australia but only had a few outings. "Eulogistic" showed good speed but contracted some knee trouble and Mr. Lee Steere decided to breed from her.

Sir Ernest Augustus Lee Steere died at his home on 22 December 1957. His estate was sworn for probate at £87,574 (\$175.148). He had been esteemed for his enterprise and fair dealing and was remembered as tolerant and understanding. Lady Lee Steere was appointed O.B.E. in 1960 for her work with the Western Australian Girl Guide Association and the Young Women's Christian Association.

Their second son Ernest was Lord Mayor of Perth and a committee-member of the Fairbridge Farm School at Pinjarra.

A foundation member and president in 1920-34 of the Pastoralists' Association of Western Australia, Lee Steere was also chairman of directors of Elder Smith & Co. Ltd (W.A.); chairman of the Australian Mutual Provident Society (W.A.) and the West Australian Trustee Executor & Agency Co. Ltd; a director of Western Australian Airways; and president of the Weld Club. He helped to float the Western Australian Worsted and Woollen Mills at Albany, the Western Australian Meat Export Co. and the Fremantle Freezing Works. Lacking political aspirations, he had conservative views but respected Labor Premier [Philip Collier](#). He opposed additional Federal constitutional powers in the 1944 referendum and constantly supported fusion of the National and Country parties. Unostentatiously generous in the public cause, he was also considerate to less fortunate friends and relatives. Having refused the honour twice, Lee Steere was knighted in 1948.

GEORGE JULIUS

Inventor of the
Totalisator.



George, commenced his professional career in 1896. He went to Western Australia to accept the appointment of assistant engineer on the staff of the Locomotive Department, Western Australian Government Railways. At this time the gold boom was at its height and the Department had many railway lines under construction. George Julius worked for the Department for eleven years and was promoted to chief draughtsman and then engineer in charge of tests.

In 1898, he married Eva O'Connor, daughter of C.Y. O'Connor, a

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celebrated engineer from Western Australia. They had three sons; the eldest Awdry Francis (born 1900) was later to become a partner in his father's firm.

In whatever spare time he had, George Julius continued to work on the design for his automatic totalisator. Helped by two of his sons, he built a prototype in the workshop attached to his house.

However, the automatic totalisator was not originally conceived as a betting machine, but as a mechanical vote-counting machine. Julius reported:

"A friend in the west conceived the idea of getting me to make a machine to register votes, and so to expedite elections by giving the result without any human intervention. I invented one that aroused some interest, and it was submitted to the Commonwealth Government."

When the Government rejected the voting machine George Julius adapted it as a racecourse totalisator.

"Up to that time I had never seen a racecourse. A friend who knew of a "jam tin tote" - a machine which kept a sort of record of tickets sold at each window - explained to me what was required in an efficient totalisator. I found the problem of great interest as the perfect tote must have a mechanism capable of adding the records from a number of operators all of whom might issue a ticket on the same horse at the same instant."

"I set to work on a machine that would permit the simultaneous addition, give instantaneous records, and would satisfy the requirements of any racecourse."

"The model was built in my spare time, and when perfected a company was formed and secured its first order for a machine at the Auckland (Ellerslie) Racecourse in 1913."

CHARLES ALGERNON SWEETING 1874-1963



Charles Algernon Sweeting was the son of The Rev. George Hallett Sweeting, of the Anglican Church, a colonist of over forty years standing. In 1858, just after his marriage, he received the appointment of headmaster of the Bishop's College, Perth, and he came out to Western Australia in the ship Dolphin, which also brought out a number of other prominent colonists. The Rev. Mr. Sweeting landed at Fremantle in November, 1858, and remained in charge of the Bishop's College for five years. Among his pupils were Sir John Forrest, Mr. Alex. Forrest, Mr. Sept. Burt, Mr. Octavius Burt, Mr. Stanley H, Parker, Mr. R. A. Sholl, and Mr. L. Eliot, and other leading residents of the colony. He resigned his position as headmaster of the Bishop's College to take the incumbency of the Anglican Church in the Middle and Upper Swan districts.

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Charles Sweeting was born on the Swan in Western Australia in 1874, during the time his father worked there. When his sister Maud, lost her husband and was left with several children and the management of Buckland at Northam, Charles took over and managed the property for her. Charles married Florence Nettle and they had at least seven children, before the death of Florence in 1945. Charles went on to own his own farm at Tammin prior to his death May 16th 1963. Both are buried with the Sweeting family in Karrakatta, Perth WA.

For many years Charles Sweeting owned and rode his own horses at race meetings, at Northam and the surrounding districts. One of his earliest successes' was the Nor-West bred gelding "Asteroid". Later, amongst others, he had those smart mares "Echo" and "Rosary". In his prime. Charlie. Sweeting could hold his own against the best of the professional jockeys, and if a record of his wins were ever kept they would prove that. Charles Sweeting, purchased the well-known grey racehorse stallion "Flintlock", for stud purposes in 1933. The excellence of Flintlock's performances on the turf of Australia and Tasmania is very familiar to followers of racing. Among other big races he won the Launceston Cup, the Hobart Cup and the Perth Cup, and he ran second to "Dreamland" in the Australian Cup of 1901. "Flintlock" was a beautifully-bred animal. Claiming as sire the expatriated champion of champions, Carbine" his dam is "Duenna" (by "Lecturer"- "Signora" who threw "Dryden" (a good performer in this state) to "Montor", and "Amberito" (winner of the A.J.O. Derby, Caulfield Cup and Victoria Derby of 1897, and the A.J.C. St. Leger of 1898) "Amberito" was a full brother to "Flintlock".

H J PROCTER
Architect of Northam Town Hall

The Foundation Stone for the Northam Town Hall laid on June 21st 1897, noted that H.J Procter was the Architect.

WILLIAM WOOLHOUSE
1849-1921

William Woolhouse was born March 17 1849 in Northam. He was a son of the late George Woolhouse, who came to Western Australia from England in the sailing ship "Trusty" in 1844, and eventually became one of Northam's pioneers. William, received his education at a local school. He began active life on his father's farm at Geraldton, where he continued until he was 24 years of age. Then with his brother, he travelled into the interior of the North. West, and there established the "Robe River station", one of the pioneer properties of the district.. Leaving Geraldton with a party of thirteen, and stock consisting of 380 head of cattle and 120 horses, they reached the Lyons River, but owing to the great drought which set in were forced to leave the cattle at "Mount Thompson".

The two brothers and an Aboriginal guide returned to Champion Bay, meeting en route on the Upper Murchison the ill-fated Clarkson's party, the leader of which, Henry

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Clarkson, had been killed, by natives some few months earlier. Returning in the following December to collect the cattle, they found that the natives had disturbed and killed a large proportion of the herd, and only 122 were brought in at the muster. These they took to Champion Bay, and the following year (1876) again started with 2400 sheep, which they successfully overlanded to the station, being favoured by a good season and a plentiful supply of water. A succession of good seasons followed, and the station prospered until 1892, when the North-West experienced a severe, drought, and the Woolhouse brothers were forced to dispose of their interests in the district.

In early life William Woolhouse gave considerable attention to sport, and was an amateur jockey of some repute; bringing several horses successfully to the winning post. He rode in Northam's very first race and in many others in Perth.

William Woolhouse went on to marry Mary Kneist Waldeck in 1883 in Greenough. She was the daughter of William Frederick Waldeck and Eleanor nee Gooch. They had at least four children. William died March 28, 1921 in Perth and Mary in 1937. They are buried in Goomalling.

At his death in 1921, the following Obituary was run in memory of him

"The death of William Woolhouse, of Goomalling, has made another blank space in the history of Western Australian colonists who pioneered the great North West and. Subsequently the Wheat Belt. The brothers, Henry and William Woolhouse came into prominence very early in life, as the trusted trainers and riders for K and M. Brown's Glengarry stud, near Geraldton, during the sixties, when "Victorian", "Hinda" and "Priestess" used to measure strides with Joseph Lockyers "Erin-Go Bragh", "Southerner" and West Australia", as well as with Burges' "Attraction" and Dr. Attfield's "Bushman", "Tho Shalt" and others. "

ALFRED HILLMAN
Surveyor and Explorer
1807 - 1883

Arrived Perth in the "Atwick" 25th April 1837

During his service he prepared the first plan of Perth
as it was to develop and largely as it still remains.

He did much of the first surveying of Albany district,
of the Avon Valley, of York, and other country town sites.

The route for the highway from Perth to Albany was opened up and surveyed by him.

After residing in Albany from 1832 to 1840 he built and lived in "ivy cottage"
on lot I24 St Georges Terrace Perth.

In 1873 he retired as sheriff of the colony and returned to England

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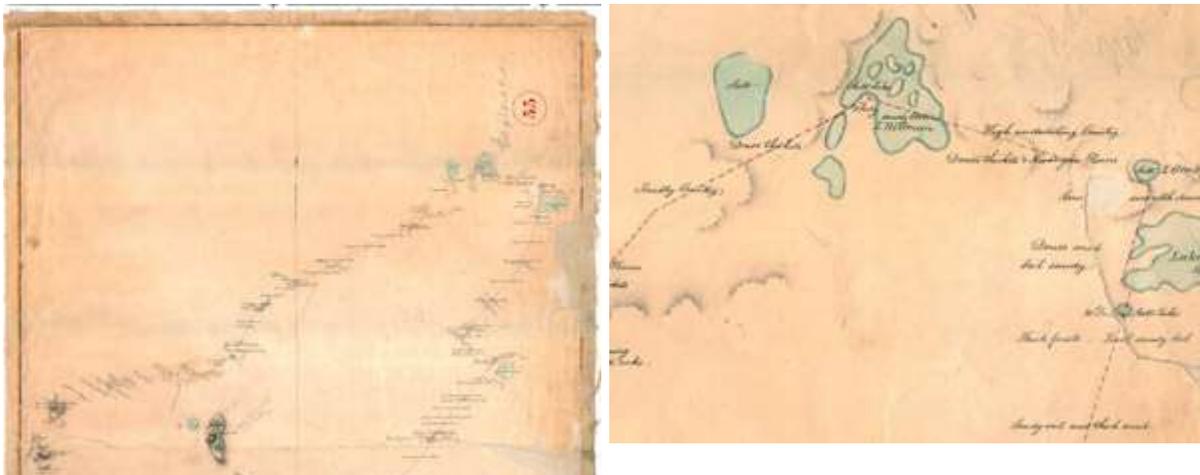
"STRENGTH THROUGH ADVERSITY"

PLAQUE PLACED HERE BY HIS DESCENDANTS
AND THE WESTERN AUSTRALIAN HISTORICAL SOCIETY
1977

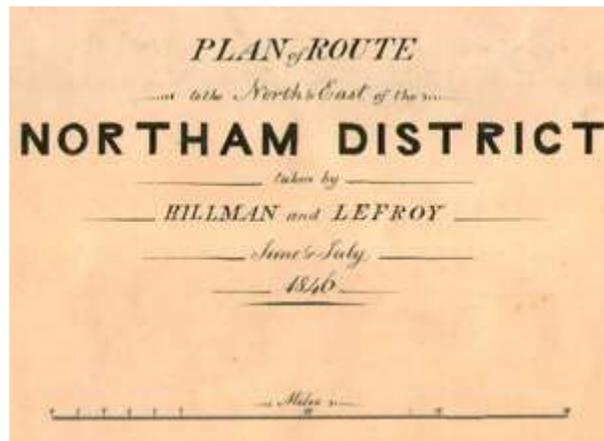
Alfred Hillman and Gerald De Courcy Lefroy, 1846

The first recorded exploration into the southern margins of the Lake Moore – Mongers Lake area was in July 1846 when Alfred Hillman and Gerald De Courcy Lefroy reached the salt lakes they named Hillman, Lefroy and Grady. This set of lakes has been renamed De Courcy, Hillman and O'Grady. This was a joint official and private expedition. Alfred Hillman was a government Assistant Surveyor, Lefroy and his brother Anthony O'Grady Lefroy were prominent Irish pioneering sheep graziers from the Walebing area on the Victoria Plains, and they came seeking more country on which to expand their holdings and flocks. What they found must have disappointed them. It was only salt lakes and dense shrub lands. Later, in the 1870s and 1880s, Anthony O'Grady Lefroy's son Henry Bruce Lefroy took up four 20,000 acre pastoral leases further out on the eastern arms of Lake Moore, on what became Mouroubra and Bimbijy Stations (Department of Lands and Surveys, Public Plan 13M No's 1-3, Victoria East 1873, State Records Office Cons 5018-19)

Exemplifying the economic and social status of pastoralists in Western Australia, Gerald De Courcy Lefroy was Colonial Treasurer from 1856 until self-government in 1890, and his nephew Henry Bruce Lefroy became Premier from 1917 to 1919.



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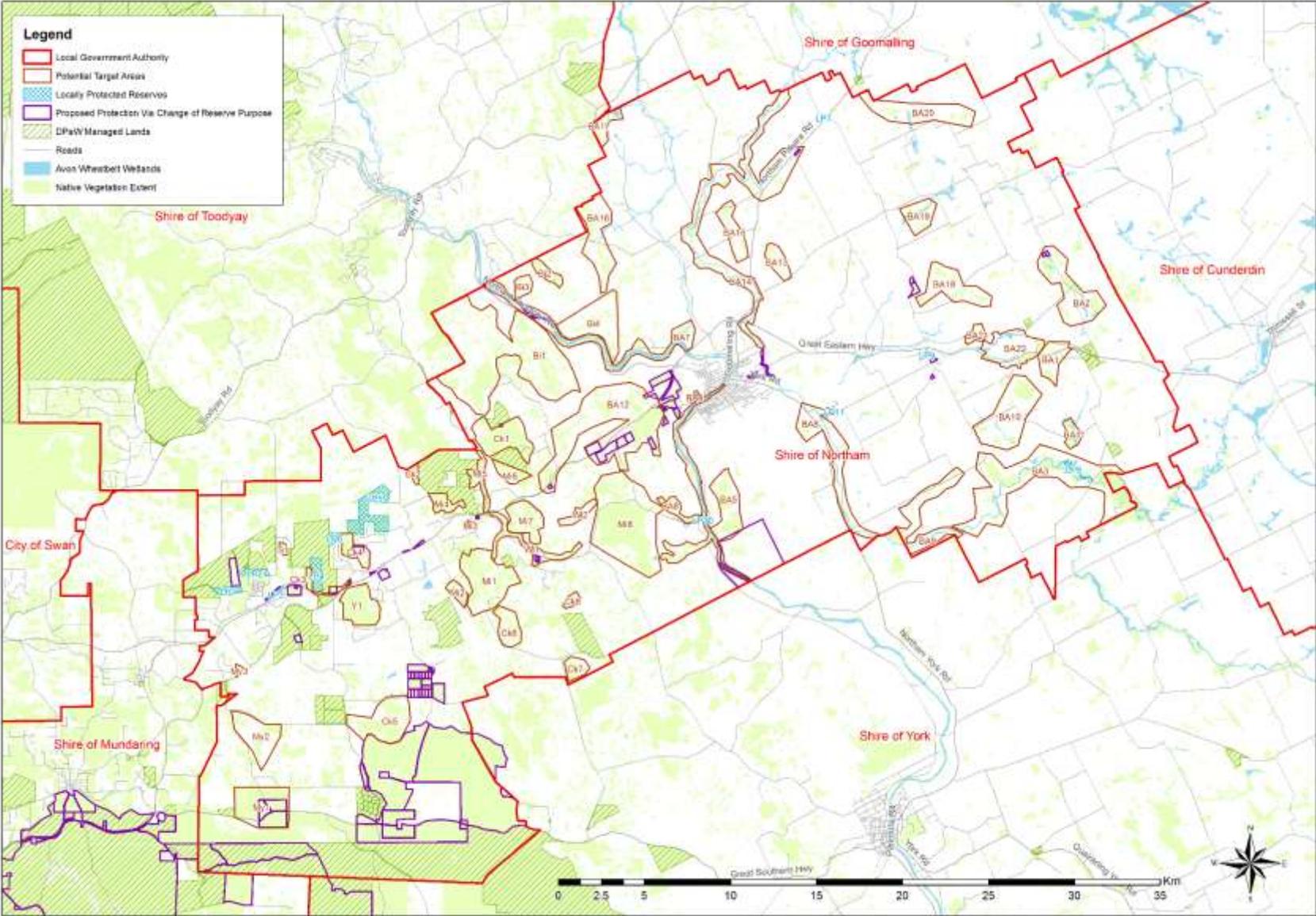
Exploration Plan 33 shows that in 1846 Hillman & Lefroy found at the southern end of Lake Moore only dense shrub lands and salt lakes. There was nothing to interest sheep graziers. *Kwangan* is the Nyoongar Aboriginal term for sandy shrub lands.

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APPENDIX 5 - SHIRE OF NORTHAM PROPOSED LOCAL BIODIVERSITY STRATEGY



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Shire of Northam
LOCAL
BIODIVERSITY
STRATEGY



February 2015

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Project team

- Renata Zelinova, Local Biodiversity Program Manager (WALGA)
- Danielle Matthews, Senior Planning Officer – Local Biodiversity Program (DoP)
- Jason Batory, Batory Spatial
- Teik Oh, GIS Analyst, Fluffy Software P/L

Shire of Northam

- Phil Steven, Executive Manager Development Services
- Bronwyn Southee, Senior Planner

Stakeholder Reference Group

- Cr Kathy Saunders, Shire of Northam
- Rowan Hegglin, Wheatbelt NRM
- Peter Weatherly, Avon Valley Environmental Society Inc
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- APPENDIX F: Ecological criteria for remnant vegetation prioritisation in the Shire of Northam (Adapted from Del Marco *et al* 2004)
- APPENDIX G: A Morphological Classifier for Remnant Vegetation
- APPENDIX H: Limitations of the native vegetation prioritisation and connectivity analysis
- APPENDIX I: Target Areas – Notes on opportunities to improve protection status of priority vegetation
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Abbreviations

AW – Avon Wheatbelt Bio-region

BVA – Beard Vegetation Association

CSIRO - Commonwealth Scientific and Industrial Research Organisation

DAPWA – Department of Agriculture and Food Western Australia

DEC – Department of Environment and Conservation

DPaW – Department of Parks and Wildlife (replaced DEC in 2013)

EPA – Environmental Protection Authority

EPBC Act – Environment Protection and Biodiversity Conservation Act 1999

EPT – Environmental Planning Tool

ESA – Environmental Sensitive Area

GIS – Geographic Information System

IBRA – Interim Biogeographic Regionalisation of Australia

JF – Jarrah Forest Bio-region

LBP – Local Biodiversity Program

LWF – Land for Wildlife

NAIA – Natural Area Initial Assessment

NRCGP – Northam Regional Centre Growth Plan

NRM – Natural Resource Management

PEC – Priority Ecological Community

SWAEI – Southwest Australia Ecoregion Initiatives

TEC – Threatened Ecological Community

UCL – Unallocated Crown Land

WALGA – Western Australian Local Government Association

WAPC – Western Australian Planning Commission

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Executive Summary

VISION

Over the next 20 years, the diversity of indigenous species and ecosystems in the Shire of Northam is conserved, resilient to threats, restored and valued by the local community.

OBJECTIVES:

- To achieve a comprehensive, adequate and representative network of locally protected natural areas by improving the protection status, health and viability of each vegetation complex that is not currently adequately protected in the Shire
- To maintain and improve landscape function by implementing best practice environmental restoration and use of sustainable land use practices including appropriate land use planning and natural resource management.
- To achieve long term community engagement in local biodiversity management.

The Local Biodiversity Strategy:

- provides an overview of biodiversity assets retained in the Shire;
- summarises legislative and policy requirements for biodiversity conservation;
- reviews existing provisions in the local planning framework for biodiversity conservation;
- recommends a set of actions to improve the current status of biodiversity conservation in the Shire of Northam.

The strategy outlines key actions to be implemented over the next 5 years that will enable achievement of the vision for biodiversity conservation and contribute to the achievement of the Shire of Northam corporate vision.

Methodology used to identify local conservation priorities follows the State government endorsed process for local biodiversity conservation planning developed by the Western Australian Local Government Association's Biodiversity Programs. Mapping and technical assistance was provided by the Local Biodiversity Program, informed with expert local knowledge through the representatives of the Stakeholder Reference Group set up by the Shire of Northam.

An assessment of the current status of biodiversity in the Shire shows the following:

- 23.7% of the pre-European extent of native vegetation remains in the Shire.
- Native vegetation retention is unevenly distributed, with 42% remaining within the western portion of the Shire that overlaps with the Jarrah Forest bioregion and around 10% remaining in the eastern portion of the Shire that overlaps with the Avon Wheatbelt bioregion.

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- 4.7% of the pre-European extent of vegetation is protected (Department of Parks and Wildlife lands managed for conservation) or 5.3% when including Unallocated Crown lands reserved for Conservation of Flora and Fauna in the Shire's Local Planning Scheme.
- 76% of the remaining vegetation is classified as Local Natural Areas.
- Of nine Beard Vegetation Associations (BVAs) represented in the Shire, five have less than 1% protected, an additional one has less than 5% protected locally.
- All Beard Vegetation Associations are considered regionally significant, all have less than 17% of pre-European extent protected in the Wheatbelt and Jarrah Forest bio-regions.
- Of eleven vegetation complexes represented in the Jarrah Forest portion of the Shire, nine are considered regionally significant, three having 0% and additional three less than 5% of their pre-European extent protected in the Shire.
- **99.5% of the remaining vegetation in the Shire is of regional conservation significance.**
- Over 1130 native species have been recorded within the Shire, including four endemics, 14 threatened and further 51 species being of conservation priority.
- Decline in fauna is a primarily due to the loss of habitat, especially species specific hollow bearing trees and presence of feral predators such as foxes and cats.
- The chain of wetlands associated with local rivers such as the Avon River and the Mortlock River and their tributaries not only retain specialist habitat but the associated riparian and upland vegetation is critical to maintaining connectivity through the highly fragmented landscape.
- The overall health of waterways in the Shire varies and reflect land management within their catchments.
- Future on-ground activities need to build on the significant investment towards improving the Avon River health over the past twenty years.
- The health of the Avon River and its tributaries has direct impact on water quality of the Swan River.
- A regional connectivity study that aimed to develop guiding principles for corridor planning within the Avon River Basin identifies the western portion of the Shire as being within a 'high connectivity zone' and the eastern portion within a 'medium connectivity zone'.
- The biodiversity of the Shire continues to be threatened by a range of passive factors including passive clearing (through on-going grazing), inappropriate land-

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use, lack of protection and active management of weeds, pest animals, pathogens and impacts from industry such as agriculture.

- To remain viable into the future the biodiversity found within the Shire of Northam, especially rare and threatened species, endemics or species of interest require active management.

To assess the relative conservation priority, 20 criteria representing biodiversity attributes were intersected with 2013 native vegetation mapping. The prioritisation criteria consider:

- Representation of ecological communities in the Shire and biogeographical regions
- Presence of rare and threatened species and ecological communities
- Presence of wetlands, waterways, riparian vegetation
- Native vegetation patch size and connectivity among patches.

Most mapped native vegetation met numerous criteria, indicating high conservation values of the remaining vegetation.

Considering that the current retention and protection status of native vegetation is below the State and the national policy accepted thresholds of 10% and 30% of pre-clearing extent, any further clearing of vegetation should be avoided, including the removal of significant, mature paddock trees and stag-trees and excessive fenceline / roadside vegetation. Many paddock trees are being removed in the agricultural areas within the Shire to facilitate the use of GPS steer harvesting and seeding equipment. Increased awareness among landholders of ways to avoid removing these valuable trees should aim at eliminating this not essential practice. Remnant paddock trees are often hollow bearing, of significant age and are examples of what remnant vegetation would have looked like pre clearing. Large paddock trees provide food and habitat and are important in a local context for species of regional and national importance such as Carnaby's black cockatoos.

The Shire's Local Planning Strategy and Scheme include numerous provisions for biodiversity. Findings of this Local Biodiversity Strategy will provide further guidance and reduce uncertainty in future decision making. Further recommendations for strengthening existing provisions for biodiversity conservation in the Shire's existing land use planning framework are made, including development and adoption of Local Planning Policies which will provide guidance to developers and land owners regarding necessary consideration of biodiversity, development design options to minimise the impacts of future land uses and facilitate restoration of degraded areas to increase suitable habitat for local fauna and improve the health of local waterways.

Fifty-five 'Target Areas' have been identified to highlight areas with good opportunities to improve the representation of under protected native vegetation in the Shire. For each of these areas specific suggestions are made on opportunities to protect portions of the highest conservation value. The change or extensions of reserve purposes to include conservation are recommended as a priority where opportunities exist.

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However, with over 80% of native vegetation mapped on Rural zoned lands in the Avon Wheatbelt portion of the Shire and 42% on Rural zoned lands in the Jarrah Forest portions of the Shire, future vegetation retention and its management to maintain biodiversity values will depend on conservation on private land. Any future rezoning for development should avoid clearing and provide formal protection to the retained natural areas.

The 'Target Areas' highlight portions of remaining vegetation where protection of portion of the vegetation will contribute to the national target of 17% of bioregions protected, adopted by the Australian Government (2010). Local contributions to the national target were calculated considering the proportion of pre-clearing extent of native vegetation associations and vegetation complexes in the Shire of Northam and the remaining extent using the 2013 native vegetation mapping. Due to high levels of clearing in portions of the Shire, fragmented nature of remaining native vegetation, for eight out of fourteen vegetation complexes and vegetation associations represented in the Shire, it will not be possible to achieve the desired level of formal protection. Protecting all remaining vegetation in good or better condition representative of these over-cleared vegetation types should be a priority.

In the context of this Local Biodiversity Strategy, natural areas are considered protected if they are on Crown land vested for conservation, zoned or reserved in a local planning scheme for conservation and/or managed on private land with conservation covenant on land title.

Many of the existing biodiversity threatening processes are expected to be further exacerbated with changing temperatures and rainfall due to climate change. Building resilience of the natural areas and facilitating expected shifts in species distributions by improving landscape connectivity are considered important ways of improving biodiversity conservation. The Local Biodiversity Program developed three connectivity metrics to assist with identifying the most cost effective ways of improving connectivity between protected natural areas.

Connectivity analysis of native vegetation in the Shire identified gaps between existing protected areas and identify parts of landscape where buffering of small protected areas and strategic re-vegetation between these areas will contribute to a more effective network of natural areas. The results of the connectivity analysis should be used to inform future priorities for vegetation restoration to build the resilience of local ecosystems against anticipated impacts of climate change.

All mapping layers developed for the Local Biodiversity Strategy are available through the special login on-line mapping viewer, the Environmental Planning Tool. A brief guide how to use this mapping viewer is provided in the Appendices.

The Local Biodiversity Strategy contains information that can be used by the Shire of Northam and other relevant stakeholders to:

- Inform land use planning to facilitate sustainable development and protect environmental assets

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- Identify priority areas for restoration, utilising offset requirements or external grant opportunities
- Engage all relevant stakeholders.

The main document provides an overview of biodiversity status, legislative and policy requirements for biodiversity conservation, review of existing land use provisions for biodiversity conservation in the Shire, describes the methodology adopted to prioritise natural area in the shire and recommends a set of actions, focusing on functions and responsibilities of the Shire. Appendices include more detailed information and descriptions of methodologies used in the Local Biodiversity Strategy, results of native vegetation status statistical analysis which supports the prioritisation and site specific recommendations for the fifty-five 'Target Areas'.

Priority Actions:

Action	Priority
Integration into the land use planning framework	
Confirm the conservation values of the selected <i>Land Administration Act 1997</i> reserves proposed for change of purpose, or change of classification to Conservation of Flora and Fauna in the planning scheme (Appendix D, Table 5).	High (2015-2016)
Scheme Amendment to change the classification of selected high conservation reserves to Conservation of Flora and Fauna (vested in the Shire)	High
Scheme Amendment to change the classification of selected high conservation reserves (vested in State agencies)	Medium
Introduction of a new Rural Conservation zone, or strengthen Rural, Rural Residential and Rural Smallholding zone provisions	High
Amend Conservation designations on Local Planning Strategy maps to include adopted Target Areas and local conservation reserves	Medium
Develop a number of Local Planning Policy/Policies (see section 4.1)	High
Local Government Natural Area Management	
Develop a strategic 5 year management plan for all conservation reserves using the information collected via NAIA Templates	High
Develop and implement best-practice procedures for all Shire staff and contractors working and accessing natural areas and managing infrastructure assets	Medium-High
Investigate the feasibility of forming a <i>Biosecurity Group</i> in partnership with adjoining Local Governments	Medium
Implement a strategic reserve management plan	Medium
Increase riparian vegetation cover and condition on lands managed by the Shire (focusing on upper reaches and northern shores of priority waterways)	Medium
Private landholder support	
Facilitate private landholder consultation to identify the most desirable incentives for biodiversity conservation on private land	High
Prepare and implement a private landholder incentives strategy to support biodiversity conservation on private lands.	Medium
Facilitate riparian vegetation restoration on private lands	
Communication	

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Action	Priority
Integrate all Local Biodiversity Strategy mapping into the Shire's information system	High (2014-2015)
Develop and promote sustainable landscaping strategy for residential areas and street-scaping	Medium
Facilitate discussions with local Aboriginal leaders to investigate opportunities for their involvement in promoting the cultural values of natural areas in the Shire	High
Facilitate discussions with the Wheatbelt NRM, adjoining Local Governments, DPaW and other relevant stakeholders on identification of regional ecological linkages.	Medium
Develop a monitoring and reporting schedule	High
Undertake a review of the feasibility and effectiveness of the proposed implementation actions every 5-7 years.	Medium
Local Government capacity building	
Create a position and employ an Environmental Officer whose responsibilities will include natural area management, submission of grant applications to obtain external funding for reserve management and facilitate partnerships with other relevant stakeholders and the community in reserve management, restoration and support to private landholders.	High
Form partnerships with not-for-profit groups active in the Shire to facilitate management and private landholder support for biodiversity management	High
Establish a Natural Resource Management (NRM) Reference Group to facilitate partnerships in implementing the Local Biodiversity Strategy objectives and other NRM priorities (e.g. Avon River and other priority waterways recovery)	High

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1 Context

1.1 Benefits of biodiversity conservation

Biodiversity, or biological diversity, is a variety of all life forms. There are three levels of biodiversity:

- Genetic diversity or the variety of genetic information contained in individual plants, animals and micro-organisms;
- Species diversity or the variety of species;
- Ecosystem diversity or the variety of habitats, ecological communities and ecological processes.

Natural Resource Management Council 2010

Conservation of biodiversity is critical to sustainable living which depends on maintenance of ecological services provided by the variety of ecosystems. Ecosystem services can be divided into four main groups (TEEB 2011, Millenium Ecosystem Assessment, 2005):

- Provisioning services such as food, raw materials, fresh water, medicinal resources;
- Regulating services including microclimate, carbon sequestration and storage, moderation of extreme events, waste-water treatment, erosion prevention, pollination, biological control;
- Habitat or Supporting Services such as habitat for species, maintenance of genetic diversity;
- Cultural services such as recreation, mental and physical health, tourism, aesthetic appreciation and inspiration for culture, art and design, spiritual experience and sense of place.

Other benefits of keeping green spaces in urban and peri-urban areas include positive effects on property values. It has been estimated that property values increase about 10% in streets with large trees. Other recorded benefits include increased profits in tree-lined retail areas, greater acceptance of higher density residential developments near good quality green spaces, up to 25% reduction in energy consumption in buildings shaded by trees, reduced impacts on storm water management, reduced pollution and improved human health (reduction in heat-related illnesses), sense of place and identity, encourage outdoor activity, reduced infrastructure damage due to UV radiation exposure (Brown *at al* 2013, Pandit 2013, Matusik Property Insight 2006).

A study undertaken in rural Victoria, Australia concluded that with a shift in rural land ownership from agriculture-focused farmers to amenity focused 'lifestyle' owners, remnant vegetation adds value to lifestyle properties. It was found that an optimal proportion of tree cover on property was about 40% of land area leading to a 12% increase in average property price (Polyakov *et al.* 2012). Another study examined the levels of benefit provided

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by native vegetation on rural properties across a range of property types and sizes (Polyakov *et al* 2014). It was found that private landowners on small and medium sized properties benefit most from presence of native vegetation on these properties. However, to maximize the biodiversity value of native vegetation on small and medium rural lands, effective management will need to be established to minimize fragmentation and impacts of weeds, feral animals or diseases on native vegetation.

1.2 Definition of Conservation, Protection and Retention

The Local Biodiversity Strategy aims to conserve the diversity of natural areas and associated ecosystems in the Shire of Northam. In the context of this Strategy, conservation, protection and retention of natural areas are defined as follows:

Conservation: In relation to biodiversity, conservation is the protection, maintenance, management, sustainable use, restoration and improvement of the natural environment (Australian Government 2010).

Protection: Protected areas are those natural areas that are secured for conservation either as

- public lands vested for a biodiversity conservation purpose (e.g. nature conservation)
- Indigenous Protected Areas
- private lands where the biodiversity values are secure for conservation under zoning, or covenanting
- Shared management reserves (Australian Government 2010).

Retention: is all the process ensuring a natural area is retained but not necessarily afforded protection to ensure its continued existence and viability (Del Marco *et al* 2004).

A Local Biodiversity Strategy:

Provides an overview of biodiversity assets retained in a local government area and identifies conservation priorities;

Summarises legislative and policy requirements for biodiversity conservation;

Reviews existing provisions in the local planning framework for biodiversity conservation;

Recommends a set of actions to improve the current status of biodiversity conservation;

Facilitates engagement of relevant stakeholders.

1.3 Legislative and Policy Framework

Biodiversity conservation requires a multi-level approach including Commonwealth, State, Local Government, industry and non-government groups, private individual and the community, all contributing to biodiversity conservation at appropriate levels. Development and implementation of a local biodiversity strategy provides an effective mechanism for meeting legislative requirements and strategic objectives at the local government level.

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Australia's Biodiversity Conservation Strategy 2010-2030 (NRMCC 2010) provides the overarching guiding national framework, identifying three national priorities for action and ten national targets for all governments to work towards during the first 5 years of implementation. Priority actions include:

- 1 Engaging all Australians in biodiversity conservation through:
 - 1.1 Mainstreaming biodiversity
 - 1.2 Increasing indigenous engagement
 - 1.3 Enhancing strategic investments and partnerships.
- 2 Building ecosystem resilience in a changing climate by:
 - 2.1 Protecting diversity
 - 2.2 Maintaining and re-establishing ecosystem functions
 - 2.3 Reducing threats to biodiversity.
- 3 Getting measurable results through:
 - 3.1 Improving and sharing knowledge
 - 3.2 Delivering conservation initiatives efficiently
 - 3.3 Implementing robust national monitoring, reporting and evaluation.

Implementation of a Local Biodiversity Strategy contributes to the delivery of majority of the Australian Government priority actions.

Australia, as the signatory to the international Convention on Biological Diversity, adopted a target of 17% of each of its bio-regions¹ being protected in the National Reserve System

(<http://www.environment.gov.au/land/nrs/about-nrs/requirements>).

Priority actions towards meeting this target are identified in the *Australia's National Reserve System Strategy 2009-2030* (Australian Government 2010) which was prepared in collaboration with all States. The Strategy identifies priority actions for a coordinated national approach towards achieving the following national targets for a National Reserve System:

- Examples of at least 80% of all regional ecosystems in each bioregion by 2015
- Examples of at least 80% of all regional ecosystems in each subregion by 2025
- Core areas established for the long-term survival of threatened ecosystems and threatened species habitats in each of Australia's bioregions by 2030

The National Reserve System is the network of formally recognised parks, reserves, and other protected areas primarily dedicated to the long-term protection of Australia's Biodiversity. Only those areas that meet the International Union for the Conservation of Nature (IUCN) definition of protected area are considered part of the National Reserve System. According to the IUCN, a protected area is: "A clearly defined geographical space, recognised, dedicated and managed, through legal or other effective means, to achieve the long-term conservation of nature with associated ecosystem services and cultural values."

Australian Government 2010

¹ Bio-regions are regions defined by a combination of biological, social and geographical criteria, seeking to describe the dominant landscape scale attributes of climate, lithology, geology, landforms and vegetation. They are determined by the Interim Biogeographic Regionalisation for Australia (IBRA) (<http://www.environment.gov.au/land/nrs/science/ibra>).

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- Critical areas for climate change resilience, such as refugia, to act as core lands of broader whole of landscape scale approaches to biodiversity conservation by 2030.

The Shire of Northam overlaps with two bio-regions and protection levels within both are under the 17% target (Australian Government 2014).

Biodiversity conservation is supported by a range of Commonwealth and State legislation, statutory and non-statutory policies. The principal national and state legislation includes:

- *Environment Protection and Biodiversity Conservation Act 1999*
- *Wildlife Conservation Act 1950*
- *Environmental Protection Act 1986* and the related *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

The key State Government environmental and planning policies relevant to biodiversity conservation are:

EPA Position Statement No. 2: Environmental Protection of Native Vegetation in Western Australia (EPA, 2000) provides an overview of the Environmental Protection Authority's (EPA) position on the clearing of native vegetation in the State. Particular reference is made to clearing in agricultural areas, stating that clearing in agricultural areas of the South West of Western Australia should not continue, except for relatively small areas and where alternative mechanisms for biodiversity protection are addressed. The Position Statement lists several key criteria when assessing impacts of potential clearing, including the recognition of 30% of pre-clearing extent of a vegetation type as a threshold level below which species loss appears to accelerate exponentially and a level of 10% of pre-clearing extent as being a level representing 'endangered'.

Environmental Protection Bulletin No 20: Protection of naturally vegetated areas through planning and development (EPA, 2013) EPA's expectations for consideration of naturally vegetated areas in the design of urban and peri-urban development at all stages of land use planning are outlined in this Bulletin, including design guidelines for planning and development proposals. It outlines the matters related to the protection of natural areas that are most appropriately addressed at the different land use planning stages, ranging from regional planning strategies and frameworks to local planning strategies, schemes and subdivision or development plans.

The Bulletin No. 20 complements the ***EPA Guidance Statement No. 33: Environmental Guidance for Planning and Development*** (EPA, 2008) which outlines the EPA's broad principles for maintaining and

EPA's broad principles for maintaining biodiversity and protecting native vegetation and flora:

- Avoid clearing
- Maintain biodiversity at sustainable levels
- Conserve biodiversity in-situ
- Prevent loss of biodiversity
- Prepare and implement regional strategies for biodiversity protection
- Protect ecological linkages
- Anticipate threats to biodiversity and
- Reintroduce native vegetation.

EPA, 2008

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protecting native terrestrial vegetation and flora, the EPA's objectives for biodiversity conservation, flora and fauna, and lists the natural areas that the EPA considers are of high conservation significance, including critical environmental assets and high value environmental value assets.

Statement of Planning Policy No. 2: Environment and Natural Resources Policy (SPP2) (WAPC 2003) was prepared under statutory procedures set out in the *Planning and Development Act 2005*. The WAPC and local governments must have 'due regard' to the provisions of state planning policies when preparing or amending local planning schemes and when making decisions on planning matters.

The objectives of SPP No. 2 are to: integrate environment and natural resource management with broader land use planning and decision-making; protect, conserve and enhance the natural environment; and promote and assist in the wise and sustainable use and management of natural resources.

General policy measures relevant to the Shire include:

'(iv) Protect significant natural, indigenous and cultural features, including sites and features significant as habitats and for their floral, cultural, built, archaeological, ethnographic, geological, geomorphological, visual or wilderness values.

'(vi) Recognise that certain natural resources, including biological resources, are restricted to particular areas and that these geographical areas or land types may need to be identified accordingly and appropriate provision made to protect the areas for the use of those resources.

'(x) Support conservation, protection and management of native remnant vegetation where possible, to enhance soil and land quality, water quality, biodiversity, fauna habitat, landscape, amenity values and ecosystem function.

'(xi) Consider alternatives to land acquisition for conservation and landscape protection where limited or no public access is required.'

Other policy measures relevant to local biodiversity conservation planning include those in clause 5.5 Biodiversity, which states that planning strategies, schemes and decision-making should:

'(i) Consider mechanisms to protect areas of high biodiversity and/or conservation value.

'(ii) Seek to avoid or minimise any adverse impacts, directly or indirectly, on areas of high biodiversity or conservation value as a result of changes in land use or development.

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(iii) Assist in establishing a comprehensive, adequate and representative conservation reserve system throughout the State for flora, fauna habitat, landscapes, waterways, estuaries and wetlands.

(iv) Safeguard and enhance linkages between terrestrial and aquatic habitats which have become isolated, including the re-establishment of habitat corridors.

(v) Assist the return of areas of high biodiversity conservation value to the public estate or otherwise ensure the protection of high biodiversity conservation values through mechanisms including planning controls or conservation covenants.

(vi) Support the use of management plans to protect areas of high biodiversity conservation value in the long term.'

1.4 Regional Natural Resource Management Strategies

Two regional natural resource management groups (NRM) operate in the Shire of Northam; the Wheatbelt NRM and the Perth Region NRM. These regional groups play an important part in facilitating partnerships, sourcing funds and coordinating delivery of the regional NRM strategies.

The Wheatbelt NRM Strategic Plan 2012-2015 outlines strategic objectives and priorities towards achieving its vision "to bring exemplary natural resource management to the Wheatbelt to create healthy environments and livelihoods" (Wheatbelt NRM 2014). Implementation of the Shire of Northam's local biodiversity strategy will contribute towards many of the regional objectives, providing good opportunities for close cooperation.

Wheatbelt NRM 5-year strategic objectives include:

- Develop Strategic Adaptive Management approach and embed resilience/systems thinking into NRM
- Strengthen partnerships in the understanding and management of our social-ecological systems
- Adapt to a changing climate
- Increase perennial vegetation cover
- Support agricultural industry innovation targeting efficiency in chemical use and improved soil health
- Promote 'fit for purpose' land use
- Coordinate fire and invasive species management in both conservation and agricultural systems
- Encourage community action for environmentally sustainable lifestyles.

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The Shire of Northam is within the Avon Arc sub-region of the Wheatbelt NRM region. NRM priorities for the Avon Arc subregion include: Enhance, protect and manage fragmented, at-risk biodiversity, improve fertiliser efficiency of agricultural landscapes, major tributary riparian management, and manage peri-urban changes.

Perth Region NRM which overlaps with the western portion of the Shire of Northam is currently reviewing its Strategic plan. The local biodiversity strategy provides a good opportunity to inform the regional strategic planning process and identify new opportunities for partnerships. More information about the Perth Region NRM Strategy review can be found on the following link <http://www.perthregionnrm.com/community/swan-region-strategy/swan-region-strategy-review.aspx>.

1.5 Local Strategic and Planning Context

In 2010, the Shire adopted a corporate plan, *Strategic Community Plan 2012-2022* (Shire of Northam 2013b), which sets out the broad objectives and initiatives for future development and growth within the Shire. Delivery of these initiatives should be consistent with the Shire's Mission Statement and be based on a number of goals and strategies, including:

"To deliver responsive, sustainable services in a manner that preserves and enhances our environment and lifestyle whilst respecting our heritage and facilitating economic growth."

**Shire of Northam
Corporate Mission:**

"To deliver responsive, sustainable services in a manner that preserves and enhances our environment and lifestyle."

*Strategic Community Plan
2012-2022*

Shire of Northam Local Planning Strategy (Shire of Northam 2013b)

The Shire's adopted mission to preserve and enhance the environment is directly reflected in its Local Planning Strategy which was adopted in 2013:

Vision/Objectives

- Protect, conserve and enhance the environmental values and natural resources of the Shire for the benefit of current and future generations while providing appropriate development opportunities to promote the local economy.
- Protect privately owned land recognised as Conservation on Strategy maps to provide for possible future inclusion into State Nature Reserves.

Numerous strategies and actions were identified in the Local Planning Strategy to achieve this vision, including preparation of a local biodiversity strategy. For the full list of strategies and actions relevant to biodiversity conservation see Appendix A.

The Shire's Local Planning Strategy identifies new areas for development to facilitate the predicted population increase by 27% to 12,300 persons in 2031. While the largest increase

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is anticipated within the Northam townsite, localities such as Wundowie, Bakers Hill and Clackline are also expected to be affected.

Shire of Northam Local Planning Scheme No. 6 (Department of Planning 2013)

Similar strategic planning objectives are outlined in the aims of the local planning scheme:

"(i) protect, conserve and enhance the environmental values and natural resources of the Scheme area including the protection of remnant vegetation and the rehabilitation and revegetation of degraded land."

The objectives for Rural zoned land in the Shire provide further rationale for this Strategy:

"To protect land from land degradation and further loss of biodiversity by:

- (i) Minimising the clearing of remnant vegetation and encouraging the protection of existing remnant vegetation;*
- (ii) Encouraging the development of and the protection of corridors of native vegetation;*
- (iii) Encouraging the development of environmentally acceptable surface and sub-surface drainage works; and*
- (iv) Encouraging rehabilitation of salt affected land."*

In 2012, the Shire in partnership with the Wheatbelt Development Commission and state agencies developed a growth plan for the Northam townsite which was identified as one of nine towns in Western Australia with the potential for significant growth. The region's natural environment, relative housing affordability, proximity to the Perth Metropolitan Region and lifestyle options, are factors that are forecasted to encourage continued population growth.

The Northam Regional Centre Growth Plan's (Shire of Northam 2012) objective for the environment is:

"The protection and enhancement of natural environmental and cultural assets, biodiversity, air and water quality, and building resilience against the long term effects of climate change."

The Growth Plan identifies a number of strategic goals and actions towards meeting the environmental objective, including:

- "By 2013 existing vegetation corridors along waterways shall be protected and revegetation along waterways where clearing has taken place will be occurring.
- Remnant vegetation shall be protected from clearing and damage where possible.
- By 2013 landscapes with high natural resource values will have been identified and protected. Restoration of degraded landscapes will be encouraged and roads that have landscapes requiring protection will be identified.

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- By 2013 the capacity of landscapes to absorb development shall be well understood. Careful planning, siting and design of new development in a way which is sensitive to local landscape character will be the norm.
- By 2013 sustainable use of the Shire's natural resources will occur through sound planning, protection, and management practices.
- By 2013 the long term protection of areas of local and regional conservation significance in Crown ownership throughout the Shire shall be facilitated.
- By 2021 the long-term health and aesthetic value of the Avon River will be protected through sound environmental management practices and when planning for drainage and environmental works.
- By 2017 the quality of stormwater runoff from urban areas will be improved by incorporating the best management practices of water sensitive urban design.
- By 2013 best practice measures will be in place in regards to the protection of river system health.
- By 2021 the river systems will be improved when and where possible."

Additional strategic goals were adopted to address waste disposal, climate change adaptation, protection of sensitive land uses from all types of emissions and risk management strategies and measures to protect from natural disasters and environmental impacts.

This Local Biodiversity Strategy provides information on local conservation priorities and identifies land where revegetation and habitat restoration will enhance landscape connectivity, highlighting land in the Shire where the local strategic environmental objectives can be achieved.

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2. Biodiversity Assets

2.1 Regional context

The Shire of Northam is within an internationally recognised hotspot for biodiversity conservation, the South West of Western Australia. Hotspots identify regions with high levels of biological diversity and endemism² that are under threat (Myers *et al* 2000, Conservation International 2011). In the South West of Western Australia approximately half of the flora are endemic (Hopper and Gioia 2004) and the latest estimates show over 8000 species of flora in this region with approximately 15-20% not yet named (Keighery and Keighery, 2011).

Hotspots for biodiversity conservation are areas of 'exceptional concentration of endemic species (at least 1500 species of vascular or higher plants) and experiencing exceptional loss of habitat' (at least 70% of original habitat lost) (Myers *et al* 2000). Around the world, 25 areas qualified as hotspots and the Southwest of Western Australia was the only area in Australia. In 2004, additional nine areas were included (Conservation International 2011).

The conservation significance of vegetation within the Shire is supported through the outcomes of a systematic conservation planning process undertaken by the Southwest Australia Ecoregion Initiative (SWAEI) (SWAEI 2012). The SWAEI identified "Zones for Conservation Action", defined as 'a cluster of highly desirable planning units³ that contribute to achieving the targets set for 1,391 biodiversity conservation features in the most efficient manner' (SWAEI 2012). The priority indexation in Figure 1 demonstrates that many areas within the Shire are identified as critical to achieving the conservation targets in the Ecoregion (purple).

Figure 2 shows that within many planning units with high biodiversity values (greens and browns) there are good opportunities to retain these assets as few are considered threatened by urbanisation, *Phytophthora* dieback and salinity.

Two biogeographical regions occur within the Shire of Northam; the Jarrah Forest and Wheatbelt Interim Biogeographic Regions of Australia



Figure 1: SWAEI Priority Index (Purple identifies selected 100% in the modelling, to green polygons selected less than 10%)



Figure 2: SWAEI Biodiversity Importance/Cost of threat

Find the above layers in the EPT: Priorities for Further Investigations/ Southwest Australia Ecoregion Initiative http://bp.asn.au/index_public.html or go to http://swaeioregion.org/webmap/SWAEI_Map_tidy.html

² Endemic refers to a species having a natural distribution confined to a particular geographic region.

³ Planning units used in the SWAEI modelling consisted of hexagons with a 2km diameter.

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(IBRA). Significant sections of the Wheatbelt IBRA are over-cleared, with remaining vegetation showing high levels of flora endemism.

The western half of the Shire is within the Jarrah Forest IBRA. While large areas of vegetation are protected at the bioregion level, there are numerous vegetation types in the Jarrah Forest without adequate formal protection and management for conservation (Local Biodiversity Program, 2013).

2.2 Geology, Landforms and Soils

The Shire of Northam is underlain by the Yilgarn Block granite craton, the massive, ancient, igneous geological unit located east of the north-south trending Darling Fault. As well as granite, the craton contains dolerite dykes and metamorphic rocks such as gneiss.

Although there are occasional outcrops of the granitic bedrock, especially in valleys, it is largely overlain by a layer of much younger lateritic rock and associated gravels, clay and sand, and weathered bedrock, to a depth of up to 20 m. The hard cap layer of laterite is generally 2 m in depth. It forms low breakaways where the plateau surface has been eroded by water courses.

The diversity of landforms found in the Shire is influenced by the drainage systems and rainfall which vary across the Shire from east to west. The Shire contains two broad physiographic zones: the Darling Range in the west, and to its east, the Rejuvenated Drainage Zone, which includes the Rejuvenated and the Mature Drainage Zones (Pen 1999).

In the western portion of the Shire, closer to the Darling Fault, the highest elevations are around 300 m AHD. Drainage lines occupy steep, well-defined V-shaped valleys and channels in which the valleys may be 60 m to 200 m deep (Pen 1999). The average annual rainfall here is around 600-700 mm.

The central and eastern portion of the Shire is within the Mature Drainage Zone which occurs in areas with average annual rainfall of 450-650 mm. In this zone valleys are broad, as much as 5 km across, but the landscape is undulating with noticeable drainage lines, broad flattish but generally continuous river valleys, with some salt lakes and pools. Streamlines are considered rejuvenated, often having a braided, densely vegetated form. The rejuvenation was caused by the uplifting of



Figure 3: Mt Ommaney, Northam (Google Images)

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the Darling Plateau about 50 million years ago triggering the incision of the rivers more deeply into the landscape.

Changes in landform, soils and rainfall are reflected in the diversity of vegetation occurring in the Shire of Northam. Within the westerly portion of the Shire, in the Darling Range and Plateau, the gently undulating uplands are dominated by jarrah (*Eucalyptus marginata*) forest, mixed with marri (*Corymbia calophylla*), bull banksia (*Banksia grandis*) and common sheoak (*Allocasuarina fraseriana*). The sides of the major valleys support jarrah, marri and sometimes wandoo (*E. wandoo*), with yarri (*E. patens*) on the lower slopes and flooded gum and freshwater paperbark (*Melaleuca raphiophylla*) on the valley floor. The slopes of minor valleys of tributary streams are dominated by jarrah, marri and yarri. Their swampy floors support scrubs of brook peppermint (*Taxandria linearifolia*) and other shrubs, and woodlands of modong (*Melaleuca preissiana*) and swamp banksia (*Banksia littoralis*).

In the Shire's central and eastern portions, where rainfall is lower, forest communities are replaced by woodland communities. The typical jarrah/marri forests of the Darling Plateau are replaced by wandoo woodlands and on the eastern slopes of the Darling Range, York gum (*E. loxophleba* subsp. *loxophleba*) begins. Flooded gum (*E. rudis*) grows along the drainage lines. East of Northam, red morel (*E. longicornis*), gimlet (*E. salubris*) and salmon gum (*E. salmonophloia*) begin to dominate, with wandoo still present.

Patches of Brown Mallet (*E. astringens*) also occur in the Shire and are considered some of the Northern most outlier occurrences of this species (Julia Murphy, personal comment).

A suite of Eucalypt mallee species including but not limited to *E. pluricaulis*, *E. decurva*, *E. drummondii*, *E. horistes*, *E. tenera*, *E. phenax*, *E. albida* are also found within the Shire. These species grow on a variety of soil types and again some are considered outlying occurrences of their known extent (Julia Murphy, personal comment).

The lighter yellow and grey/white sand plains in the eastern portion of the Shire also support regionally important occurrences of *Banksia prionotes* (Acorn Banksia) and *B. attenuata* (Slender Banksia) that often grow in association with Proteaceous species. These communities are very important for nectivorous species, especially over the warmer and drier months (Julia Murphy, personal comment). An occurrence of *Acacia tetragonophylla* (Kurara) in the Shire is another example of a species that is generally known from further North and East and is typically to the pastoral areas of Western Australia. This occurrence is significant in that it is approximately 180 km South from the next nearest

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population and considered 'atypical' to the area and the local landforms and soil types (Julia Murphy, personal comment).

The isolated granite outcrops support rich and diverse ecosystems that contribute to high biodiversity, endemism and rarity of species in the south-west of Western Australia. Due to the high degree of heterogeneity recorded between outcrop assemblages of fauna (invertebrates) and flora, a large proportion of granite outcrops in the Wheatbelt need to be protected (Pinder *et al* 2000, Yates *et al* 2003).

A number of hills (Sugarloaf Hill, Mount Dick, Centenary Hill etc), some of which are small but are highly elevated, are also important geologically and for endemic flora found in these niches. The same is true for the breakaways that are associated with some of the hills found in the Shire (Julia Murphy, personal comment).

2.3 Vegetation

For this Strategy, native vegetation mapping is used as a surrogate to describe the variety of ecosystems in the study area. Biodiversity conservation priorities at the regional or biogeographic region scale and local scale are based on the degree of retention and protection of native vegetation. One of the key principles of biodiversity conservation is to prevent loss of species and ecosystems failure by retaining at least 30% of the pre-European settlement extent of each ecological community (EPA 2000, Del Marco *et al* 2004).

About 24% of the Shire is covered by remnant vegetation which is unevenly distributed. Remnant vegetation is mostly concentrated within the western half of the Shire, within the Jarrah Forest bioregion, where 42% of the pre-European extent remains. There is significantly more remnant vegetation in the Jarrah Forest than in the eastern half of the Shire, the Wheatbelt bioregion, where only about 10% of the pre-European extent of vegetation remains.

Over 76% of the Shire's remnant vegetation is classified as Local Natural Areas, or natural areas outside the lands managed by the Department for Parks and Wildlife (DPAW), including freehold land and land reserved in Local Government and other State Government agencies. Local Natural Areas are the focus of this Local Biodiversity Strategy.

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Table 1: Overview of 2013 extent of remnant vegetation in the Shire of Northam (Local Biodiversity Program, 2014 & DPaW, 2013)

	Area	% of pre-European extent	% of current extent
Pre-European vegetation extent	143,125ha	100%	
2013 remnant vegetation extent	33,908ha		100%
Portion of current extent on DPAAW managed lands	8,077ha	23.69%	23.81%
Portion of current extent in Local Natural Areas	25,831ha		76.19%
Portion protected on DPAAW lands	6,688ha	4.67%	19.72%
Total protected locally*	7,644ha	5.34%	22.54%

*Locally protected natural areas include lands reserved for conservation on DPAAW managed lands, other reserves with conservation purpose and land reserved in the Local Planning Scheme

The Roadside Conservation Committee has undertaken assessments of roadside vegetation conservation values of major roadsides across the State, including the Shire of Northam. These surveys have ranked the conservation value of roadsides by local government area, recording main vegetation types, vegetation structure and species, weeds, other threats and habitat features such as hollow logs and wildlife corridors.

In highly cleared landscapes such as the eastern side of the Shire, vegetation is often retained only within roadsides and might contain threatened or priority flora (see Figure 4 and in Appendix D Figure 4.2). Therefore the roadside vegetation mapping data should be used to support the prioritisation of conservation works within the Shire as well as to inform any planned road maintenance work to avoid damage to high conservation value vegetation. The Roadside Conservation Committee provides a range of publications on how to minimise impacts of roadworks on native vegetation

(<http://www.dpaw.wa.gov.au/management/off-reserve-conservation/roadside-conservation>).

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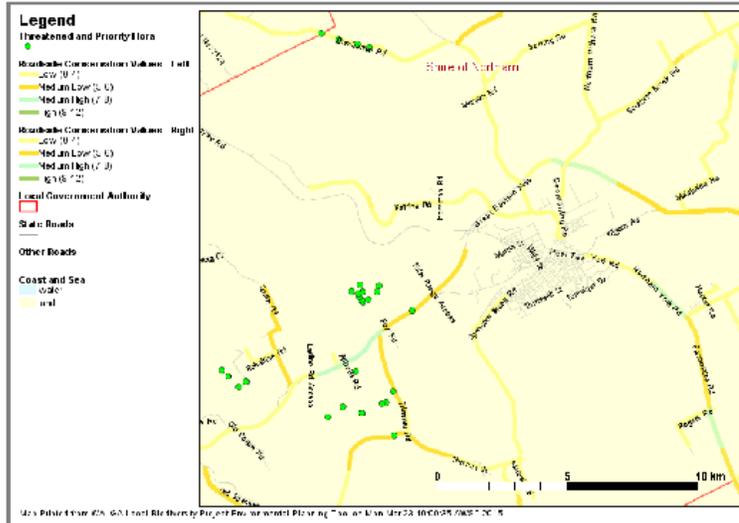


Figure 4: Roadside vegetation conservation value in the portion of the Shire of Northam (1988-1996) and records of Threatened and Priority flora (DPAW 2014).

2.3.1 Diversity of vegetation

There are two regional scale vegetation mapping datasets that cover the Shire:

- The Beard vegetation mapping (Shepherd *et al* 2001) describes vegetation at 1:250,000 in the south-west of Western Australia and is based primarily on vegetation structure. Vegetation associations have been described to the minimal standard of Level 3 Broad Floristic Formations for the National Vegetation Inventory System (See Appendix B).
- Vegetation mapping of the south-west forest regions of Western Australia by Havel and Mattiske (2000) converted geomorphologic maps into maps of vegetation complexes by using climatic data and outputs of localised quantitative studies, producing mapping at the scale of 1:250,000. This dataset covers only the Darling Range portion of the Shire (Jarrah Forest bioregion).

The State wide mapping by JS Beard (Shepherd *et al* 2001) shows broad floristic formations and describes nine Beard vegetation associations (BVAs) within the Shire of Northam.

Three vegetation associations; BVA4 (Medium woodland; marri & wandoo), BVA1006 (Medium woodland; jarrah, wandoo & powderbark) and BVA3003 (Medium forest; jarrah & marri on laterite with wandoo in

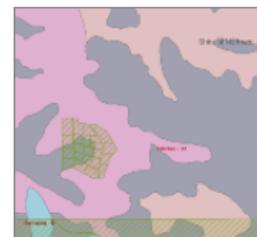


Figure 5: Pre-European vegetation mapping (Mattiske & Havel 2000). Compare with Figure 6.

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valleys, sandy swamps with teatree and banksia) are restricted to the Jarrah Forest bioregion for which more detailed vegetation mapping is available. The extent of these three vegetation associations closely aligns with the boundary between the two biogeographic regions and therefore the more detailed mapping is used in this Strategy to describe the vegetation within the Jarrah Forest portion of the Shire. Figures 6 and 7 compare the two mapping datasets for the same portion of the Shire.

In the Wheatbelt bioregion portion of the Shire, BVA352 (Medium woodland; York gum) was mapped as the most common vegetation association. Currently it still remains the most common vegetation association but less than 10% remains in the Shire and less than 30% remain in the bioregion.

The most threatened vegetation associations in the Shire are BVA694 (Shrublands; scrub-heath on yellow sandplain Banksia-Xylomelum alliance in the Geraldton Sandplain & Avon-Wheatbelt Regions) and BVA1049 (Medium woodland; wandoo, York gum, salmon gum, morrel & gimlet). Less than 10% of the pre-European extent is retained in the Wheatbelt bioregion and within the Shire.

Two mapped vegetation associations have a limited extent and therefore can be considered locally rare. They are BVA511 (Medium woodland; salmon gum & morrel) with 531ha and BVA946 (Medium woodland; wandoo) with only 16ha mapped in the Shire. These amounts represent less than 1% of the total pre-clearing extent mapped in the Wheatbelt bioregion so the portions in the Shire of Northam could be considered negligible in the bioregion context. However, these vegetation associations were over-cleared and less than 30% of the pre-European extent remains in the bioregion. In the Shire, their limited coverage was also reduced to less than 30% of BVA946 with only 4ha remaining, and to less than 10% of BVA511 with only 67ha remaining in the Shire.

At a local level, the best retained vegetation association in the Wheatbelt portion of the Shire is BVA1048 (Mosaic: Shrublands; melaleuca patchy scrub / Succulent steppe; samphire) with 48% of its pre-European extent still remaining in the Shire. However, at the regional level, its extent has reduced to less than 30%.

While all vegetation associations of the Wheatbelt portion of the Shire of Northam also occur outside the Shire, with portions of the regional extent within the Shire ranging from less than 1% to about 9%, these vegetation associations are cleared across the region to below the 30% or 10% threshold levels. Therefore all vegetation associations represented in the Shire of Northam are of high conservation priority.

In the Jarrah Forest portion of the Shire, there are three Beard vegetation associations and eleven vegetation complexes. The vegetation complex mapping indicates the appropriate biodiversity conservation priorities in the Jarrah Forest portion of the Shire.



Figure 6: Remnant vegetation by Beard vegetation associations in the southern portion of the Shire of Northam

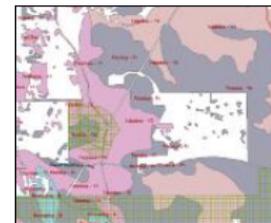


Figure 7: Remnant vegetation by vegetation complexes (Havel & Mattiske, 2000) in the southern portion of the Shire of Northam

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Three vegetation complexes have less than 500ha in the Shire and can be considered locally rare. They are Cooke (470ha), Goonaping (258ha) and Swamp (29ha).

The most common vegetation complexes are Yallanbee 6, Pindalup and Yallanbee 5, which together originally covered about 60% of the Jarrah Forest portion of the Shire. The Shire proportion of the regional extent of these vegetation complexes ranges from less than 1% to 13%, so none of these are geographically limited to the Shire boundaries.

The representative vegetation complexes and vegetation associations can be divided into two conservation significance categories reflecting their retention and protection status at the regional and local scale (Table 2).

Table 2: Categories of vegetation in the Shire of Northam

		Vegetation complexes (See Appendix C for descriptions)	Beard vegetation associations	Total vegetation remaining in each category or % of remaining vegetation
Regionally significant				
Less than 10% retained in the region			BVA694 BVA1049	1266ha or 3.7%
Less than 30% retained in the region and/or less than 17% protected in the region	And less than 30% retained in the Shire	Bindoon Coolakin Michibin Murray 2 Williams	BVA352 BVA511 BVA946	7611.93ha (AW) 6884.31ha (JF) (Total not shown due to the overlap of vegetation mapping datasets)** 36.98%
	And more than 30% retained in the Shire	Cooke Pindalup Yallanbee 5 Yallanbee 6	BVA1048 (BVA4, BVA1006 and BVA3003**)	371.56ha (AW) 19559.88ha (JF) 19,931.44ha(AW+JF) or 58.78%
Locally significant				
Locally rare and unprotected		Swamp		12.84ha or 0.04%
Other vegetation complexes		Goonaping		201.87ha or 0.5%
Total*				100%

*Summary of area totals in each category in Table 2 is larger than the area of vegetation remaining in the Shire (33908ha). This is due to the overlap between the two vegetation mapping datasets, in particular between BVA352, BVA511, BVA946 and the vegetation complexes in the corresponding conservation significance category.

**These three BVAs are not included in the total area of 19,559.88ha (JF)

Table 2 demonstrates that nearly all vegetation remaining in the Shire is of regional conservation significance. Comparing the distribution of vegetation complexes and Beard vegetation associations with the conservation significance categories demonstrates the benefits of undertaking detailed mapping of vegetation complexes. While Beard vegetation associations representative of vegetation in the Jarrah Forest bioregion (BVAs 4, 1006 and 3003) are considered regionally significant due to poor representation in the State's conservation estate, they are all retained above the 30% threshold level locally. Vegetation complex mapping which illustrates patterns of vegetation in the Jarrah Forest bioregion identifies vegetation complexes that are of higher conservation priority as little of this vegetation is retained locally. Within an area containing Beard vegetation associations of equal conservation significance, areas of

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higher conservation priority can be identified by mapping at a more detailed level (i.e. vegetation complexes.)

The retention and protection status of vegetation complexes is based on the 2013 vegetation extent mapping available through DAFWA and calculations by the Local Biodiversity Program. The retention and protection status of the Beard vegetation associations are based on figures published by the Department of Parks and Wildlife (Government of Western Australia 2013). See Appendix D for the detailed statistical data.

2.3.2 Protection status of vegetation

In the context of this Local Biodiversity Strategy the following land categories are considered formally protected:

- Lands managed by DPaW for conservation (National Parks, Nature Reserves, Conservation Parks and *Conservation and Land Management Act S5(g)* Reserves)
- Land Administration Act 1997 reserves for the purposes of Protection of Vegetation, Flora, Fauna or Foreshores (vested in and managed by an agency other than DPaW)
- Land classified as local reserves for *Conservation of Flora and Fauna* under the Shire of Northam Local Planning Scheme No 6 (2013)
- Private lands with conservation covenants⁴ on land title.

There are many landholders (broad-acre farming or lifestyle) that manage their remnant vegetation for the purposes of conservation or amenity, with one property managed under a conservation covenant (Wheatbelt NRM) and 28 landholders participating in the voluntary program 'Land for Wildlife' (DPAW, 2014) in the Shire. However, a review of covenanting programs in Australia (Fitzsimons and Carr, 2013) found that lack of time to undertake active management of protected values by the covenantors was one of the biggest impediments to achieving biodiversity conservation outcomes. Other barriers included lack of financial resources, human resources and consistent monitoring methodologies to access the effectiveness of adopted management strategies. Therefore, effective stewardship programs to assist land owners with the management of remnant vegetation for conservation purposes are critical. See section 4.2.2. of this document for recommended strategies to develop an effective private landholders incentives scheme.

In the regional context, which only considers the representation of vegetation within the DPaW conservation lands, two vegetation complexes represented in the Shire have more than 17% of their pre-European regional extent protected; Goonaping and Swamp. All Beard vegetation associations (including those within the Jarrah Forest bioregion) and all other vegetation complexes have less than 17% protected in the Wheatbelt and Jarrah Forest bioregions.

Large portion of the Shire of Northam falls within one of the Australia Government's under-represented bioregions (regions that have less than 10% of original remnant vegetation

⁴ Conservation covenants are binding agreements between a landowner and an authorised body to help the land owner to protect and manage the environment on their property, registered on the land title. In Western Australia there are two main agencies providing biodiversity conservation covenanting programs: the Department of Parks and Wildlife and the National Trust.

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protected) and in these regions the conservation and maintenance of existing biodiversity values is considered the highest priority (Australian Government, 2014).

There are several vegetation complexes and vegetation associations that have no local protection and thus not contributing to their regional protection status. The Local Biodiversity Program estimates the area of each vegetation association or complex that should be contributed from the Shire of Northam to assist in reaching regional goals for protection. These estimates are based on the proportion of the pre-European regional extent of vegetation in the Shire (see Tables 1 and 2 in Appendix D). Cooke and Pindalup vegetation complexes are not adequately protected at the regional level but there is an acceptable level of representation in the Shire⁵.

Table 3 lists all vegetation associations and vegetation complexes with inadequate protection in the region (less than 17% of the pre-European extent in the bioregion) and their local protection status.

Table 3: Protection status of regionally under-represented vegetation within the Shire of Northam and further area of vegetation requiring protection in the Shire to contribute to the improved protection status in the bioregion.

Vegetation mapping		% of pre-European extent in the Shire of Northam protected*	Minimum area required in the Shire to improve protection status of vegetation at the regional level
Wheatbelt bioregion (0.49% of pre-European extent protected in the Shire)			
Beard vegetation associations	352	0.48%	All remaining in good condition#
	511	0.00%	All remaining in good condition#
	694	0.23%	All remaining in good condition#
	946	0.00%	All remaining in good condition#
	1048	2.9%**	107ha
	1049	0.00%	All remaining in good condition#
Jarrah Forest bioregion (5% of the pre-European extent protected in the Shire)			
Vegetation complexes	Bindoon-Bi	0.00%	810ha
	Cooke-Ce	46%	0
	Coolakin-Ck	3.80%	1129ha
	Michibin-Mi	5.26%	1067ha
	Murray 2-My2	1.70%	215ha
	Pindalup-Pn	19.09%	0
	Williams-Wi	0.00%	191ha
	Yallanbee-Y5	15.96%	108ha
	Yallanbee-Y6	15.26%	286ha

*Protected within DP&W managed lands for conservation, in local reserves with conservation purpose or reserved Conservation of Flora and Fauna in the Local Planning Scheme No 6(2013).

**All protected outside DP&W managed lands.

#Remaining area of native vegetation representative of this BVA is below or at the minimum area that is required from the Shire to achieve proportionate contribution to the regional protection target of 17%. Due to the unavailability of information on vegetation condition of native vegetation in the Shire, it is not feasible to calculate the minimum area.

⁵ This should not be interpreted that no further areas with vegetation representative of Cooke and Pindalup vegetation complexes should be formally protected. Vegetation representation is only one of many criteria being considered when selecting areas for conservation.

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The same pattern of uneven vegetation distribution observed in the distribution of remaining vegetation is reflected in the differences in protection levels between the two bioregions in the Shire. While just over 5% of the pre-European extent of vegetation is protected in the Shire, the majority of the protected areas are in the Jarrah Forest portion of the Shire, with only 443ha or 0.49% of the pre-European extent of the Wheatbelt bioregion portion of the Shire protected.

BVA511, BVA946, BVA1049, Bindoon and Williams vegetation complexes are not represented in any conservation reserve or protected via other mechanisms within the Shire.

Table 3 shows the minimum area of regionally under-protected vegetation associations and vegetation complexes that should be protected within the Shire to contribute the Shire's proportion of the regional protection target⁶. In most instances the minimal area required to contribute to the national target for vegetation associations in the Wheatbelt bioregion is no longer achievable due to the limited extent remaining.

2.4 Threatened species and ecological communities

A search of the NatureMap database (DPaW, 19/03/2015) identifies 1126 different native species of flora and fauna within the Shire of Northam, including nine species of fauna, one spider and five species of flora that are rare or likely to become extinct. A further eleven fauna species are protected under international agreements or other specially protected fauna. Thirty eight priority species are listed (Table 4). Two native arachnid species are listed as endemic to the Shire area: *Antichtopauropus brevitarsus* and *Stylopauropoides lapicidarius*.

In 2011, a discovery of a new species, *Euoplos* sp (*Albino trap door spider*) on a private property in the Shire was the focus of international media for new biological discoveries and recognised by the National Geographic's list for the top ten weirdest life forms of 2011 (<http://news.nationalgeographic.com.au/news/2011/11/111108-new-spider-albino-australia-trapdoor-burrows-animals/>).

Dr Mark Harvey (WA Museum senior curator) has stated "this is only one of three known species in the world — all from Western Australia — with a white head and normal-coloured body."

⁶ The minimal proportion is calculated as the percentage of the Shire proportion of the 17% of pre-European extent in the bioregion. For example, the pre-European extent of Bindoon-Ei of 4763ha represents 13.2% of the regional pre-European extent of this vegetation complex. To achieve at least 17% protection regionally, at least 6129ha needs to be protected in the Jarrah Forest bioregion. An amount the Shire should contribute to achieve the national target (17%) can be determined as 13.2%

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Table 4: List of Threatened and Priority flora and fauna for the Shire of Northam (D/PWA 2015)

Specially protected fauna (Recovery Plans have been endorsed for the highlighted species)	Conservation code*
<i>Actitis hypoleucos</i> (Common sandpiper)	IA
<i>Apus pacificus</i> (Fork-tailed swift)	IA
<i>Ardea modesta</i> (Eastern Great Egret)	IA
<i>Aspidites ramsayi</i> (Woma)	S
<i>Bettongia penicillata</i> subsp. <i>ogilbii</i> (Woylie, Brush-tailed Bettong)	T
<i>Calidris ruficollis</i> (Red-necked Stint)	IA
<i>Calyptrorhynchus banksii</i> subsp. <i>naso</i> (Forest Red-tailed Black Cockatoo)	T
<i>Calyptrorhynchus baudinii</i> (Baudin's Cockatoo)	T
<i>Calyptrorhynchus latirostris</i> (Carnaby's Black Cockatoo)	T
<i>Dasyurus geoffroyi</i> (Chuditch, Western Quoll)	T
<i>Falco peregrinus</i> (Peregrine Falcon)	S
<i>Falco peregrinus</i> subsp. <i>macropus</i> (Australian Peregrine Falcon)	S
<i>Hydromys chrysogaster</i> (Water-rat)	P4
<i>Idiosoma nigrum</i> (Shield-backed Trapdoor Spider)	T
<i>Isopodon obelus</i> subsp. <i>fusciventer</i> (Quenda, Southern Brown Bandicoot)	P5
<i>Ixobrychus flavicollis</i> subsp. <i>australis</i> (Australian Black Bittern)	P1
<i>Leipoa ocellata</i> (Malleefowl)	T
<i>Macropus irma</i> (Western Brush Wallaby)	P4
<i>Macrotis lagotis</i> (Bilby, Dalgite)	T
<i>Merops ornatus</i> (Rainbow Bee-eater)	IA
<i>Morelia spilota</i> subsp. <i>imbricata</i> (Carpet Python)	S
<i>Oxyura australis</i> (Blue-billed duck)	P4
<i>Phascogale tapoatafa</i> subsp. <i>tapoatafa</i> (Southern Brush-tailed Phascogale)	T
<i>Tringa glareola</i> (Wood Sandpiper)	IA
<i>Tringa nebulana</i> (Common Greenshank)	IA
<i>Tyto novaehollandiae</i> subsp. <i>novaehollandiae</i> (Masked owl)	P3
<i>Westralunio carteri</i> (Carter's Freshwater Mussel)	T
Threatened and Priority Flora	Conservation code
<i>Acacia aphylla</i> (Leafless Rock Wattle)	T
<i>Acacia camphylophylla</i>	P3
<i>Acacia lirillata</i> subsp. <i>lirillata</i>	P3
<i>Amperea micrantha</i>	P2
<i>Anigozanthos bicolor</i> subsp. <i>exstans</i>	P3
<i>Anigozanthos humilis</i> subsp. <i>chrysanthus</i> (Golden Catspaw)	P4
<i>Asterolasia grandiflora</i>	P4
<i>Caledonia integra</i> (Mantis Orchid, Smooth-tipped Spider Orchid)	P4
<i>Calytrix oncophylla</i>	P2
<i>Chordilex chaunocoleus</i>	P4
<i>Cyanicula ixioides</i> subsp. <i>candida</i>	P2
<i>Cyanicula ixioides</i> subsp. <i>ixioides</i>	P4
<i>Dicrastylis reticulata</i>	P3
<i>Eremaea blackwelliana</i>	P4
<i>Eucalyptus loxophleba</i> x <i>wandoo</i>	P4
<i>Frankenia conferta</i> (Silly Frankenia)	T
<i>Frankenia glomerata</i> (Cluster Head Frankenia)	P3
<i>Gastrolobium hamulosum</i> (Hookpoint Poison)	T
<i>Gastrolobium rotundifolium</i> (Gilberrine Poison)	P3
<i>Grevillea candolleana</i>	P2
<i>Grevillea pimeleoides</i>	P4
<i>Hibbertia montana</i>	P4
<i>Lasiopetalum</i> sp. <i>Northam</i> (F. Hort 1196)	P2
<i>Lechenaultia larinica</i> (Scarlet Leschenaultia)	T
<i>Stylidium asteroideum</i> (Star Triggerplant)	P3
<i>Stylidium exappendiculatum</i>	P3
<i>Stylidium periscelanthum</i> (Pantaloons Triggerplant)	P3

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<i>Styidium striatum</i> (Fan-leaved Triggerplant)	P4
<i>Synaphea diabolica</i>	P3
<i>Synaphea</i> sp. Darkin (F.Hort et al. 586)	P3
<i>Tetralochea pilifera</i>	P3
<i>Tetralochea similis</i>	P3
<i>Thomasia glabripelata</i>	T
<i>Thysanotus cymosus</i>	P3
<i>Thysanotus tenuis</i>	P3
<i>Trichocline</i> sp. Treeton (B.J.Keigheny & N. Gibson 564)	P2
<i>Verticordia serrata</i> var. <i>linearis</i>	P3

***Conservation Codes (See Appendix E for definitions)**

- T - Rare or likely to become extinct
- X - Presumed extinct
- IA - Protected under international agreement
- S - Other specially protected fauna
- P1 - Priority 1
- P2 - Priority 2
- P3 - Priority 3
- P4 - Priority 4
- P5 - Priority 5

Two of the bird species listed in Table 4 have been recorded breeding in the Shire: Blue-billed duck (P4) and Rainbow bee-eater (IA) (Birds Australia, 2009). Rainbow bee-eaters migrate from north to the south west of Western Australia to breed, often utilising the existing breeding sites. They form nests in the ground and are therefore vulnerable to predation by foxes. Fencing off known breeding sites will significantly increase the chance of successful breeding.

Of the listed threatened fauna, it can be assumed that the Woylie became locally extinct. The current Recovery Plan for this species (Yeatman & Groom, 2012) identifies only four remaining indigenous populations in the south west of Western Australia, all outside the Shire. Billy and malleefowl can also be assumed locally extinct (<http://www.environment.gov.au/biodiversity/threatened/>).

However, the Shire's natural areas still provide habitat and support populations of other six threatened fauna species. All vegetation in the Jarrah Forest portion of the Shire is mapped as priority for investigation as feeding habitat for the Endangered Carnaby's black cockatoo, with large sections within a buffer of a known breeding site, one possible breeding site and two confirmed roosting sites (DEC, 2011). Wheatbelt is the traditional breeding region for the Carnaby's black cockatoos, however due to significant habitat loss they have been expanding westwards as a breeding bird into the Darling Range and on to the Swan Coastal Plain (Johnston *et al*, 2010).

Distribution of the Carnaby's black cockatoo in the Jarrah Forest bio-region overlaps with the distribution of the other two threatened black cockatoos, Baudin's and Forest red-tailed cockatoos (Australian Government, 2012a). All three species of black cockatoos are endemic to the south west of Western Australia.

Clearing of forests and woodland habitat resulted in the loss of food and hollow-bearing trees and are the main reason for the decline of all three species in the south west of Western Australia (Johnston *et al*, 2010). All three species use tree hollows for breeding. Formation of such hollows is a very slow process and recent studies show that hollows suitable for black

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cockatoos start appearing in eucalypts that are at least 230 years old. Some observed nest used by the three black cockatoos are estimated to be between 300-500 years old (<http://museum.wa.gov.au/explore/online-exhibitions/cockatoo-care/veteran-and-stag-trees>). Protection of mature trees, even in otherwise cleared landscapes is critical to the conservation of these endemic species.

In addition to the loss of habitat due clearing and altered fire regimes, major threats to conservation of black cockatoos are (Johnston *et al*, 2010):

- Competition for breeding hollows by other birds (Gallahs, corellas, some ducks) and possums;
- Feral European honey bees taking over nest hollows;
- Shooting by orchardists;
- Poaching of eggs and chicks for the aviary trade;
- Impacts of climate change such as extreme temperatures;
- Vehicle strikes.



Protection and improvement of critical habitat, including adequate hollow-bearing trees in the landscape are key to ensuring the conservation of the chuditch and the Southern Brush-tailed Phascogale and to allow for genetic variation between populations in the south west of Western Australia (Department of Environment and Conservation, 2012, <http://www.environment.gov.au/node/14789>). Control of foxes and feral cats across all lands are also listed as priority recovery actions but more research is required into feral cat control techniques to minimise risk on chuditch (Department of Environment and Conservation, 2012).

Fauna surveys of four nature reserves managed by DPAW in the Shire demonstrated the diversity of fauna present and highlighted the importance of smaller reserves to the diversity of birds in the region. Many bird species not recorded elsewhere in the Shire and its surrounds were found in the Meenaar Nature Reserve which was found to be particularly rich in bird species. Although the reserve is less than 100 hectares and divided by a major highway, at least 17 bird species were recorded to nest in the Reserve (Department of Conservation and Land Management, 1987). This highlights the importance of protecting the smaller patches of vegetation retained in the highly fragmented landscape.

Westralunio carteri (Carter's Freshwater Mussel) is endemic to the south west of Western Australia and occurred in fresh waters from Moore River to King George Sound (Albany) and to the Avon River. It is estimated that its range reduced by about 50% due to salinization of the eastern extent of its range. The species was nominated in 2014 for listing as vulnerable under the EPBC Act. Further information has been

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required before the species can be listed under the EPBC Act that might be considered in 2015 (Commonwealth of Australia, 2015). To increase the chances for this species to expand to its original range, the mean water salinity should be less than 1.6 ppt and overhanging riparian vegetation, submerged tree roots and woody debris should be maintained along stream banks (Klunzinger & Walker, 2014)

See Appendix E for the full list of flora and fauna species recorded in the Shire of Northam, including naturalised species.

While there are no threatened or priority ecological communities recorded within the Shire, the Department of Parks and Wildlife lists the 'Pools of the Avon and Dale Rivers' as Priority 1 ecological communities on its list of Threatened and Priority ecological communities published in May 2014 (http://www.dpaw.wa.gov.au/images/documents/plants-animals/threatened-species/tacs/Priority_ecological_community_list_20_May2014.pdf).

2.5 Waterways and Wetlands

Waterways in the Shire of Northam flow in three catchments; Avon-Mortlock catchment that captures water from the eastern parts of the Shire, Main Avon catchment that covers the central parts of the Shire and Lower Swan catchment which captures water from the most of the Darling Range portion of the Shire.

Avon (Wheatbelt) wetland mapping (DEC 2008) identifies several channel wetlands, including Avon River and its tributaries, many of them forming wetland suits⁷ being part and several wetlands associated with granite outcrops (Figure 9).

Possible threatened ecological communities that do not meet survey criteria are added to the Priority Ecological Community Lists under Priorities 1, 2 and 3.

Priority 1: Poorly known ecological communities. Ecological communities that are known from very few occurrences with a very restricted distribution (generally 5 or less occurrences or a total area of less than 100ha). Occurrences are believed to be under threat either due to limited extent, or being on lands under immediate threat (e.g. within agricultural or pastoral lands, urban areas, active mineral leases) or for which current threats exist. May include communities with occurrences on protected lands. Communities may be included if they are comparatively well-known from one or more localities but do not meet adequacy of survey requirements, and/or are not well defined, and appear to be under immediate threat from known threatening processes across their range.

Source:
<http://www.dpaw.wa.gov.au/images/documents/plants-animals/threatened-species/tacs/tac-definitions-dec2010.pdf>

⁷ The term 'suite' refers to a group of wetlands in the same group, linked hydrologically but not necessarily geographically (DEC 2008).

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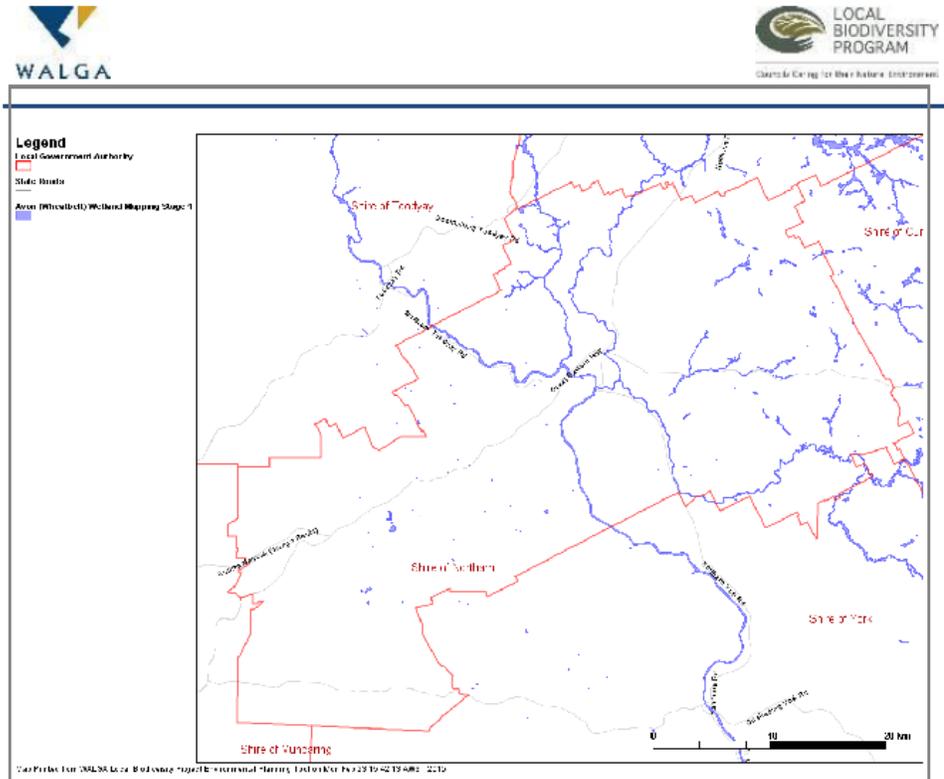


Figure 9 : Avon (Wheatbelt) Wetland Mapping (Phase 1) (Department of Environment and Conservation, 2008)

In its natural state, the portion of Avon River within the Shire had a highly braided form with a broad floodplain, numerous large and small pools. Following a major flood in 1955, the Avon River was modified or trained to reduce risk of future flooding. River training between 1957 and 1972, overgrazing, vegetation clearing and salinization within the Avon River basin significantly affected the condition of the river (Government of Western Australia, 2007; Pen, 1999). As a result, the once diverse wildlife which occupied the river and other wetlands became simplified and less abundant, with increasing number of introduced plants and feral animals. One of the obvious changes is the replacement of *Eucalyptus rudis* by more salt-tolerant *Casuarina obesa* (Water and Rivers Commission, 1999a).

While none of the mapped wetlands are classified as an important wetland by the Department of Parks and Wildlife (Department of Environment and Conservation, 2008), the Avon River, its tributaries and other wetlands are critical to maintaining biodiversity by providing specific habitat. In the Shire of Northam the waterways are critical to connecting natural areas across the landscape.

Avon River pools that form during the dry and hot months are considered the most valuable habitats of the river system (Government of Western Australia, 2007). In addition to their environmental values, they also have high aesthetic, recreational and cultural values (Shire of Northam 2012).

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In 2007 the Department of Water compiled information on ecological, social and economic values of 21 sections of the Avon River and identified 16 pools as a high priority for rehabilitation. Three of these priority pools occur in the Shire of Northam: Glen Avon Pool, Katrine Pool and Burlong Pool. While not listed as a priority for rehabilitation in the Department of Water study (Government of Western Australia, 2007), Northam Town Pool also has ecological, social and economic values that should be maintained. Key management priorities include sediment management, water quality and aesthetics.

The section of the Avon River between the Northam Town Pool and Burlong Pool contains the only section of the river not affected by the river training scheme which operated from 1957 to 1972. It was designed to reduce the duration of flooding events. This section, known as the 'West Northam Forest', retains a relatively natural character, with braided channels and a dense vegetated floodway (Government of Western Australia, 2007).

There have been several major initiatives and groups over the last two decades in particular that have initiated works, research or administered funding and regional activity towards improving the condition of waterways in the Avon Basin (Revell *et al*, 2006).

In 1999, the Avon River Management Authority adopted a vision for the Avon River for the year 2020 (Water and Rivers Commission, 1999b). It is summarised as follows:

- *The Avon River and its tributaries have significantly improved as naturally functioning ecosystems according to measurable indicators.*
- *Sustainable agricultural systems are now firmly in place in 50% of the Avon River basin.*
- *All point sources of pollution of the Avon River have been identified and either eliminated or their impact minimised.*
- *Town Planning Schemes and Rural Strategies are in place and being implemented, which ensure top priority to maintaining the quality and the recovery of the Avon River ecosystem.*
- *Recreation use of the river is managed so as to provide fun, as well as appreciation of the river, with minimal environmental impact.*
- *The river wildlife has also recovered according to measurable indicators, and feral animals have been largely eliminated from the riverine bushland.*
- *Rural and urban communities have learned to respect the river, and to share responsibility for its recovery and conservation.*
- *Integrated, purposeful management of the river and the catchment are accepted as the responsibility of government agencies and community groups, and these parties share a common vision and goals, and enjoy working together to achieve them'.*

Some significant on-ground outcomes towards restoring the waterways in the Shire of Northam have been achieved and significant data collected to inform future strategic management within the catchment. Table 5 summarises the major outcomes of river and foreshore condition assessments undertaken in the Shire (Water and Rivers Commission, 1999b; Water and Rivers Commission, 2002; Water and Rivers Commission, 2003). The foreshore and channel assessments recorded bank stability, waterways features, foreshore condition, vegetation health and coverage, fencing status, overall stream environmental rating, habitats and their diversity, evidence of management, management issues, vegetation

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type and water quality (pH and electrical conductivity). Recommendations for future management were also listed. These datasets and other localised surveys provide good baseline data, and following an update on progress over the past 10 years, can be used to inform further planning for management and restoration priorities.

Table 5: Overview of key findings of foreshore condition assessments for waterways in the Shire of Northam (Water and Rivers Commission, 1999b; Water and Rivers Commission, 2002; Water and Rivers Commission, 2003)

(% of surveyed sections)	Avon River – Section 6 Northam (WRC, 1999)*	Mortlock River North (WRC, 2003)	Spencers Brook (WRC, 2002)
Foreshore condition			
A (A1 Pristine, A2 Near pristine, A3 Slightly degraded)	0	0	0
B (B1 Degraded – weed infested, B2 Degraded – heavily weed infested, B3 Degraded – weed dominant)	53%	8%	7%
C (C1 Erosion prone, C2 Soil exposed, C3 Eroded)	38%	91%	89%
D (D1 Ditch – eroding, D2 Ditch – freely Eroding, D3 Drain – weed dominant)	9%	1%	4%
Health Factors			
Floodway and bank vegetation			
Excellent	N/A	0	0
Good		0	0
Moderate		47%	26%
Poor		53%	70%
Very Poor		0	4%
Verge vegetation			
Excellent	N/A	0	0
Good		0	0
Moderate		30%	26%
Poor		66%	74%
Very Poor		4%	0
Stream cover			
Excellent	N/A	0	0
Good		1%	11%
Moderate		58%	78%
Poor		30%	7%
Very Poor		11%	4%
Bank stability and erosion			
Excellent	N/A	0	0
Good		2%	0
Moderate		54%	22%
Poor		43%	74%
Very Poor		1%	4%
Sections with artificial bank stabilisation interventions		8%	22%

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(% of surveyed sections)	Avon River – Section 6 Northam (WRC, 1999)*	Mortlock River North (WRC, 2003)	Spencers Brook (WRC, 2002)
Habitat diversity			
Excellent	N/A	0	0
Good		1%	0
Moderate		97%	81%
Poor		2%	15%
Very Poor		0	4
Overall stream health rating			
Excellent	N/A	0	0
Good		0	0
Moderate		20%	26%
Poor		74%	70%
Very Poor		6%	4%
Observed vegetation regeneration	16%	73%	48%
Fencing status			
Both sides	52%	41%	7%
Left bank	32%	16%	26%
Right bank		12%	26%
No fencing	16%	31%	41%

*Avon River recovery plan used different methodology to assess the overall health of the river section.

The Wheatbelt NRM uses a threshold of more than 30% of waterway being degraded as an indicator of potential fundamental system change in river functions (Wheatbelt NRM, 2014). As identified in Table 5, all assessed waterways in the Shire of Northam are below this threshold. Waterway and riparian vegetation management, including fencing and revegetation are recommended as priority actions to improve the health of the waterways ((Wheatbelt NRM, 2014, Water and Rivers Commission, 1999b; Water and Rivers Commission, 2002; Water and Rivers Commission, 2003). While most of the Avon River is fenced, the Mortlock River, Spencers Brook and tributaries in the Shire of Northam will benefit from further fencing.

Extensive records of water quality monitoring are available for the Avon River and its main tributaries in the Shire of Northam, including information on pH, total nitrogen, total phosphorus or water salinity. All of these measures vary from one location to another. For example the natural pH of a waterway depends on the soil and rock over which the water moves. On the Mortlock River North, the average pH value recorded between 1975 and 2002 was 7.87 (7 equals neutral), with a maximum of pH 8.74 (slightly alkaline) and a minimum of pH 6.70 (slightly acidic). Monitoring of pH is important as change in pH more than 0.5 units from the natural seasonal minimum and maximum may be detrimental to flora and fauna living within the waterway (Water and Rivers Commission, 2003). On the Avon River, most readings of pH collected during a snapshot assessment in 2006 were classified as neutral and slightly alkaline, in the Shire of Northam they ranged from 7.5 to 9.1 (Government of Western Australia, 2006). In the western portion of the Shire, the pH values ranged from 6.7-7.2 (classified as neutral) with one site recording pH 6.3, slightly acidic.

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Except for the one locality with pH 6.3, all assessed waterways show pH above the threshold of below pH 6.5, adopted by the Wheatbelt NRM (2014). In areas with pH below the threshold level, retrofitting of local dam disposal of saline discharge is recommended (Wheatbelt NRM, 2014).

The salinity levels in waterways in the Shire ranged from moderately saline (2000-5000mg/L TDS⁸) to highly saline (10000-35000mg/L TDS) levels (Government of Western Australia, 2006). Higher salinity was recorded in the Mortlock River North, where the average salinity level for data collected between 1976 and 1997 was 13,400mg/L TDS (Water and Rivers Commission, 2003). Waterway salinity values declined towards the western boundary of the Shire (Government of Western Australia, 2006). Increased water salinity affects the quality and diversity of foreshore vegetation with indigenous vegetation such as *Eucalyptus rudis* being replaced by salt-tolerant species such as *Casuarina obesa*. Increased salinity of waterways can affect riparian vegetation restoration efforts (Government of Western Australia, 2006).

Water quality monitoring data collected within the Avon basin, with numerous collection sites occurring in the Shire, can be accessed via the Department of Water's *Water Information Reporting* platform available on <http://wir.water.wa.gov.au/SitePages/SiteExplorer.aspx>. Between 1999 and 2008, the Department of Water undertook water quality monitoring of 255 sites from 23 basins in Western Australia. One of the monitoring sites is within the Northam townsite and 3 additional sites are either within or in close proximity of the Shire boundaries. Data collected during these statewide assessments is available through the Department's interactive webpage available via <http://www.water.wa.gov.au/delvel/srwqaf/>.

2.6 Ecological linkages

Habitat loss and fragmentation due to land clearing, salinization of the landscape and the introduction of feral animals are recognised as the biggest threats to biodiversity in the Wheatbelt region. Improving landscape connectivity by securing and managing remaining vegetation and undertaking revegetation are an effective management response to fragmentation (Australian Government, 2012b; EPA, 2008; Wilkins *et al*, 2006; Molloy *et al*, 2009).

Wheatbelt NRM, an independent, community-based organisation for natural resource management in the Avon Wheatbelt bioregion, has developed a regional scale corridor plan (Richardson *et al*, 2013), based on the following broad principles for corridor planning and implementation:

See the Wheatbelt connectivity zones mapping in the Environmental Planning Tool: Northam Local Biodiversity Strategy/Wheatbelt NRM Corridor Plan Connectivity Zones

⁸ TDS – Total Dissolved Salts.

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1. "The planning process must be robust but any analyses able to be readily re-run in-house to exploit future opportunities.
2. Existing vegetation needs to be used as a skeleton on which to build corridors.
3. For existing vegetation patches the bigger the better.
4. For existing vegetation patches the closer the better.
5. Threats need to be considered early in the planning process.
6. Clearly defined and measurable objectives need to be determined during the planning process."



Figure 10: Wheatbelt NRM Connectivity zones (purple boundaries) and 2014 native vegetation extent.

The study identifies high, medium and low 'connectivity zones' which take into account the number of patches of 'functional vegetation'⁹, their area and configuration. The Shire of Northam falls within two connectivity zones: the portion west of the Northam townsite, within a high connectivity zone (HC West); and the portion east of the townsite, within a medium connectivity zone (MC North).

High connectivity zones include patches that are considered already well-connected. Maintenance and improvement of connectivity at local scales should be a priority in these areas. Medium connectivity zones identify areas where achievement of landscape connectivity will require significant investment.

Improved connectivity within the Wheatbelt's medium connectivity zone will connect the rangelands, the extensive land use region east of the Wheatbelt, with the jarrah forest to its west, facilitating climate change response by connectivity along the climatic gradient from the drier central areas to the more mesic coastal areas (Richardson *et al*, 2013).

Connectivity zones address connectivity at the broad landscape scale. To assist with implementation, assessment of opportunities and constraints to establishing an ecological corridor at local level is recommended. Considerations include: the remnant patch size and distance between patches; land tenure; ecological values; and potential constraints to securing long term functionality of a corridor (Richardson *et al*, 2013).

The local natural area prioritisation presented in Section 3 of this document can be used to identify priority natural areas to form the stepping stones in corridors to be improved within the high and medium conservation zones.

2.7 Threats to biodiversity

The extent and integrity of naturally occurring ecosystems in a landscape are affected by numerous threatening processes. As a result, many species of flora and fauna, and entire ecosystems, have been lost in the region, including within the Shire of Northam. The 2005

⁹ Richardson *et al* (2013) defines "functional vegetation" as remnant patches outside the high risk salinity zone, are greater than 30ha and within a nominal distance (500m or 1km) of another patch or are greater than 200ha.

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Avon Natural Resource Management Strategy (Avon Catchment Council 2005) recorded the following biodiversity losses within the Avon Basin Region:

- Five extinct flora species
- 71 endangered species and over 450 species of vascular plants being at risk from rising water tables
- Two extinct mammal species
- 121 Declared Rare Flora and 234 Priority Flora
- At least three endangered bird species and many of those remaining having a greatly contracted range.

The key contributors to biodiversity decline in the region are:

- Vegetation fragmentation, loss of habitat due to clearing and lack of management
- Altered hydrology, changing rainfall-runoff patterns, sedimentation of river pools, altered water quality, loss of riparian vegetation
- Altered fire regimes
- Feral animals, introduced plants and diseases such as Phytophthora dieback and marri canker
- Rubbish dumping, trampling and uncontrolled river crossings, stock access to waterways
- Lack of community understanding of the environmental values and the threatening processes.

Vegetation loss in semi-rural environments is often hidden as it occurs incrementally. Subdivisions into small lots of between 1-4 hectares, in rural residential or rural subdivisions, that provide for rural style living lead to clearing of vegetation along property boundaries, building envelopes and for access tracks. Any remaining vegetation will degrade over time due to unsustainable land use and increased exposure to threatening process such as increased risk of weed invasion, spread of pathogens and fire hazard reduction activities (Gardner, 2007). Grazing of the understorey by stock is another significant threat to the long-term viability of native vegetation and its habitat value to local fauna.

Table 6: A list of weeds and feral animals identified as major threats to biodiversity in nature reserves in the Shire of Northam*.

Significant Weeds	
WONS - Weed of National Significance (http://www.environment.gov.au/biodiversity/invasive/weeds/weeds/list/wons.html) DP – Declared Pests include plants that are prevented entry into the State or have control or keeping requirements within the State.	
<ul style="list-style-type: none"> • Spiny or Sharp Rush (<i>Juncus acutus</i>) • Skeleton Weed (<i>Chondrilla juncea</i>) DP • Bridal Creeper (<i>Asparagus asparagoides</i>) (WONS) • African Lovegrass (<i>Eragrostis curvula</i>) • Balloon Cotton Bush (<i>Gomphocarpus physocarpus</i>) • Euphorbia terracina (<i>Geraldton Carnation Weed</i>) • Cape Tulip (<i>Morea flaccida</i> & <i>Morea miniata</i>) DP • Patterson's Curse (<i>Echium plantagineum</i>) DP 	<ul style="list-style-type: none"> • Ryegrass (<i>Lolium lolaceum</i>) • Stinkwort (<i>Dittrichia graveolens</i>) • Watsonia (<i>Watsonia meriana</i> var. <i>bulbillifera</i>) • African Boxthorn (<i>Lycium ferocissimum</i>) (WONS) • Early Black Wattle (<i>Acacia decurrens</i>) • Flinders Range Wattle (<i>Acacia iteaphylla</i>)

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• Feral animals

- Feral Cats
- Wild Dogs
- Foxes
- Native parrots
- Pigs
- Rabbits

*Source: Summary of Assets from Asset Collation prepared by the Avon Catchment Council in 2004. Copy provided by Greening Australia (WA).

Table 6 lists priority weeds in the Shire but does not include all weeds that occur within the Shire. The Shire's proximity and connectivity (via the Great Eastern Highway) to the wetter Hills area provides a conduit for emerging weeds that are becoming established. Roadsides provide ideal conditions for both established and emerging weeds as they are more mobile in these environments, are water gaining areas (through drains and culverts) and are disturbed via grading and maintenance.

The Shire of Northam already adopted a Local Law to address the control of *Watsonia* (*Watsonia meriana var bulbifera* and *Watsonia meriana var meriana*) which required land owners to control this species and gives powers to the Shire to recover cost associated with control of the weed by the Shire if the landowner fails to do so (Pest Plant Local Law 2011, Government Gazette No 138, 22 July 2011). The provisions of this Local Law could be extended to other priority weed species. The Shire should also investigate opportunities for forming a *Recognised Biosecurity Group* under the provisions of the *Biosecurity and Agriculture Management Act 2007* (<https://www.agric.wa.gov.au/bam/recognised-biosecurity-groups-rbgs>). The Department of Agriculture and Food provides support to forming Recognised Biosecurity Groups.

Some ecosystems are more susceptible to specific threats. For example, Shedley (2007) identifies several high priority vegetation communities and species in the Avon Basin that require sensitive fire management, including:

- granite rock and ironstone outcrops
- heath communities
- salmon gum woodlands
- fresh and brackish wetlands
- malleefowl habitat
- fauna dependent on tree hollows.

Many threats will be exacerbated by the impacts of changing climate, particularly increased temperatures and increasing aridity (Wheatbelt NRM, 2014). The Wheatbelt NRM's Strategy (2014) recommends that the goals for the management of native vegetation should be to build resilience and to limit the impact of existing and emerging stressors on the natural ecosystems and landscapes.

According to Davies (2010), a 10% increase in riparian revegetation is required for a 1°C decrease in water temperature in the waterways of south-western Australia. Due to increased drying and warming, it is recommended that restoration of rivers and streams

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includes targeted replanting of riparian vegetation, focusing on north banks of east-west upland streams to moderate water temperatures to levels below thermal limits of sensitive fauna (Davies 2010).

Management responses to improve biodiversity conservation in fragmented landscapes and to increase the capacity of natural areas to adapt to climate change should include the following (Molloy *et al* 2009, Commonwealth of Australia 2010):

- Provision of access to a greater number and diversity of resources
- Conservation of larger and more viable populations
- Enabling species dispersal and migration
- Provision of a more representative mosaic of habitat types and structures
- Facilitation of greater genetic variation within species
- Increase the capacity of species and communities to persist through removal of threats and adapting to disturbances.

Many of the above requirements can be facilitated are being addressed in this document.

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3 Prioritisation of Local Natural Areas for Biodiversity Conservation

3.1 Methodology

The local biodiversity conservation planning approach adopted in this study follows the State government-endorsed methodology that was developed through the Perth Biodiversity Project and published in the *Local Government Biodiversity Planning Guidelines for the Perth Metropolitan Region* (Del Marco *et al*, 2004). It is used by numerous Local Governments in the South West of Western Australia. Local biodiversity conservation planning incorporates assessment of ecological values of local natural areas, consideration of opportunities and constraints to their protection and identification of conservation priorities and feasible implementation actions.

A set of biodiversity conservation principles guides the local biodiversity conservation planning process. Identification of local conservation objectives and identification of effective implementation mechanisms are based on the need to meet legislative, environmental and planning policy requirements and best practice in biodiversity conservation.

BIODIVERSITY CONSERVATION PRINCIPLES

1. Prevent exponential loss of species and ecosystem failure by retaining at least 30% of the pre-European extent of each ecological community
2. Protect regionally significant and locally significant natural areas
3. Biodiversity is best conserved in-situ - protect what you have before revegetating
4. Regeneration is a higher priority than revegetation
5. Prioritise protection and management of natural areas which have the highest biodiversity value
6. Involve the community in helping conserve biodiversity
7. Biodiversity values must be made transparent in decision-making processes
8. Site-specific field survey is essential to understanding biodiversity value
9. Natural area conservation is a legitimate land use

Native vegetation mapping is used to describe the various ecosystems represented in the Shire. Combining native vegetation mapping with other spatial data that describes biodiversity assets, such as significant flora and fauna records, forms the basis for the identification of priority natural areas for conservation.

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This Strategy focuses on *local natural areas* that have been defined as natural areas¹⁰ which lie outside lands managed by the Department of Parks and Wildlife, Regional Parks (and Bush Forever in the Perth Metropolitan Region) (Del Marco *et al* 2004). In the Shire of Northam, over 25,700 hectares, or 76% of the remaining vegetation, is classified as 'Local Natural Areas'.

The objective of ensuring that a *comprehensive, adequate* and *representative* network of ecosystems is protected in the Shire assumes that by meeting this objective, the Shire will have made its necessary contribution to regional and national objectives for biodiversity conservation. '*Comprehensiveness*' refers to the degree to which a full range of ecological communities are protected. '*Adequacy*' refers to the ability of a reserve system to maintain the ecological viability and integrity of populations, species and communities. Complementary management of the adjacent lands can play a significant role in ensuring long term viability of conservation reserves. '*Representativeness*' refers to the extent to which protected areas are capable of reflecting the known biological diversity and ecological patterns and processes.

3.1.1. Criteria for determining conservation significance

Criteria for rating the conservation significance of local natural areas are based on *Local Government Biodiversity Planning Guidelines* (Del Marco *et al*, 2004) and reflect EPA criteria for identification of regionally significant natural areas (EPA, 2008). The criteria can be divided into four categories:

1. **Representation** – considers the regional and local level of retention and protection of all ecosystems represented within a Local Government, and compares this against accepted thresholds, such as the goal of retaining at least 30% of pre-European vegetation extent and protecting 17%.
2. **Rarity** – considers the presence of rare vegetation, flora and fauna.
3. **Maintenance of ecological functions** – reflects the level to which local natural areas contribute to the maintenance of healthy ecosystems in the landscape. Due to limited spatial data available to assess this at all ecosystem levels, vegetation connectivity and remnant patch size are used as a surrogate measure
4. **Protection of wetlands, riparian, estuarine and coastal ecosystems** – recognises the important role that these ecosystems play in maintaining biodiversity.

The EPA considers a range of additional criteria such as novel combination of species, diversity of species and vegetation, large populations, extreme ranges of species and scientific significance (EPA, 2008). However, this Strategy focuses on attributes that are mapped at Local Government and regional levels. It is not intended to undertake an all-

¹⁰ Natural area is used to describe an area that contains native species or communities in a relatively natural state and hence contains biodiversity. Natural areas can be areas of native vegetation, vegetated or open water bodies, waterways, springs, rock outcrops, bare ground, caves, coastal dunes or cliffs. Note that natural areas exclude parkland cleared areas, isolated trees in cleared settings, ovals and turfed areas (Del Marco *et al* 2004)

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inclusive assessment but rather to identify priority areas where further field assessments are required to confirm the inferred and other values.

Twenty criteria represented by various spatial layers were applied to the 2013 native vegetation extent mapping (DAFWA 2013)¹¹. See Appendix F for the details. The final prioritisation layer shows the number of criteria met by each patch of remnant vegetation. The higher the number of criteria met, the higher the conservation priority of a given patch of remaining vegetation (See Figure 11, Appendix F or turn on the *Prioritisation Criteria* layer under the Northam Local Biodiversity Strategy heading in the EPT).

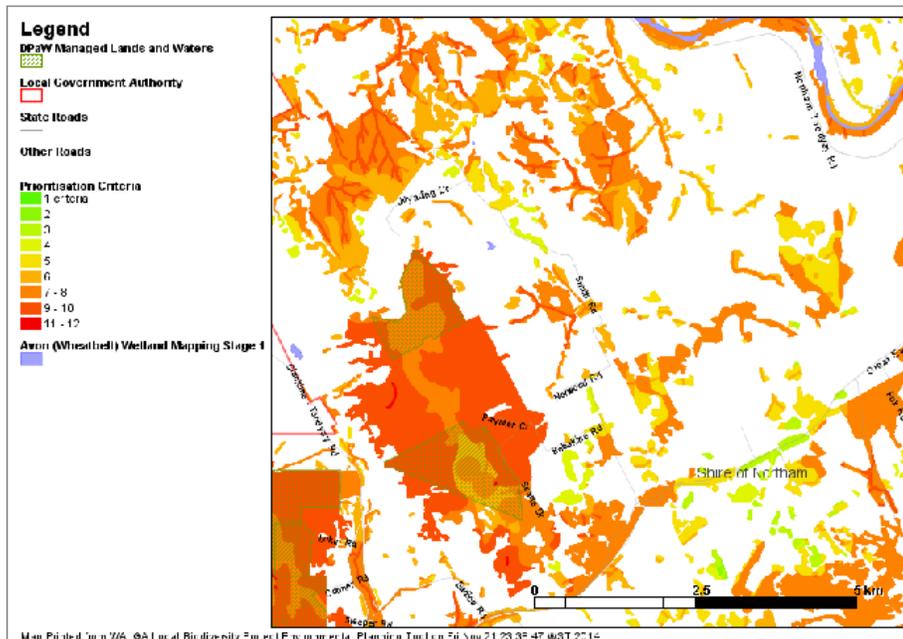


Figure 11: Number of prioritisation criteria met by native vegetation in the portion of the Shire of Northam (as displayed in the Environmental Planning Tool).

To interpret the information, it is important to understand which criteria are being triggered. An absence of threatened flora, fauna or ecological community's records does not necessarily mean those features are not present within a patch of native vegetation, as the lack of records can be due to the lack of adequate surveys. See Appendix H for further information on how to use data layers in the EPT to assist with decision making that is specific to a particular locality.

¹¹ The 2013 native vegetation extent mapping does not include all vegetation identifiable using aerial photography interpretation. For example, no native vegetation is mapped within the Meenar Nature Reserve. As the objective of this study is to consider 'local natural areas', for the purposes of prioritization, vegetation within the Meenar Nature Reserve, a natural area managed by DPAW for conservation, the missing vegetation was not substituted.

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3.1.2. Connectivity and patch size analysis

The landscape connectivity zones identified for the Wheatbelt NRM Region (Richardson *et al*, 2013) provide a regional context for considering the role that individual patches of remaining native vegetation play at the local scale. However, further spatial analysis is needed, to better understand the impacts of changes in the current pattern of remnant vegetation and identify priority areas for restoration to improve connectivity at the local level.

Three connectivity descriptors or measures were developed through the Perth Biodiversity Project (Oh, 2012) to assess the level of connectivity between patches of remnant vegetation. A 'patch' was defined as a discrete polygon of vegetation or mapped wetland separated from another patch by at least 10 metres of non-vegetated land. Remnant patches were based on the 2013 native vegetation extent mapping (DAFWA, 2013) and the Avon (Wheatbelt) wetland mapping (DEC, 2008). Comparison of the native vegetation extent mapping with aerial photography identified gaps in the dataset, where native vegetation was missing. Vegetation within the Meenar Nature Reserve was added to the analysis.

The three connectivity descriptors, or measures, used to describe the various aspects of connectivity are:

- **'Fragmentation'** is a scaleless and dimensionless measure which describes the shape and local arrangement of defined patches in the study area. It measures the degree to which any remnant patch diverts from the 'ideal circle' shape. A high vegetation fragmentation index applies to large, compact or locally well-connected patches (least fragmented); a low index applies to small, isolated or poorly shaped patches (most fragmented).
- **'Regional Connectivity'** measures how well a patch contributes to a network of patches in the wider landscape. A high regional connectivity index applies to large patches or patches that are part of a large, dense regional network; and a low index applies to small, fragmented or isolated patches.
- **'Connectivity Reach'** refers to the size of the connective network that a patch belongs to but does not consider how sparse (fragmented) or dense that network is.

These connectivity descriptors, or measures, do not consider the inner patch diversity of habitats or the dispersal needs of individual species of fauna. However, they provide a good opportunity to objectively assess the role of individual patches, and the impacts that changes in vegetation distribution patterns have on connectivity (Perth Biodiversity Project, 2012; Local Biodiversity Program, 2013). A more detailed description of the connectivity modelling algorithm used is available in Appendix G.

A patch size analysis was undertaken to assist with quick identification of those areas of native vegetation that could potentially support a range of fauna or where specific land use provisions could be applied. In this analysis, a patch is defined as a discrete polygon of native vegetation separated from another polygon by 10m, where only native vegetation

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extent mapping was used for the analysis (DAFWA, 2013) and wetland mapping was not included.

It is important to note that the patch size analysis does not consider the diversity or habitat characteristics within a patch. Although the patch size might indicate sufficient habitat size for a certain species of fauna, the quality of the habitat within this patch might not be adequate. Therefore this data layer should not be used in isolation.

Table 7 shows the patch size categories used and potential correlations with fauna habitat needs or other considerations.

Table 7: Patch size categories

Remnant vegetation patch size category	Consideration (Remnant size requirements for fauna are based on Wildlife Notes No 11, Hussey and Mawson 2004)
<2ha	2ha is the minimum to support one Brush-tailed Possum
2.1-5ha	5ha is the threshold to which the 2013 amendments to the clearing regulations limits apply 5ha is the minimum needed to support a Quenda population
5.1-10ha	Used in prioritisation criteria, 5-10 ha are common lot sizes for rural subdivisions. 10 ha has been adopted by the Wheatbelt NRM as a threshold for fragmentation (Wheatbelt NRM, 2014)
10.1-25ha	25ha of suitable vegetation is needed to support Pygmy Possums and Honey Possums
25.1-40ha	40ha Rural subdivision threshold
40.1-100ha	50-100ha needed to support Brush Wallaby population
100.1-200ha	Potential to support Woylie population
200.1-1000ha	Potential to support Echidna and Wambenger populations
>1000ha	Potential to support Chuditch population

The distribution of vegetation patches within the Shire correlates with the levels of native vegetation retention. Significantly larger patches, over 40 hectares, occur in the western portion of the Shire within the Jarrah Forest bioregion.

Despite the high level of clearing in the Wheatbelt portion of the Shire, the remaining vegetation is retained in several large and medium patches. These should be the highest priority for formal protection and form the key stepping stones in the local ecological network of natural areas. Results of the patch size mapping are available via the on-line Environmental Planning Tool and in Figure 12.

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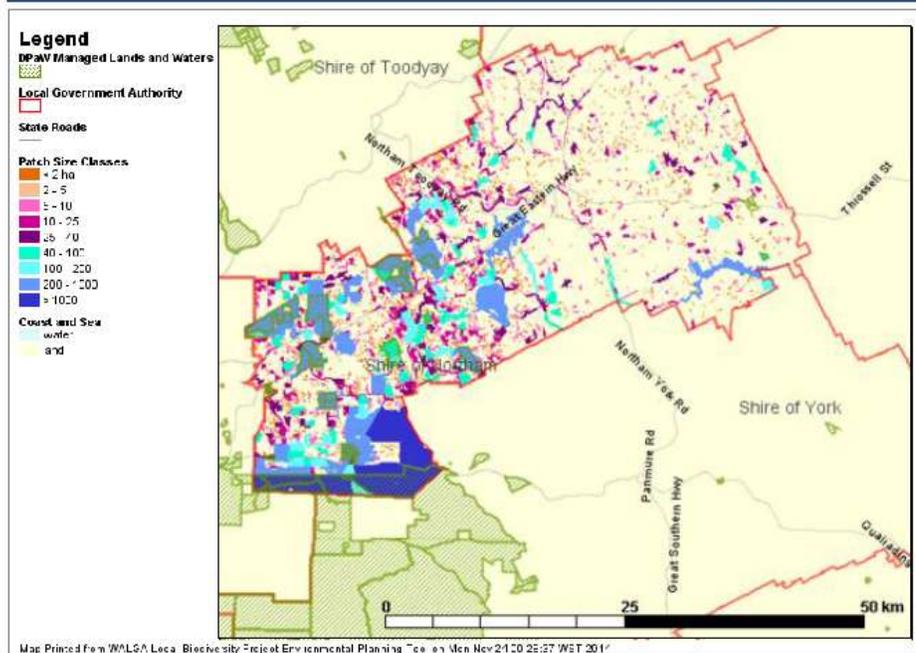


Figure 12: The patch size of native vegetation in the Shire (Local Biodiversity Program 2014).

3.1.3 Opportunities and constraints to local natural area protection

In the context of the local biodiversity conservation planning approach (Del Marco *et al*, 2004), protected natural areas are those that are secured for conservation either as public lands vested for biodiversity conservation purpose or private lands where the biodiversity values are secured under zoning or covenanting.

Of the 33,908 hectares of native vegetation remaining in the Shire, 6,486.8 hectares is protected in conservation reserves managed by the Department of Parks and Wildlife (DPaW). This represents 19% of the remaining vegetation and 4.5% of the pre-European extent (DPaW, 2013). A further 1,590 hectares is managed by the DPaW and these are areas that are considered to provide good opportunities for natural area retention and protection. However, site specific recommendations for DPaW managed lands are outside the scope of this Strategy¹².

An additional 934 hectares are protected in public reserves not managed by DPaW and vested for conservation and via the provisions of the 'Conservation of Flora and Fauna'

¹² Local biodiversity strategies focus on 'local natural areas', defined as natural areas outside DPaW managed lands.

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reservation in the Shire's Local Planning Scheme No.6 (2013). These lands are defined as 'Locally Protected Reserves' in this Strategy and shown in Figure 13 (LP1 – LP11).

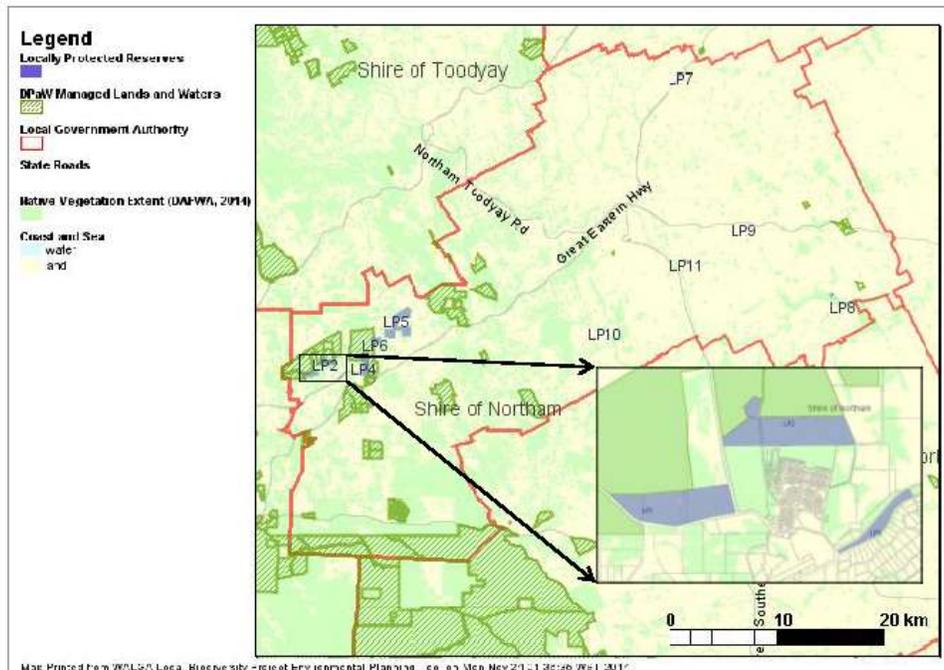


Figure 13: 2014 native vegetation extent, DPaW managed lands and lands protected through the Shire of Northam Local Planning Scheme No 6 (Local Biodiversity Program, 2014).

The 'Locally Protected Reserves indicated in Figure 11 comprise Unallocated Crown Land (UCL) and six reserves with conservation or landscape protection purposes (four vested in the Shire of Northam and two in the State). Table 5 lists these conservation purpose reserves. In the Shire's Local Planning Scheme No. 6 (2014) most of the 'Local Protected Areas' are classified as 'Conservation of Flora and Fauna', a land use category that also overlaps DPaW managed conservation purpose reserves. There are three 'Locally Protected Reserves' which are classified for other land uses in the Local Planning Scheme No 6 (2014):

- LP6 and LP10 are reserves classified for Parks and Recreation in the Scheme
- LP7 is a reserve classified for Public Purposes (about 0.4ha) and the remainder are zoned Rural in the Scheme.

It is recommended to amend the Local Planning Scheme and reclassify LP6, LP7 and LP10 as 'Conservation of Flora and Fauna' to reflect the vested purpose of these reserves (established under the *Land Administration Act 1997*).

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Table 8: 2013 native vegetation extent in conservation reserves not managed by the Department of Parks and Wildlife (Local Biodiversity Program, 2014)

Reserves managed by the Shire of Northam	Vegetation types represented in the reserves				Total	Management responsibility	Notes*#
	Yalanbee - Y6	BVA 352	BVA 1048	BVA 1049			
R 48721 (Conservation)	34.44ha				34.44ha	Shire of Northam	In LP6; #14 Bakers Hill
R 1549 (Landscape Protection)		0.98ha	22.7ha		23.7ha	Shire of Northam	In LP8; #1 Grass Valley
R 6102 (Preservation of Natural Vegetation)		0.89ha			0.89ha	Shire of Northam	In LP9; #5 Grass Valley
R 42084 (Protection of Historical Site and Natural Vegetation)		9.70ha			9.70ha	Shire of Northam	In LP11, #1 Seabrook
R 41145 (Foreshore Protection)		0.33ha				Department of Planning	In LP10
R 50656 (Protection of Natural Landscapes)				3.34ha		Department of Regional Development	In LP7
Total:	34.44ha	11.89ha	22.7ha	3.34ha	68.68ha		

*Identification symbol in the mapping layer 'Locally protected reserves', e.g. LP7.

#Corresponding reference number in the Shire of Northam Land Rationalisation Strategy (2013a)

When identifying land with good opportunities to increase the protection status of remaining vegetation, reserved lands and Crown land are examined as a priority. In the Shire of Northam, 544 hectares of native vegetation is in public reserves vested in the Shire for various purposes. Nearly 69 hectares is in reserves with conservation purpose (Table 8) and 275 hectares is in reserves providing good opportunities for vegetation retention and potentially increased protection (see Appendix D, Table 8). Recommendations in the Shire's Land Rationalisation Strategy for the Northam Townsite (Shire of Northam, 2013a) were considered when compiling the list of reserves where the proposal is to extend or change the current purpose to include conservation.

Over 1,000 hectares of native vegetation is within Unallocated Crown Land (UCL). A significant portion of this vegetation is protected via the Shire's Local Planning Scheme No.6 provisions through reservation as 'Conservation of Flora and Fauna' (LP1-LP5 on Figure 13). Numerous UCLs are located along the Avon River and the Avon Mortlock Rivers Special Control Area (Local Planning Scheme No 6, 2014). Establishing management responsibilities and support for management of biodiversity values within these UCLs should be the highest priority for all relevant stakeholders.

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Many private landholders have a good understanding and appreciation of the benefits that retaining native vegetation brings to their properties. In the Shire of Northam, nearly 860 hectares of native vegetation is within 29 properties registered with the DPaW's *Land for Wildlife Program* (personal communication DPaW *Land for Wildlife Program* Manager, 2014), a voluntary program through which participating landowners have access to technical advice on how to maintain habitat values of native vegetation on their land. Continued support to these landholders, promotion of this program to others and promotion of benefits of entering into conservation covenants could lead to wider participation and result in more formal protection of some vegetation on private land.

In addition to provisions for natural area protection, various land use categories in the Local Planning Scheme and vesting purposes of reserved lands can be divided into a further three categories according to the opportunities they provide for natural area retention or protection. Table 9 provides an overview, categorizing the Shire of Northam land uses.

Table 9: Opportunities for natural area retention and protection through land use planning (Local Biodiversity Program, 2014).

Opportunities category	Local Planning Scheme No 6 land uses and reserve purposes.	% of remaining vegetation within land use categories*
Protected	Crown reserves with conservation purpose (outside DPaW lands) and UCLs reserved in the Local Planning Scheme for Conservation of Flora and Fauna.	3.6% in AW 17.5% in JF
Good opportunities	Properties with DPaW's <i>Land for Wildlife</i> status. Parks and Recreation, Rural zoned lands and Crown reserves vested for Recreation (LU1) & Catchment (outside DPaW managed)	86% in AW 44.4% in JF ¹³
Varied opportunities	State Forest, Special Use, Public Purposes, Rural Smallholdings (>10ha lot size) and Crown reserves vested for all other purposes to those listed above.	7.2% in AW 37.5% in JF ¹⁴
Limited opportunities	Tourist, Commercial, Residential, Rural Residential, Development, Light & Service Industrial, Mixed Use and General Industry zoned land and Railway Reserve, Roads, Major or Regional Road Reserves	3.2% in AW 0.7% in JF ¹⁵

*AW – Avon Wheatbelt IBRA region and JF – Jarrah Forest IBRA region portions of the Shire

More detailed information on the distribution of native vegetation within all land uses is available in Appendix D.

¹³ Includes 15 ha of vegetation within properties registered with the *Land for Wildlife Program* and zoned Rural Smallholdings and Rural Residential in the Local Planning Scheme No 6.

¹⁴ Excludes 6.6ha of vegetation within properties registered with the *Land for Wildlife Program* and zoned Rural Smallholdings in the Local Planning Scheme No 6.

¹⁵ Excludes 8.4ha of vegetation within properties registered with the *Land for Wildlife Program* and zoned Rural Residential in the Local Planning Scheme No 6.

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Most remaining vegetation is located on land where the zoning provides good or varied opportunities for retention and protection of representative vegetation in the Shire. The largest portion of the remaining vegetation is on land zoned Rural in the Local Planning Scheme No.6 (2014).

There is a difference between the two bioregions in the Shire. While 86% of the remaining vegetation in the Avon Wheatbelt portion of the Shire is located on land where zoning provides good opportunities for vegetation retention or protection, in the Jarrah Forest bioregion portion only 44% of remaining vegetation is in this category. Nearly the same amount is within land uses providing varied opportunities, such as State Forest.

A relatively small amount of vegetation is located on land where the zoning provides limited opportunities for vegetation retention, with a higher portion recorded in the already over-cleared eastern half of the Shire, where over 100 hectares of vegetation is mapped within road and railway reserves. While a relatively small amount of the remaining vegetation is located in transport corridors, it is often retained in highly cleared parts of the landscape, providing the only opportunity for fauna movement. Vegetation in road or railway reserves can provide habitat for threatened or Priority flora. Therefore road upgrades and maintenance activities should be undertaken in a way that avoids or minimizes impacts on vegetation.

The Northam Regional Centre Growth Plan (NRCGP) (Shire of Northam, 2012) area includes 136 hectares of native vegetation and the Avon and the Mortlock Rivers (See Figure 12). The results of natural area prioritisation show that most of the remaining vegetation in the NRCGP area meets numerous prioritisation criteria, suggesting high conservation value. There are two Beard vegetation associations represented in the NRCGP area; regionally significant vegetation BVA 4 and BVA 352. The NRCGP area west of the Avon River is within the transition zone between the two bioregions meeting in the Shire. Table 10 shows the distribution of vegetation within the NRCGP.

Table 10: 2013 vegetation extent by Beard vegetation associations within the Northam Regional Centre Growth Plan area (Local Biodiversity Program, 2014).

Growth Plan land uses	Avon Wheatbelt IBRA		Jarrah Forest IBRA		Total
	BVA4	BVA352	BVA4	BVA352	
Equine Precinct		8.96ha			8.96ha
Industrial Development	3.45ha	16.73ha	50.02ha		70.21ha
Urban Expansion	2.07ha	50.59ha	3.78ha	0.69ha	57.14ha
Total	5.53ha	76.28ha	53.81ha	0.69ha	136.31ha

The remaining vegetation and the rivers provide a good opportunity to establish a green network through the growing town. This will provide recreational opportunities, reduce the heat effect of built up areas, increase amenity, and encourage walking and cycling as preferred means of transport.

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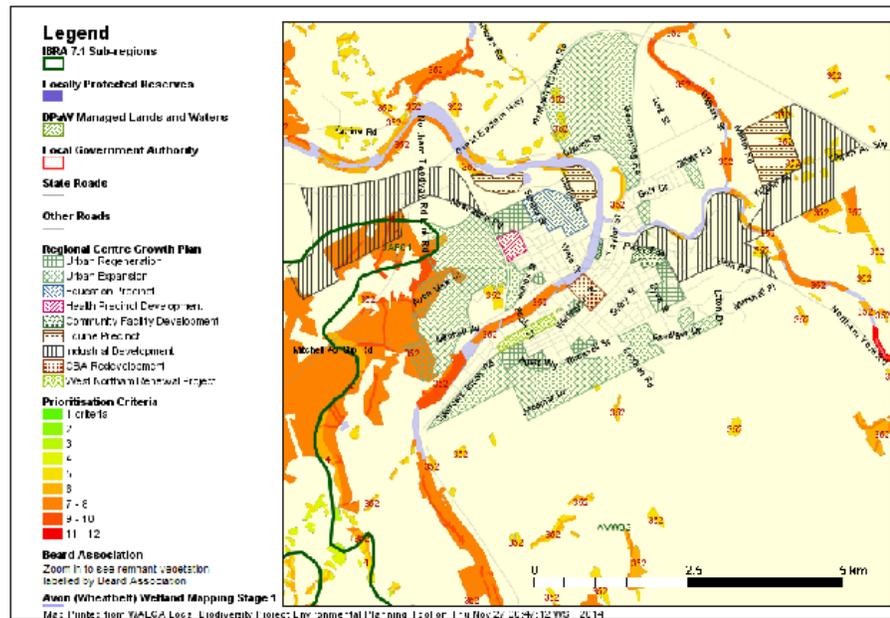


Figure 12: Number of prioritisation criteria met by native vegetation, and the Northam Regional Centre Growth Plan.

The Shire's Local Planning Scheme No 6 (2013) and Local Planning Strategy (2013) include numerous provisions and development controls supporting biodiversity protection and restoration of degraded lands (see Appendix A).

3.1.4 Identification of representation targets and the Target Areas

Representation of ecological communities is one of the criteria considered when identifying conservation priorities. The retention and protection levels of vegetation are relatively easy to measure and provide a good opportunity for setting quantifiable conservation targets.

When determining local conservation targets, an assumption is made that each local area within a Local Government administrative boundary should contribute to the regional conservation target. The area contributed should be at least equal to the proportion of the original vegetation extent within the local area. This is a general principle and might not be achievable in all local areas due to historic clearing or the varied degrees of opportunities existing across the region. In addition, representation is only one criteria and other biodiversity values are equally important when building the regional network of protected natural areas.

The calculation of local representation targets is explained using the example of the Bindoon vegetation complex. There were 4,763 hectares of Bindoon vegetation complex mapped as pre-European extent in the Shire of Northam, representing 13.2% of the total area of Bindoon vegetation complex mapped in the Jarrah Forest bioregion. To achieve at least 17%

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protection of the Bindoon vegetation complex in the region (Jarrah Forest bioregion), at least 6,129 hectares should be protected within several locations of its pre-European extent. This means that from the Shire of Northam at least 810 hectares or 13.2% of the 6,129 hectares should be contributed. In 2013, there was no Bindoon vegetation complex protected in the Shire and, at the regional level, less than 30% remains and less than 17% is protected.

Therefore the conservation target for Bindoon vegetation complex in the Shire of Northam should be 810 hectares of the 1,005 hectares remaining. Further analysis of opportunities to formally protect this vegetation complex in the Shire needs to be undertaken to assess the feasibility of this proposed representational target.

When identifying potential mechanisms for formal protection¹⁶, and assessing the feasibility of the proposed representational targets, the key factors to consider are land tenure, land use and the size of the patches of remnant vegetation that represent the vegetation complexes/Beard vegetation associations. Tables 1 and 2 in Appendix D show the calculations for determining the representation protection targets for each vegetation type and Table 9 in Appendix D provides an overview of opportunities to improve the protection status for vegetation complexes and Beard vegetation associations in the Shire of Northam.

These opportunities are further mapped by the identification of "Target Areas", highlighting areas where good opportunities exist to improve the protection status of under-represented vegetation complexes in the Shire. They include significant patches of remnant vegetation representative of vegetation complexes/BVAs that have been identified as not being adequately represented in the regional conservation estate (considering reserve and off-reserve protection mechanisms).

Additional Target Areas are identified to highlight priority wetlands associated with watercourses in the Wheatbelt portion of the Shire. Vegetation restoration along these watercourses will improve landscape connectivity, improve water quality and reduce sedimentation in the Avon River pools.

It should be noted that it is not intended that all vegetation mapped within these Target Areas will be formally protected or all lands considered for restoration.

The Target Areas may include freehold land, land reserved for various purposes other than conservation, and Unallocated Crown Land. Priority was given to areas where there are good opportunities to protect vegetation considering the existing land use provisions, land tenure (Unallocated Crown Land) or the presence of initiatives that support land conservation (participation in the *Land for Wildlife program*).

Other considerations when selecting the Target Areas were whether increased protection in the proposed location is likely to contribute to: protecting other biodiversity values such as threatened and Priority species or communities, fauna habitat, wetlands; maintaining connectivity between already protected natural areas; or extending or buffering already

¹⁶ Natural areas are protected when reserved and managed for conservation (DPaW conservation lands or local reserves), and through measures such as a conservation zone or a conservation covenant.

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protected areas; and the size of individual priority vegetation complexes within remnant patches (mosaic).

Appendix H provides details of areas within each vegetation complex that occur in Target Areas, and notes on mechanisms to protect the most significant portions of this vegetation. Appendix H demonstrates that despite more than 1,000 hectares of Bindoon vegetation complex remaining in the Shire, it is unlikely that the Shire's target of protecting 810 hectares of this complex can be reached. This is due to several factors (see Figures 13 and 14):

- the high levels of fragmentation of patches of the Bindoon vegetation complex
- none of the remaining vegetation is within UCLs or other Crown reserves
- None of the private properties with Bindoon complex are registered with the *Land for Wildlife* program (DPaW, 2014)
- 88% of the remaining extent is on Rural zoned land, 11% is reserved for Public Purposes and Special Use in the Local Planning Scheme and 1% is within Road reserves.

However, as demonstrated in Figure 14, most of the Bindoon complex is within 12m of a confirmed breeding site for the Endangered Carnaby's black cockatoo, a species that is protected under the EPBC Act. Opportunities to protect some of these areas by purchasing them to offset development of cockatoo sites elsewhere should be investigated. Protection and restoration of the habitat of this endangered species is a high priority.

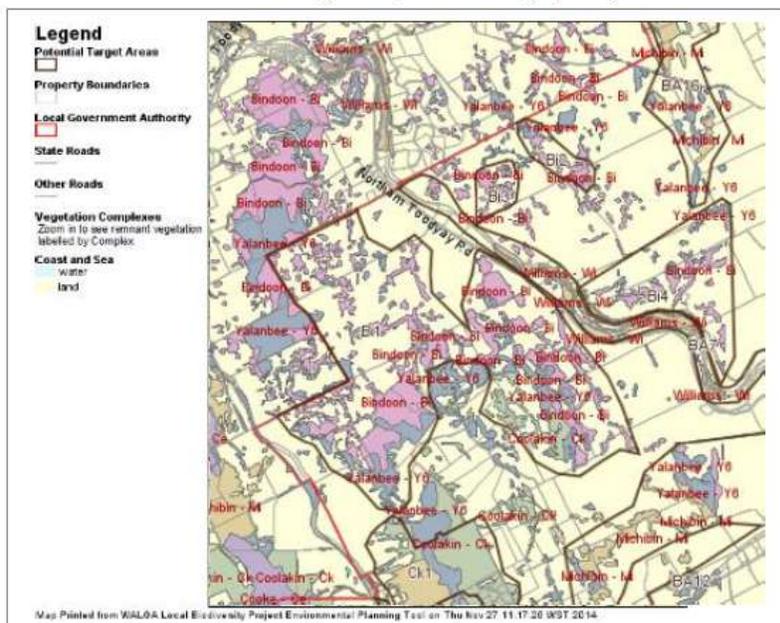


Figure 13: 2013 extent of Bindoon vegetation complex in the Shire of Northam. Potential Target Areas Bi1-Bi4. For more information see Appendix H.

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It is important to note that Target Area boundaries are designed to be indicative only and include already cleared areas or even portions of areas where development has been approved. Target Areas are not to be interpreted as areas where development is prohibited. They should be used to identify areas where any remaining vegetation and other natural areas are of conservation significance and their retention and protection should be a priority when deciding on future land use planning.

Further, it is critical that ALL native vegetation in the Shire has conservation value: natural areas not included in a Target Area should NOT be deemed as not having conservation value. Target Areas highlight those areas where analysis, based on current knowledge, shows that conservation efforts should be directed. Considering the extent of clearing, the primary objective should be to use every opportunity to retain vegetation and restore habitat within strategic locations (see section 3.2.2).

Further opportunities to increase the protection status of vegetation in the Shire are provided by extending or changing the current vesting purpose of selected existing Crown reserves to include conservation. Some of these selected reserves are within the Target Areas such as R25785 is included in the Target Area Ck4, and many are outside the Target Areas such as R11619. So when identifying areas where opportunities are identified to improve the protection status of vegetation complexes/Beard vegetation association, two mapping layers need to be explored; the Target Areas and the 'Proposed Protection via Change of Reserve Purpose' (see Appendix I).

There are 27 Crown reserves vested in the Shire of Northam and 11 reserves vested in various State agencies, including 4,857 hectares of native vegetation, proposed for increased protection. Of the total amount of vegetation in these selected reserves, 81% is within one reserve managed by the Water Corporation. Only 456 hectares of native vegetation is located within reserves managed by the Shire. Improving the protection of natural areas in the Shire depends on all relevant stakeholders and the support of the Shire. The selection of Crown reserves vested in the Shire was partly based on recommendations in the Shire's Land Rationalisation Strategy (2013). Appendix D comprises a full list of reserves proposed to be formally protected or have their purpose altered to include natural area conservation.

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patch itself as well as nearby areas. Adequate field surveys need to be undertaken to confirm the presence or suitability of habitat for protected species.

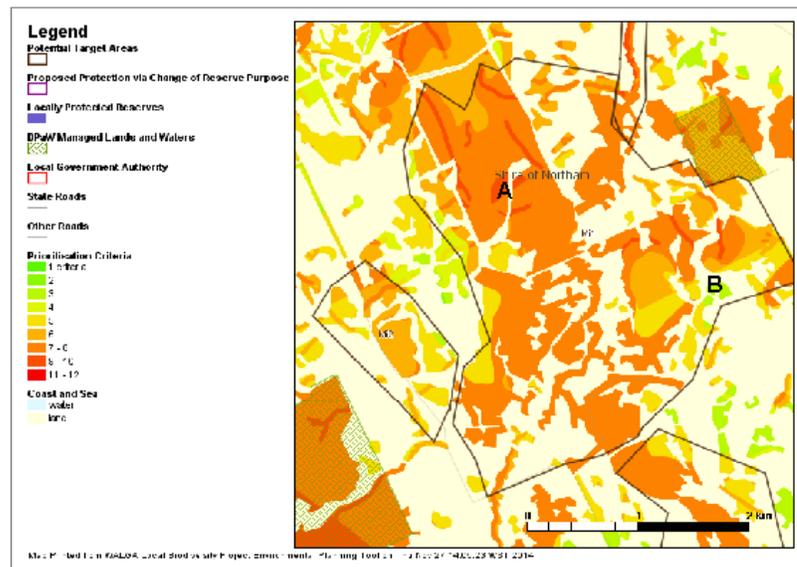


Figure 15: 2014 native vegetation mapping according to the number of prioritisation criteria met. Patch A meets 9 criteria. Patch B meets only 3 criteria but these include potential feeding habitat for Carnaby's black cockatoos. Patch A is of higher priority for protection but the importance of Patch B and its surrounds will need to be assessed under the relevant legislation.

3.2.1 Target Areas and Selected Reserves

Target Areas and selected reserves where inclusion or changes to conservation purposes are proposed should be identified for a specific objective, such as the need to achieve an adequate representation of the diverse vegetation communities in the conservation network in the Shire. By improving the protection status of native vegetation in the Shire, its protection at the regional level will also improve.

To further highlight the importance of the Avon River and the Mortlock River, six additional Target Areas were identified. While native vegetation retention within the buffers of these watercourses will contribute the retention/protection levels of the representative vegetation complexes, protection of riparian vegetation and improvement of the river ecosystem are the main objective for these Target Areas (Figure 16, AV1, AV2, MR1, MR2, MR3, W1).

Each Target Area focuses on a specific vegetation complex or Beard vegetation association. However, other biodiversity values may also be important. Therefore, when assessing which portions of native vegetation within any Target Area should be formally protected, the results

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of the natural area prioritisation (Appendix F, Figure 16), connectivity analysis and confirmation of the indicative values in the field should be referred to.

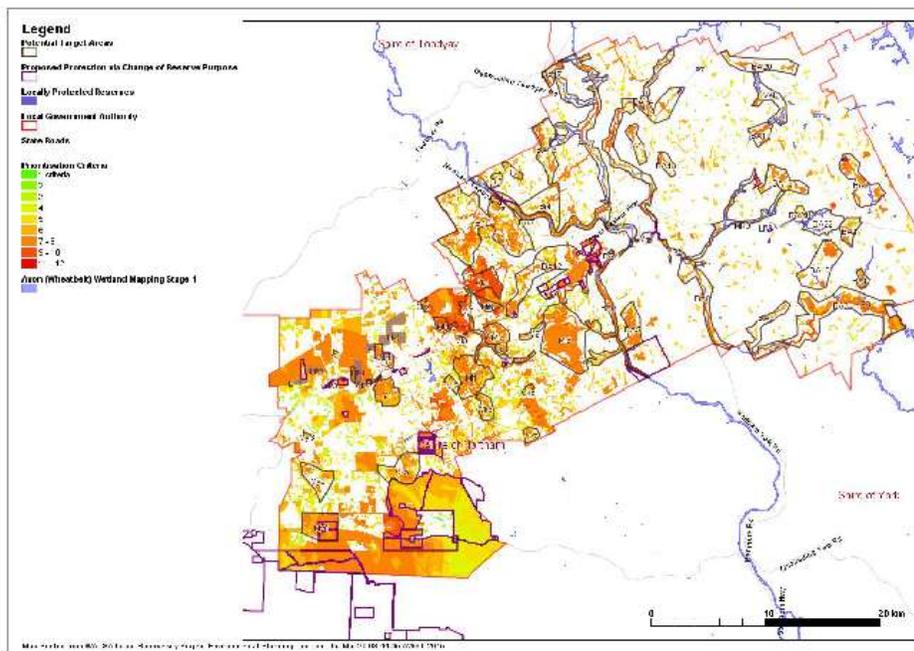


Figure 16: 2013 Native vegetation with the number of prioritisation criteria met, Potential Target Areas and Selected Reserves.

When identifying Target Areas, lands with least limitations to native vegetation retention were sought, referring to the existing land use provisions of the Local Planning Scheme No 6 (2013). However, some vegetation types are limited to lands that have been identified for more intensive development in the Shire's Local Planning Strategy (2013).

Target Areas within lands zoned *Future Rural Living (1-40ha)* in the Local Planning Strategy include: Mi3, Mi5, My3, portion of Ck1 and Ck3.

Target Areas within lands mapped as *Priority Resource and Extraction Area* in the Local Planning Strategy include Mi4, portion of Ck1, Ck2 and Bi1.

While there is more vegetation representative of Michibin – Mi vegetation complex within all Target Areas than the identified target for protection (Table 3 and Appendix H), in all other vegetation complexes within Target Areas identified for potential future development, the amount of vegetation within all Target Areas is smaller than the proposed target.

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To achieve the proposed representation targets for native vegetation in the Shire of Northam, additional provisions for vegetation retention and protection are recommended for inclusion in the Shire's Local Planning Strategy and the Scheme (see Table 11).

3.2.2. Connectivity

The connectivity measures provide a visual indication of the role that a remnant patch plays in connecting remnant vegetation across the landscape and how vulnerable each connection is. Results of the spatial modelling covering the Shire and a 12 km buffer can be viewed on the Environmental Planning Tool.

Results of the connectivity modelling were used to select the Target Areas, identifying natural areas that are larger, compact, in close proximity to other natural areas and part of larger networks of natural areas. This was to ensure that areas proposed to be protected will remain viable in the long-term. Due to the highly fragmented character of the landscape, numerous smaller, isolated natural areas were also included in the Target Areas. To improve connectivity of natural areas in the Shire, ecological linkages should be identified.

In the local biodiversity conservation planning context, ecological linkages are defined as a series of continuous and non-continuous patches of native vegetation which, by virtue of their proximity to each other, act as stepping stones of habitat which facilitate the maintenance of ecological processes and the movement of organisms within, and across, a landscape (Molloy *et al* 2009).

While ecological linkages have not been identified for the Shire of Northam as part of this local biodiversity strategy, guidance is provided on how to utilise the results of the connectivity modelling to:

- identify gaps between protected natural areas (greater than 1000 metres)
- identify vegetation patches with high Connectivity Reach values and high Fragmentation values and poor levels of Regional Connectivity.

These areas should be priorities for future restoration works. Further scenario modelling can be undertaken to assess the effectiveness of a proposed network of ecological linkages or test the impact of vegetation loss on connectivity of protected areas in the landscape.

Comparison of remnant vegetation connectivity in the Shire of Northam with that of the adjoining Perth Metropolitan and Peel Regions provides an insight into how to interpret these connectivity measurements. For example, in the Perth and Peel Regions the highest values for Connectivity Reach (see description in the section 3.1.2 of this document) are over 77 within sections of the Jarrah Forest where native vegetation is retained in very large, nearly contiguous patches. In the Shire of Northam the highest value achieved is between 64 and 68 (recorded for the Water Corporation managed reserve R6203), indicating that even the largest patches of vegetation are part of smaller networks than those recorded in other parts of the Jarrah Forest where vegetation forms very large networks (see Figure 17). Yet all protected areas, including those in the eastern sections of the Shire, recorded Connectivity

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Reach values above 30 (middle of the value range), indicating that these areas are generally part of an existing relatively large network of protected and unprotected natural areas.

However, Connectivity Reach only measures the size of the network that any native vegetation patch belongs to. It does not describe the quality of the connection *within* that network. Regional Connectivity and Fragmentation measures provide further insight. All three connectivity measures can be used to design an effective network of ecological linkages throughout the Shire and to identify priority areas for restoration. An example is provided in Figures 18 and 19.

The example in Figures 18 and 19 demonstrates the use of connectivity measures to identify priority areas for conservation action, focusing on strengthening or re-establishing connectivity between high conservation value natural areas. Several conservation reserves stretch southwest to northeast, from the western boundary of the Shire to the Wheatbelt portion and are linked to recognised regional ecological linkages in the adjoining Perth Metropolitan Region (Del Marco *et al* 2004). These reserves and other remaining patches of native vegetation are some of the largest retained in the Shire. However, there are significant gaps between some of them, including native vegetation that may be subject to future development applications, and cleared areas with some small patches of vegetation that are 500-1,000m apart, a distance that is greater than recommended for effective connectivity.

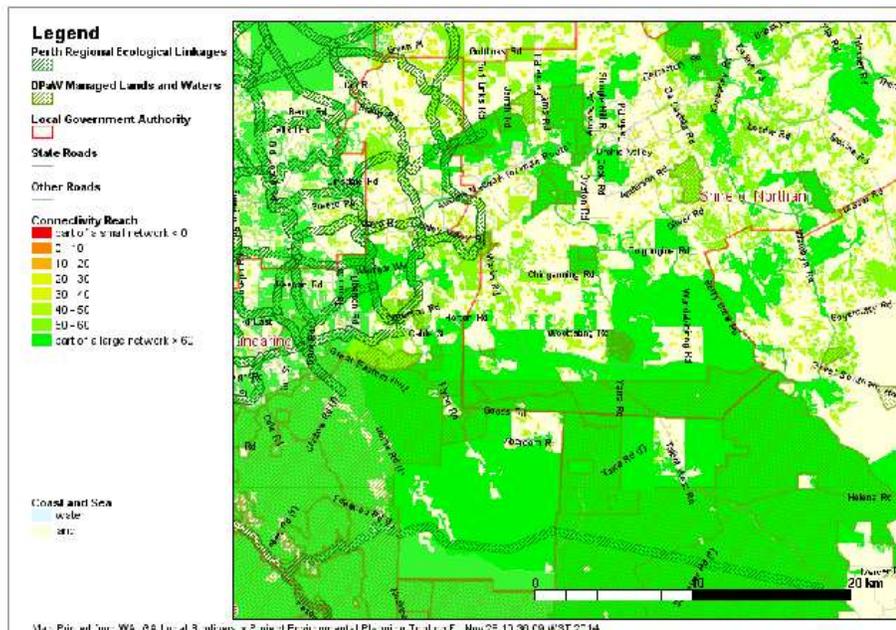
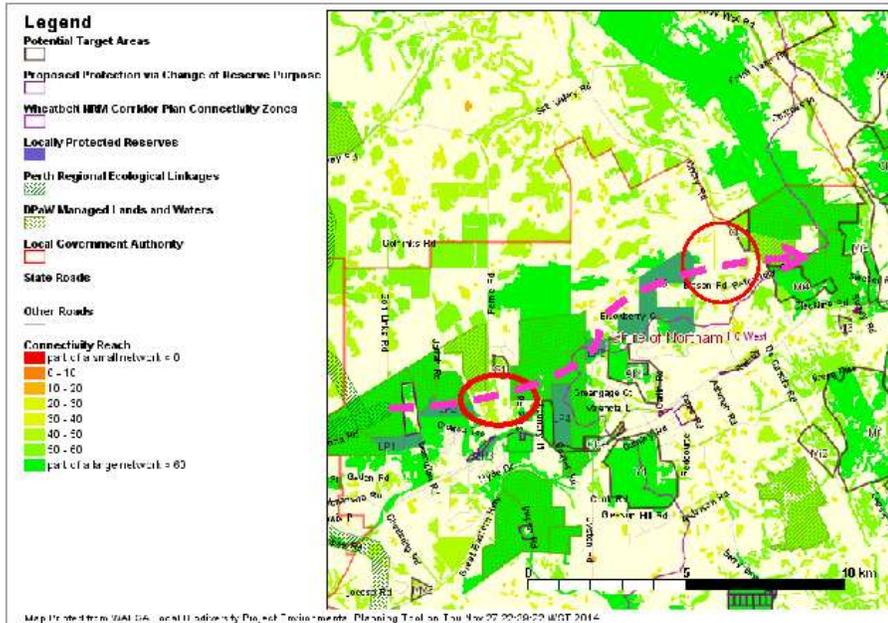


Figure 17: Connectivity Reach in Jarrah Forest portion of the Shire of Northam and adjoining portions of the Perth Metropolitan Region

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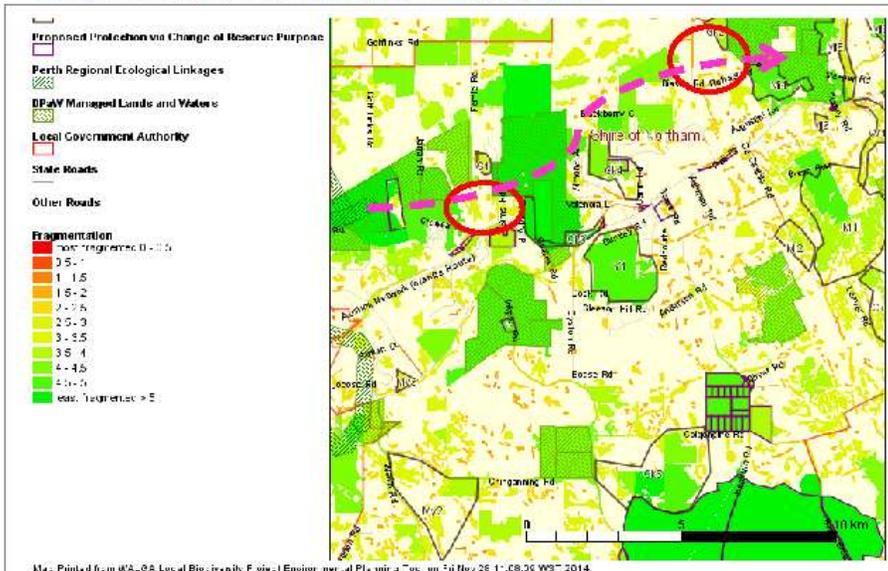
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Map Printed from WALGA Local Biodiversity Project Extension - Planning Tool on Thu Nov 27 20:09:22 AEST 2014

Figure 18: An example of a regional ecological linkage (dashed line) with gaps between stepping stones (red circles) over native vegetation by Connectivity Reach.



Map Printed from WALGA Local Biodiversity Project Extension - Planning Tool on Thu Nov 26 11:08:36 WST 2014

Figure 19: An example of a regional ecological linkage (dashed line) with gaps between stepping stones (red circles) over native vegetation by Fragmentation.

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Scenario modelling undertaken in the Perth Metropolitan Region (Perth Biodiversity Project 2013; Local Biodiversity Program 2014) shows that if native vegetation was retained only where it is already protected, then connectivity between these protected areas would be significantly reduced and Fragmentation and Regional Connectivity values (see Appendix G) would be significantly decrease. It is reasonable to conclude that the long term viability of the remaining protected areas would be significantly reduced.

Another example of good opportunities to improve landscape connectivity is provided by the network of waterways in the Wheatbelt portion of the Shire. Widening the buffers and connecting significant vegetation within 1,000-2,000m of the foreshores of watercourses will improve the functioning of the ecological linkages these rivers form and link often isolated reserves and significant natural areas with other areas in the catchment (see Figure 20 and 21). Restoration of vegetation to reduce the edge effect and consolidate remaining patches of vegetation will improve the connectivity quality between the identified conservation priority natural areas.

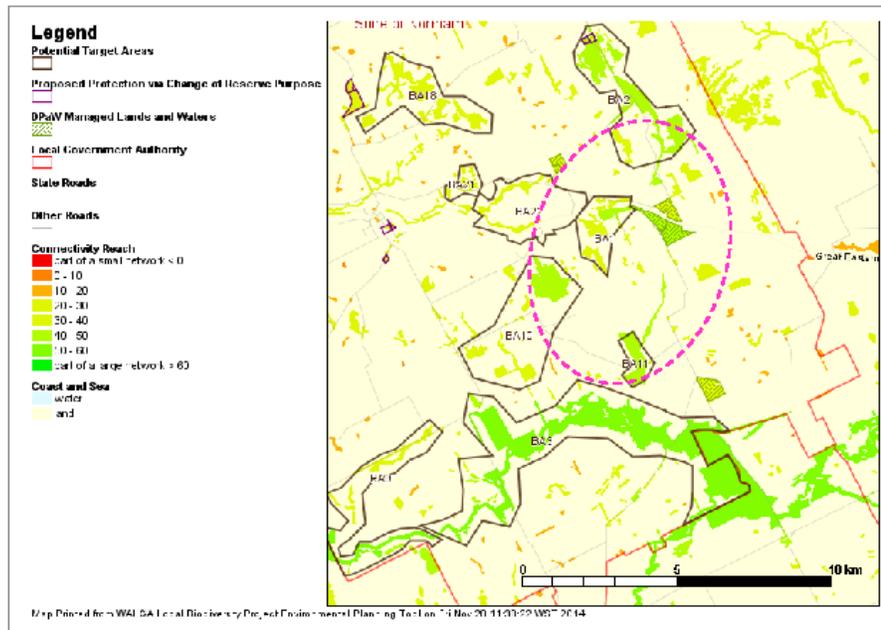


Figure 20: Connectivity Reach values in the eastern parts of the Shire of Northam. Dashed line identifies a priority area where native vegetation restoration would improve connectivity between conservation reserves and other natural areas in the landscape.

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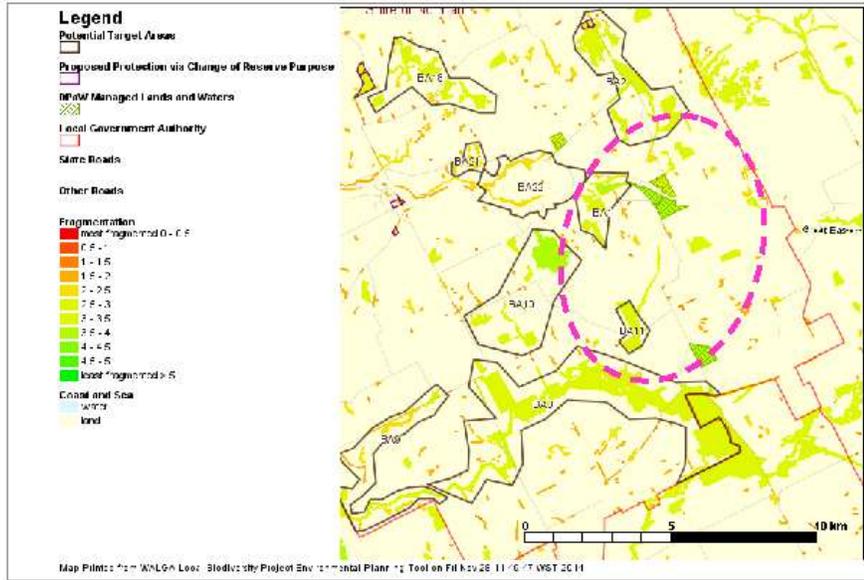


Figure 21: Fragmentation values in the eastern portion of the Shire are significantly lower than in the Jarrah Forest (see Figure 19).

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When identifying areas to be retained and managed as parts of a regional or local ecological linkage the following guiding principles are recommended (del Marco *et al* 2004, Davis and Brooker 2008, Molloy *et al* 2009):

Guiding Principles for Establishing Ecological Linkages

Aim for a heterogeneous matrix of habitats rather than a homogenous one. Utilise an existing native vegetation matrix and complex landscapes with minimal disturbance.

The widest possible diversity of habitat types should be sought within a linkage with similar habitats preferably less than 500m -1000m apart.

Where continuous stands of native vegetation are not available, ecological linkages should be made up of remnants that form stepping stones between larger intact patches.

Provision of large regional linkages to localised corridors is preferable in supporting a wide range of communities and species, supporting their movement over a number of generations.

Regional corridors should be 500m wide where possible and a minimum of 300m wide.

The number of linkages connecting to any given patch should be maximized as this improves overall connectivity and long-term viability.

Ecological linkages should be selected along directions that facilitate normal species migration and help species and assemblages adapt to climate change. For example, linkages may be North-South, East-West, to high points in the landscape and along watercourses. Patches at high points in the landscape, where they are visible from other patches, are important for species dispersal and home range utilisation.

Re-vegetation is a viable strategy for establishing or strengthening corridors in cleared landscapes, with priority given to opportunities to expand existing remnant vegetation. Aim to form continuous vegetated linkages or corridors at least 100m wide. If this is not possible, ensure stepping stones of reconstructed or created habitat are at least 2ha to 4ha in size and no more than 500m to 1000m apart.

Avoid or mitigate impacts of gaps in linkages caused by roads and other barriers to fauna mobility.

Open canopies over highly disturbed understorey may be of little value, except for highly mobile species.

Although the current degree of connectivity for many large conservation reserves in the Shire of Northam is encouraging, the maintenance and improvement of connectivity within gaps should be a priority. However, efforts to improve the connectivity of significant habitats in the Shire will only be effective if a similar effort is made outside the Shire boundary. This can be achieved via partnerships with regional organisations that have the capacity to deliver natural resource management projects across several administrative boundaries.

In the Wheatbelt portion of the Shire, vegetation along waterways provides good opportunities

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4 Implementation

To achieve the Local Biodiversity Strategy vision and objectives, several types of implementation mechanisms will be initiated. Figure 22 shows which implementation tools will be utilised to meet the Shire's local biodiversity objectives. In addition, a clear community and stakeholder engagement strategy is needed, to ensure active participation. Establishment of an Environmental Officer or Natural Resource Management Officer position within the Shire would ensure coordination of activities and timely implementation of the proposed action.

The Shire should consider the establishment of a Natural Resource Management Reference Group to inform and support the implementation of the Shire's Local Biodiversity Strategy. The reference group could include representatives from the following agencies and community groups with expertise in natural resource management including Department of Parks and Wildlife, Department of Water, Greening Australia, Avon Valley Environmental Society Inc, Wheatbelt NRM, and Conservation of Avon River Environment (CARE).

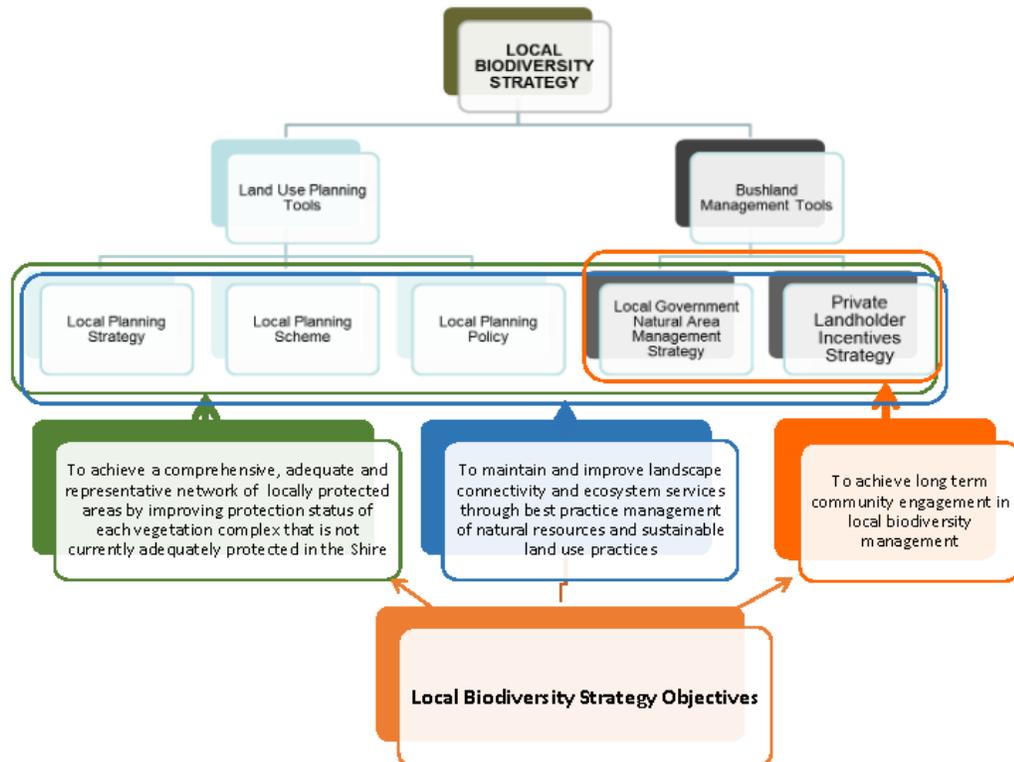


Figure 22: Link of Local Biodiversity Strategy Objectives to Implementation Tools.

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4.1 Integration of biodiversity into the local planning framework

Integration of local biodiversity conservation objectives into the local planning framework is the key to ensuring that the approach to considering biodiversity in decision-making is transparent and consistent, ensuring long-term achievement of objectives. There are numerous examples in Western Australia where Local Governments are improving the biodiversity provisions of their planning frameworks. Best practice examples recorded to date were published by the Local Biodiversity Program in 2012 (<http://pbp.walga.asn.au/Publications/IntegrationofBiodiversityintoLocalLandUse.aspx>).

The Shire of Northam's Local Planning Strategy (2013) and Local Planning Scheme No 6 (2014) already include numerous provisions for biodiversity. To achieve the local biodiversity objectives outlined in this Strategy, further planning considerations are recommended:

- Local Conservation Reserves - Extend the area classified as 'Conservation of Flora and Fauna' by including significant local government reserves, by amending the scheme and changing the classification of current reserves.
- Rural Conservation zoning – consider the introduction of a new zone to formalise protection of natural vegetation on private rural land when rural subdivision is being considered.
- Extension of the Special Control Area for Avon, Mortlock River and Spencers Brook to other significant watercourses.
- Adoption of Local Planning Policy/Policies – provide guidance.
- Consider an amendment to conservation designation on Local Planning Strategy maps and inclusion of adopted Target Areas (see section 3.2).

Local planning strategy

- Consider amending the 'Conservation' designations on Local Planning Strategy maps, including Target Areas and local conservation reserves, after biodiversity values have been confirmed by field surveys (see proposed list of reserves in Table 5, Appendix D).
- Incorporate into the Local Planning Strategy the proposed protection targets for native vegetation (as outlined in Table 3 of this document)

Local planning scheme

- Local Conservation Reserves
 - Classify additional reserves as Reserves for Conservation of Flora and Fauna, subject to confirmation of values in the field, by amending the relevant scheme maps and seeking to change reserve purposes (see list in Appendix D, Table 5);

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- Request that those agencies responsible for managing 11 high conservation value reserves (see Appendix D, Table 5) undertake to have the current reserve purposes altered under the Land Administration Act 1997 to include conservation.
- Rural Conservation zone – introduce a new zone to formalise protection of natural vegetation on private land. Registering properties with a covenanting agency will provide additional protection and increased opportunities for landholders to access external support for their management activities. (See Table 8).

Local planning policy

- To establish the Local Biodiversity Strategy as a valid planning consideration as a document forming clear conservation objective and facilitating the aim of the Local Planning Scheme to 'protect, conserve and enhance the environmental values and natural resources of the Scheme area including the protection of remnant vegetation and the rehabilitation and revegetation of degraded land'. Definition of the minimal standards for surveys to confirm biodiversity assets, conditions and establish effective management.
- Provide guidance for Rural, Rural Residential & Rural Smallholding and if introduced the new Rural Conservation zones regarding local priority biodiversity assets to be retained and restored within the Scheme provisions.
- Provide guidance for Avon-Mortlock, Landscape Protection & Spencers Brook Special Control Areas regarding ways of preserving the ecological values of special landscapes, the rivers and their riparian zones and building their resilience. The Avon River Recovery Plan (Water and Rivers Commission, 1999), the Mortlock Rovers and Spencer's Brook foreshore assessment reports (Water and Rivers Commission, 2002 and 2003) include specific recommendation
- Provide guidance for the establishment of ecological linkages.

It is recommended that guidance is provided to landowners and planners on how Local Natural Areas need to be considered in each of the zones and land use categories. These recommendations are summarised in Table 11 and should be included as provisions in the Shire's Local Planning Strategy and Local Planning Scheme update.

Table 11: Summary of recommended strategies/provisions for biodiversity conservation in the Shire's Local Planning Strategy and Scheme.

Land use category	Guidance/provisions
Residential	Retain natural areas in good or better condition in Public Open Space (POS) while maintaining an adequate active recreation function. Natural areas of high conservation values should be transferred into a reserve with conservation and passive recreation purpose.

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Land use category	Guidance/provisions
	<p>All streetscaping should use local species (Link to the development of a Landscaping Policy). Encourage use of local specie in private gardens, in particular the front yards. (link to the potential local plants subsidy scheme)</p> <p>For natural areas already retained in POS, are listed in this document in Table 5, Appendix D and indicative conservation values are confirmed via field assessment, change the vesting for conservation (under the <i>Land Administration Act 1987</i>) and classify as 'Conservation of flora and fauna' in the LPS No 6.</p>
Rural Residential (1-4ha)	<p>On zoned land not yet developed, require redesign of structure/subdivision plans where significantly improved retention/protection of native vegetation could be achieved.</p> <p>Limit fencing within native vegetation</p>
Rural Smallholdings (4-40ha)	<p>Where considering further subdivision of lands zoned Rural Smallholdings (as identified in the Local Planning Strategy), avoid lands covered in native vegetation, in particular those within Target Areas. Where feasible, subdivide portions of cleared lands and classify portions on lots larger than 20ha as Rural conservation or similar.</p> <p>Where rural residential subdivision is being proposed to replace Rural Smallholdings, require subdivision design that will maximise protection of native vegetation, with vegetation located in large parcels. Consider requiring cluster forms of subdivisions where fencing would be limited to the building envelopes to minimise vegetation fragmentation. To reduce need for further fencing, opportunities to align property boundaries with strategic fire breaks should be encouraged.</p> <p>Extend the current zone provisions in the Scheme No 6 to require all development to be located outside native vegetation and outside adequate buffers to waterways. Clearing for a single house will only be considered if no other alternative locations are available. Any other clearing shall be limited to clearing required for fencing, vehicular access and bushfire safety purposes.</p> <p>Where opportunities become available, reserve large parcels of native vegetation for conservation (purchased as offsets under the Commonwealth and State environmental approval process).</p> <p>Consider offering natural area management assistance (private landholder incentives) with emphasis on lands within Target Areas.</p>
Rural	<p>Extend the current zone provisions in the Scheme No 6 to require all development to be located outside native vegetation and outside adequate buffers to waterways. Clearing for a single house will only</p>

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Land use category	Guidance/provisions
	<p>be considered if no other alternative locations are available. Any other clearing shall be limited to clearing required for fencing, vehicular access and bushfire safety purposes.</p> <p>Where rural type subdivision is being proposed, require subdivision design that will maximise protection of native vegetation, with vegetation located in large parcels. Consider requiring cluster forms of subdivisions where fencing would be limited to the building envelopes to minimise vegetation fragmentation. Fencing of isolated stands of vegetation should be required. To reduce need for further fencing, opportunities to align property boundaries with strategic fire breaks should be encouraged.</p> <p>When considering subdividing rural zoned land, examine opportunities to rezone parcels with high conservation value vegetation as Rural Conservation.</p> <p>Where opportunities become available, reserve large parcels of native vegetation for conservation (purchased as offsets under the Commonwealth and State environmental approval process).</p> <p>Consider offering natural area management assistance (private landholder incentives) with emphasis on lands within Target Areas.</p>
Rural Conservation	<p>Consider introducing new conservation type zoning into the Local Planning Scheme No 6: it would apply to private lands classified as 'Conservation' in the Local Planning Strategy and will assist in achieving Proposed objectives (from the Shire of Chittering Local Planning Scheme No 6):</p> <ul style="list-style-type: none"> • <i>To maximise the long-term protection and management of significant environment values.</i> • <i>To minimise the fragmentation of, and where deemed relevant, promote ecological linkages between, these values.</i> • <i>To ensure that development is compatible and integrated with these values.</i> • <i>To create lot/s that are of sufficient size to sustain the long-term protection and management of these values.</i> • <i>Encourage innovative subdivision design, such as consolidated cluster style development, that maximises the long-term protection and management of these values.</i> <p>Consider offering natural area management assistance (private landholder incentives) with emphasis on lands within Target Areas.</p>
Development conditions for lands zoned Rural Conservation, Rural	<p>The following general clauses should apply to the development and use of land in these rural zones (adapted from the Shire of Chittering Local Planning Scheme No 6):</p> <p>Subdivision shall be generally in accordance with a Structure Plan</p>

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Land use category	Guidance/provisions
Smallholdings and Rural Residential	<p>prepared in accordance with Council policy or any subsequent variation approved by the Council and the Western Australian Planning Commission.</p> <p>An application for subdivision of land in these zones is to be accompanied by a Structure Plan prepared in accordance with Council policy which indicates and addresses the following but is not limited to:</p> <ul style="list-style-type: none"> (a) lot sizes, dimensions and identification of building envelopes or building exclusion areas; (b) areas to be set aside for public open space, pedestrian access ways, horse trails, community facilities, etc, as may be considered appropriate; (c) strategic firebreaks; (d) any Catchment Management Plan recommendations; (e) any part of the natural environment which is required to be protected from degradation or required for landscape, biodiversity protection and maintenance of connectivity; (f) an assessment of the presence and impacts of Dieback in consultation with Council and the appropriate State government environmental agency and the ability of the subdivision design and works to mitigate against the spread and effect of Dieback; (g) any facilities which the purchasers of the lots will be required to provide (e.g. their own potable water supply, liquid or solid waste disposal, etc.); (h) areas where conventional septic tanks may not be suitable; (i) The description of adjoining land(s) and their uses; (j) Remnant vegetation and any land affected by rare and endangered flora and fauna; (k) Location of watercourses, drainage lines and areas of inundation and the distance of any infrastructure from these. (l) Identify the area/s that need to comply with an approved Environmental Management Plan. (m) in the Rural Conservation zoning, provide evidence of an agreement with a covenanting agency that the property meets the criteria and the conservation covenant will be registered on title.
Reserved Land	<p>Include natural areas in Public Open Space identified in the Local Biodiversity Strategy as of high conservation value within a Local Reserve classified 'Conservation of Flora and Fauna' in the LPS No 6.</p> <p>Retain other natural areas on land vested in or managed by the Shire except where land is required for another purpose and alternative location on cleared land is not practicable.</p> <p>Manage natural areas for conservation on all lands classified 'Conservation' and vested in the Shire.</p> <p>Liaise with relevant government agencies regarding the management of other reserved lands, vested and managed by them for various purposes other than conservation. Pursue possibility of improving the protection levels for natural area within these reserves via change of reserve purpose under the Land Administration Act</p>

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Land use category	Guidance/provisions
	1987, classification in the Local Planning Scheme No 6 or by covenanting.
Special Control Area – Avon & Mortlock Rivers and Spencers Brook	Extend its provisions to Target Areas BA8, MR1, MR2, MR3, BA14, Av2, BA8, BA9.

4.2 Bushland Management Tools

4.2.1 Local Government Natural Area Management Strategy

With over 450 hectares of significant native vegetation within reserves vested in the Shire, it is important to ensure that the biodiversity values of these reserves are maintained. Lack of resources for natural area management can be a major issue. However, maintaining natural areas in good condition is significantly less expensive than maintaining highly landscaped parks. Greater opportunities to access external funding through various State, Federal government or Lotterywest programs are available for managing natural areas, especially when working in partnership with the local community.

In some Local Government areas there are close partnerships between the Local Government and local landcare groups, often including financial assistance to support the group. Landcare groups and a proposed Northam NRM Reference Group could provide expertise in natural resource management and community engagement in reserve management, and access to other funding sources for specific restoration projects in local reserves or on some private land.

The Southern Brook Catchment Landcare group is one local example of a community driven NRM group have successfully attracted significant external resources to implement both on-ground works and planning activities. This group provides a model for how other community groups can achieve local priority NRM outcomes. The Shire's future support of community groups could only strengthen local outcomes and achieve some of the actions identified in this strategy.

The Southern Brook Catchment group has recently completed a catchment plan and supporting maps that will fast-track and strengthen the group's ability to attract resources and evaluate their progress against their goals. The Catchment Plan identifies local actions and builds on past restoration activities within the catchment. This information was not available for the whole Shire at the time of preparation of this document but is critical to site specific planning. The Southern Brook Catchment Plan can be downloaded via the following link: <http://www.wowcinema.com.au/files/Catchment%20Report.pdf>.

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To assist with prioritising investment, it is recommended that a Strategic Plan for Reserve Management is developed by the Shire, following the WALGA's Guidelines for Bushland Management (PBP and SWBP 2009). Although the Guidelines document focusses on Perth and parts of the south west of Western Australia, the proposed procedures for prioritisation are applicable to other regions. One of the key steps is recording the ecological values and threats to these values for each reserve using the Natural Area Initial Assessment Templates (Del Marco *et al* 2004) which were adapted to the Wheatbelt Region (Julia Murphy, Greening Australia WA, personal comment).

To minimise the spread of weeds and diseases between natural areas, it is critical that all Shire operational and engineering staff as well as contractors providing maintenance works along roads, recreational reserves and other public lands, undertaking post-fire clean-up or any other work that involve soil movement or disturbance, are aware and apply best practice procedures to prevent the spread of dieback, weeds and damage to native vegetation or fauna habitat. Requirements for maintenance of adequate hygiene practices during any operations involving movement of soil, plant material or use of machinery in conservation reserves should be clearly stipulated in contracts for future works within the Shire.

4.2.2 Private Landholder Incentives Strategy

With 54% (over 18,500 hectares) of the Shire's native vegetation retained on private land, private landholder support for retaining vegetation and maintaining biodiversity values is critical to conserving biodiversity in the Shire and in the region.

The State Government and not-for-profit organisations such as Greening Australia (16 years based in the Northam Shire) have programs and significant experience with devolved grants and the active engagement and support of private landholders in natural resource management. Some programs are already active in the Shire, such as the DPaW's *Land for Wildlife* program with 28 properties registered in the Shire and Greening Australia's landscape scale Living Mortlock project that facilitates the management of remnant vegetation (terrestrial & riparian), revegetation of very significant areas of predominately private land. Further information on conditions and incentives of covenanting programs available in Western Australia is available via the following link <http://www.dpaw.wa.gov.au/management/off-reserve-conservation/nature-conservation-covenant-program>.

The issue of landowner support will need to be addressed where vegetation retention and its management is stipulated as a land development condition. Although vegetation can be relatively easily retained on private land through scheme provisions, the long-term biodiversity values of that vegetation can deteriorate unless it is adequately managed.

It is recommended that before developing a private landholders incentive strategy, the Shire facilitates wider discussion with its community, the proposed Natural Resource Management Reference Group and incentives providers to identify the most effective and acceptable incentives to the local community.

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Past experience shows that incentives should be tailored to local community needs. The types of support to consider include:

- Technical advice on best practice on-ground management considering site specific plant communities and threats, including fire risk management with minimal impact on vegetation (provided for example by the City of Greater Geraldton, Shire of Chittering through the Chittering Landcare Centre, City of Busselton, Shires of Mundaring, Serpentine-Jarrahdale);
- Assistance and support with grant applications for external funding to support rehabilitation or restoration projects;
- Advice on availability of conservation covenanting programs;
- Rate rebates on lands under conservation covenants (used in the Shire of Serpentine-Jarrahdale and the Shire of Busselton)
- Annual small grants (up to \$10,000-\$20,000 allocated annually) to private landholders (used for example in the Cities of Mandurah, Armadale and Cockburn) towards weed control, fencing or habitat restoration.
- Provision of subsidised local plants with site specific advice on appropriate species selection.

4.3 Communication

To effectively engage the local community and other land managers in the Shire, it is important to maintain consistent communication on the Shire's objectives for biodiversity conservation. This should be facilitated by:

- Including all Local Biodiversity Conservation mapping on the Shire's information system available to all internal services, including planning, engineering and infrastructure maintenance.
- Preparing a landscaping plan for residential areas and streetscapes, using local species. Proposed revegetation and plantings including major works and documents such as the Bernard Park Landscape Master Plan should detail the proposed species used in these planting. The proposed Northam NRM Reference Group should be consulted to ensure that appropriate local species (and provenance seed) is used in Shire plantings.
- The Shire encourage the use of local species in private gardens and produce a booklet that identifies local species suitable for landscaping purposes. Some examples of local species lists for landscaping purposes can be found at Perth NRM (http://www.perthregionnrm.com/media/69113/PerthNRM-coastal-gardens-A5_LR.pdf) and Chittering Landcare Centre <http://chitteringlandcare.org.au/reports-publications/native-species-planting-lists/>

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- Informing State agencies such as the Department of Planning, Department of Water, Department of Parks and Wildlife about the outcomes of the Local Biodiversity Strategy.
- Referring to the findings of the Local Biodiversity Strategy when providing comments on initiatives by State Agencies.
- Referring to the findings of the Local Biodiversity Strategy when providing comments on subdivision and scheme amendment proposals.
- Facilitating discussions with peak natural resource management groups such as Wheatbelt NRM or Greening Australia, local landcare groups or other not-for-profit organisations active in the Shire to develop potential partnerships that will support on-ground management on public and private lands.
- Facilitating discussions with local Aboriginal leaders to investigate opportunities for their involvement in promoting the cultural values of natural areas in the Shire.
- Reporting to the local community at least every two years on progress with implementation.

4.4 Local Government Capacity Building

Implementation of a Local Biodiversity Strategy is best delivered where a local government employs adequately qualified staff with expertise in natural resource management that can coordinate activities across local government services and facilitate partnerships with relevant stakeholders, including the local community.

Where limited Local Government resources do not allow for an employment of staff with specialist expertise, forming a close relationship with an active and skilled landcare group can provide an alternative. An example of such an arrangement is the agreement between the Shire of Chittering and the Chittering Landcare Centre. However, these are most effective in areas with a history of working together.

Considering the expected growing population in the Shire of Northam due to its proximity to Perth and the growing interest in high quality rural living, it is recommended that the Shire considers employing an Environmental Officer that will be responsible for the implementation of the Local Biodiversity Strategy and other initiatives such as the recovery and management of the Avon River and its pools, community engagement in reserve management and sourcing external funding for reserve management.

The effectiveness of the Environmental Officer role will increase with the establishment of a Natural Resource Management Reference Group (under the provisions of the *Local Government Act 1995*), consisting of relevant stakeholders and community representatives with relevant expertise in natural resource management.

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5 Action Plan

Priority: High – complete by 2016-2017
 Medium – complete by 2018-2021

Action	Priority	Responsibility	Key Performance Indicator
Integration into the land use planning framework			
Confirm the conservation values of the selected Land Administration Act 1997 reserves proposed for change of purpose, or change of classification of reserve to Conservation of Flora and Fauna in the planning scheme (Appendix D, Table 5).	High (2015-2016)	Shire to engage adequately qualified consultant/Environmental Officer	All reserves assessed using the NAI A ¹⁷ templates and report on recommendations for reserve purpose change made.
Scheme Amendment to change the classification of selected high conservation reserves to Conservation of Flora and Fauna (vested in the Shire)	High	Development Services	All selected reserves with confirmed high conservation values classified for Conservation of Flora and Fauna in the LPS No 6
Scheme Amendment to change the classification of selected high conservation reserves (vested in State agencies)	Medium	Development Services	90% of selected reserves reserved for Conservation of Flora and Fauna
Introduction of a new Rural Conservation zone, or amend Rural, Rural Residential and Rural Smallholding zone provisions	High	Development Services	New zone provisions adopted by the Council and the WAPC
Amend Conservation designations on Local Planning Strategy maps to include adopted Target Areas and local conservation reserves	Medium	Development Services	Local Planning Strategy Amendment adopted by the Council and the WAPC
Develop a number of Local Planning Policy/Policies (see section 4.1)	High	Development Services	Local Planning Policy adopted by the Council
Local Government Natural Area Management			
Develop a strategic 5 year management plan for all conservation reserves using the information collected via NAI A Templates	High	Shire to engage adequately qualified consultant/Environmental Officer	Strategic Management Plan adopted by the Council
Develop and implement best-	Medium-	Environmental	Best practice

¹⁷ NAI A Templates – Natural Area Initial Assessment Templates (Del Marco et al 2004).

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Action	Priority	Responsibility	Key Performance Indicator
practice procedures for all Shire staff and contractors working and accessing natural areas and managing infrastructure assets	High	Officer/Engineering Services/Community Infrastructure/Development Services	procedures part of induction of new staff, part of contractual agreements for all works potentially within or near protected natural areas
Investigate the feasibility of forming a <i>Biosecurity Group</i> in partnership with adjoining Local Governments	Medium	Environmental Officer/Corporate Services	Report to the Council prepared on the outcomes of the investigation.
Implement the strategic reserve management plan	Medium	Environmental Officer/Community Infrastructure	At least 80% of conservation reserves being actively managed by 2020
Increase riparian vegetation cover and condition on lands managed by the Shire (focusing on upper reaches and northern shores of priority waterways)	Medium	Environmental Officer/Community Infrastructure	By 2020, at least 10% increase in riparian vegetation cover achieved along waterways on lands managed by the Shire.
Private landholder support			
Facilitate private landholder consultation to identify the most desirable incentives for biodiversity conservation on private land	High	Environmental Officer/Community Services	At least 30% of private landholders actively engaged in the survey
Prepare and implement a private landholder incentives strategy to support biodiversity conservation on private lands.	Medium	Shire to engage adequately qualified consultant/Environmental Officer	Private landholders incentive strategy adopted by the council
Facilitate riparian vegetation restoration on private lands		Development Services/ Environmental Officer through new partnerships formed	By 2020, at least 5% increase in riparian vegetation cover along waterways in private ownership.
Communication			
Integrate all Local Biodiversity Strategy mapping into the Shire's information system	High (2014-2015)	Development Services	Mapping accessible to all Shire services
Develop and promote sustainable landscaping strategy for residential areas and streetscaping	Medium	Shire to engage adequately qualified consultant/Development Services/Engineering Services/Community	All new subdivisions and streetscape upgrades in accordance with the

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Action	Priority	Responsibility	Key Performance Indicator
		Infrastructure	landscaping strategy
Facilitate discussions with local Aboriginal leaders to investigate opportunities for their involvement in promoting the cultural values of natural areas in the Shire	High	Community Services/Environmental Officer	Shire officer to attend at least 2 meetings per annum of local elders group
Facilitate discussions with the <u>Wheatbelt</u> NRM, adjoining Local Governments, <u>DPaW</u> and other relevant stakeholders on identification of regional ecological linkages.	Medium	Environmental Officer/Development Services	Priority local ecological linkages identified.
Develop a monitoring and reporting schedule	High	Environmental Officer/Development Services/Corporate Services	Bi-annual report on progress with implementation of the Local Biodiversity Strategy and on the status of biodiversity in the Shire presented to the Council and the community
Undertake a review of the feasibility and effectiveness of the proposed implementation actions every 5-7 years.	Medium	Environmental Officer/Development Services	Results of the review with recommendations on further actions presented to the Council
Local Government capacity building			
Contract or employ Environmental Officer services to include natural area management, submission of grant applications to obtain external funding for reserve management and facilitate partnerships with other relevant stakeholders and the community in reserve management, restoration and support to private landholders.	High	Corporate Services	In 2015-16 budget, provision for a new position of an Environmental Officer is approved and this position is filled
Form partnerships with not-for-profit groups active in the Shire to facilitate reserve management and private landholder support for biodiversity management	High	Environmental Officer/Community Infrastructure	At least one working partnership formed

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Action	Priority	Responsibility	Key Performance Indicator
Establish a Natural Resource Management (NRM) Reference Group to facilitate partnerships in implementing the Local Biodiversity Strategy objectives and other NRM priorities (e.g. Avon River and other priority waterways recovery)	High	Corporate Services/Environmental Officer	NRM Reference Group meeting on regular basis

The period report should report on the progress against the Key Performance Indicators and the timelines presented in the above table but also report on the following:

- Level of improvement in protection levels for all under represented vegetation complexes (% protected)
- Retention status for native vegetation.
- % of conservation reserves actively managed (change in condition when feasible)
- Hectares of natural areas re-vegetated (within reserves and on private land, including information on plant survival success rate)
- Water quality in the Avon and Mortlock Rivers
- Status of fencing along priority waterways
- Status of improved connectivity within identified linkages, including vegetation within road reserves identifies as high conservation value
- Fauna status (observations).

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APPENDIX 6 - ACCOUNTS AND STATEMENTS OF ACCOUNTS

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The payment of cheque numbers 33983 to 34039 from Municipal Fund (dated 1st March 2015 to 31st March 2015), the payment of trust cheque numbers 1884 to 1888 from the Trust Fund and the payment of Electronic Funds Transfer numbers EFT19229 to EFT19345 and EFT19348 to EFT19349 and EFT19351 to EFT19487 (dated 1st March 2015 to 31st March 2015). EFT Trust Fund EFT19346 to EFT19347 and EFT19350 to EFT19350. Direct Debits 8239.1 and 8263.1 have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42)

Municipal Bank Vouchers 33983 to 34039	\$ 171,550.98
Trust Bank Vouchers 1884 to 1888	\$ 8,802.33
Municipal Bank Electronic Fund Transfer EFT19229 to EFT19345 and EFT19348 to EFT19349 and EFT19351 to EFT19487	\$ 873,599.84
Trust Bank Electronic Fund Transfer EFT19346 to EFT19347 and EFT19350 to EFT19350	\$ 305.00
Direct Debit Fund Transfer 8239.1 and 8263.1	\$ 2,128.07
Municipal Bank Electronic Fund Transfer Payroll 12/03/2015	\$ 194,042.10
Municipal Bank Electronic Fund Transfer Payroll 13/03/2015	\$ 802.68
Municipal Bank Electronic Fund Transfer Payroll 18/03/2015	\$ 1,552.40
Municipal Bank Electronic Fund Transfer Payroll 26/03/2015	\$ 192,762.60
TOTAL	\$1,445,546.00

CERTIFICATION OF THE PRESIDENT

I hereby certify that this schedule of account covering Vouchers and Electronic Funds Transfer payments as per above and totalling \$1,445,546.00 was submitted to the Ordinary Meeting of Council on Wednesday, 15 April 2015.

CERTIFICATION OF THE PRESIDENT

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts paid covering Vouchers and Electronic Funds Transfer payments as per above and totalling \$1,445,546.00 was submitted to each member of the Council on Wednesday, 15 April 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.

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_____ CHIEF EXECUTIVE OFFICER

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APPENDIX 7 - FINANCIAL STATEMENTS TO 28 FEBRUARY 2015

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BANK RECONCILIATION STATEMENT
Period Ending 28th February 2015

	Muni Fund Shire	Trust Fund Shire	Reserve Ac Shire	Unspent DTRD & LG Grant Shire
Balance as per Bank Statements				
ANZ 2845-61899	\$ 91,089.25			
Business Bonus 028-0331279	\$1,949,354.92			
Muni Operating A/C 028-5350119	\$338,884.35			
Term Deposit Muni 028-0400828	\$2,017,885.89			
Term Deposit Muni 028-0400836	\$2,017,248.15			
ANZ - WA TREASURY BANK	\$602,127.47			
Term Deposit (Trust) T183 028-038059-9		\$26,481.08		
Term Deposit (Trust) T396 0367254		\$34,009.78		
Term Deposit (Trust) POS 8975-02546		\$312,244.93		
Term Deposit (Trust) Extractive Indu 028-895773-2		\$93,754.21		
Term Deposit (Trust) T376 & T440 028-0392516		\$80,446.89		
Term Deposit (Trust) T527 028-0386517		\$23,857.13		
Trust Operating A/C 028-5350143		\$327,256.57		
Term Deposit (Trust T701) 028-0397045		\$41,475.53		
Term Deposit (Trust 754,755,756) 028-0399528		\$49,503.33		
Business Bonus(Reserve) 028-0364535			\$336,161.85	
Term Term Deposit 028-0380108			\$888,371.31	
ANZ Term Deposit 9974-65749			\$3,962,176.29	
				\$0.00
Total As Per Bank Statements	\$7,016,580.03	\$988,829.43	\$4,966,709.45	\$0.00
Plus				
Outstanding Deposits	10,362.64	-		
Outstanding Dep (Trust)				
Outstanding Dep (Muni)				
	\$10,362.64	\$0.00	\$0.00	\$0.00
Less				
Unpresented Cheques	(47,421.10)	(580.00)		
	(\$47,421.10)	(\$580.00)	\$0.00	\$0.00
Adjustments				
Kilara Transfer from Muni to Reserve				
Meat Inspection Trans Muni to Reserve				
Kilara Transfer from Reserve to Muni				
Transfer of bank fee charges Unspent Grants				
Bank Statement Balance after Adjustments	\$6,979,521.57	\$988,249.43	\$4,966,709.45	\$0.00
General Ledger Accounts				
111000010 MUNI BANK	6,377,394.10			
1111800010 Trust Bank		888,249.43		
1111001010 Short Term Investment	602,127.47		0.00	
1111501010 Reserve Inv Bank			4,966,709.45	
1111002010 Unspent Grant				\$0.00
Balance Per General Ledger Accounts	\$6,979,521.57	\$988,249.43	\$4,966,709.45	\$0.00
IMBALANCE	\$0.00	\$0.00	\$0.00	\$0.00

Prepared by J.P. Becker
POSITION : FINANCE OFFICER

Confirmed by [Signature]
POSITION : ACCOUNTANT