



File No: 4.1.14

NOTICE OF ORDINARY MEETING OF COUNCIL

Dear Councillor,

The next Ordinary Meeting of the Northampton Shire Council will be held on Wednesday 18th December 2013 in the Council Chambers, Northampton commencing at 1.00pm.

The agenda for the above-mentioned meeting is enclosed.

Lunch will be served from 12.00pm.

A handwritten signature in blue ink, appearing to read 'G. Keeffe', is placed above the name of the Chief Executive Officer.

**GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER**

11th December 2013





~ Agenda ~

18th December 2013

NOTICE OF MEETING

Dear Elected Member

The next ordinary meeting of the Northampton Shire Council will be held on Wednesday 18th December, at The Council Chambers, Northampton commencing at 1.00pm.

GARRY KEEFFE
CHIEF EXECUTIVE OFFICER

11th December 2013



SHIRE OF NORTHAMPTON

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Signed  _____

Date 11th December 2013

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

AGENDA
ORDINARY MEETING OF COUNCIL
18th December 2013

1. OPENING

2. PRESENT

- 2.1 Leave of Absence
- 2.2 Apologies

3. QUESTION TIME

4. CONFIRMATION OF MINUTES

- 4.1 Ordinary Meeting of Council – 15th November 2013

5. RECEIVAL OF MINUTES –

- 5.1 Audit Committee Minutes – 18th December 2013

6. REPORTS

- 6.1 Works
- 6.2 Health & Building
- 6.3 Town Planning
- 6.4 Finance
- 6.5 Administration & Corporate

7. COUNCILLORS & DELEGATES REPORTS

- 7.1 Presidents Report
- 7.2 Deputy Presidents Report
- 7.3 Councillors' Reports

8. INFORMATION BULLETIN

9. NEW ITEMS OF BUSINESS

10. NEXT MEETING

11. CLOSURE

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11.1 OPENING

The President thanked all Councillors and members present for their attendance and declared the meeting open at 1.00pm.

11.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr C Simkin	Deputy President	Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr T Carson		Northampton Ward
Cr J Booth		Kalbarri Ward
Cr M Scott		Kalbarri Ward
Cr P Gliddon		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mr Glenn Bangay	Principal EHO/Building Surveyor	
Mrs Hayley Williams	Principal Planning Officer	
Mr Neil Broadhurst	Manager Works & Technical Services	

11.2.1 LEAVE OF ABSENCE

Nil

11.2.2 APOLOGIES

Cr Pike

11.3 QUESTION TIME

11.3.1 JO LUXTON – NORTHAMPTON NETBALL COURTS

Ms Jo Luxton reported to Council that the Northampton Community Centre had met and have taken the decision to remain with the relocation of the existing netball/basketball courts to where the existing southern tennis courts are and then upgrade the surface and place two tennis courts on the existing netball/basketball court area. The extra cost for this proposal is hoping to be provided by the Tennis Club if they approve of this proposal.

11.4 CONFIRMATION OF MINUTES

**11.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 18th
OCTOBER 2013**

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Moved Cr SCOTT, seconded Cr GLIDDON

That the minutes of the Ordinary Meeting of Council held on the 18th October 2013 be confirmed as a true and correct record subject to the word “car” be changed to “care” in minute 7.10.1.

CARRIED 7/0

11.4.2 BUSINESS ARISING FROM MINUTES

Nil

11.4.3 CONFIRMATION OF MINUTES – SPECIAL MEETING OF COUNCIL 22nd
OCTOBER 2013

Moved Cr SCOTT, seconded Cr STOCK-STANDEN

That the minutes of the Special Meeting of Council held on the 22nd October 2013 be confirmed as a true and correct record subject to the Audit Committee membership be amended by removing “S STOCK-STANDEN” where it appears the second time and replace with “T CARSON”.

CARRIED 7/0

11.4.4 BUSINESS ARISING FROM MINUTES

Nil

11.5 RECEIVAL OF MINUTES

Nil

11.6 WORKS REPORT

11.6.1 MAINTENANCE WORKS/CONSTRUCTION WORKS PROGRAM (ITEM
6.1.1)

Noted

11.6.2 REQUEST FOR QUOTE– SUPPLY OF ONE (1) FOUR WHEEL DRIVE
LOADER AND/OR SALE OF ONE LOADER AS A TRADE OR SALE
ONLY BASIS (ITEM 6.1.2)

Moved Cr SIMKIN, seconded Cr CARSON

That Council accepts the quote submitted by Komatsu for the supply of one Komatsu WA320-PZ6 4WD Loader with trade vehicle (NR8856) to be released to Komatsu, total price to Council \$183,968.

CARRIED 7/0

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11.6.3 MAINTENANCE WORKS/CONSTRUCTION WORKS PROGRAM (ITEM 6.1.3)

Moved Cr SCOTT, seconded Cr BOOTH

That the top dressing of the Kalbarri oval be listed for consideration within the 2014/15 Budget.

CARRIED 7/0

Mr Broadhurst left the meeting at 1.46pm.

11.7 HEALTH/BUILDING REPORT

11.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

11.8 TOWN PLANNING REPORT

11.8.1 PROPOSED INDUSTRIAL OUTBUILDING (ITEM 6.3.1)

Moved Cr CARSON, seconded Cr GLIDDON

That Council grant formal planning approval for the construction of an industrial outbuilding upon Lot 56 (No.13) Richardson Road, Kalbarri subject to compliance with the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 15 November 2013 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;
2. If the development/use the subject of this approval is not substantially completed within a period of 2 years after the date of the determination the approval shall lapse and be of no further effect;
3. The development is to be located entirely within property boundary and should the exact boundary position be unable to be verified it is recommended that the services of a licensed surveyor be employed;
4. Any soils disturbed or deposited on site shall be stabilised to the approval of the Local Government;

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5. Vehicle access roads and designated car parking areas shall be constructed and drained to a compacted gravel standard, and thereafter maintained to the approval of the Local Government;
6. Installation of crossing place/s to the standards and specifications of the Local Government;
7. All loading and unloading to take place within the boundaries of the premises and undertaken in a manner so as to cause minimum interference with other vehicular traffic;
8. The site shall be so ordered and maintained as not to prejudicially affect the amenity of the locality by reason of appearance;
9. The use of second hand materials is not permitted;
10. Any lighting device is to be positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries or cause any glare nuisance to any nearby residents or passing motorists;
11. A building permit shall be issued by the Local Government prior to the commencement of any work on the site; &
12. All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied.

Advice Notes:

Note 1: Where an approval has lapsed, no development/use shall be carried out without the further approval of the local government having first been sought and obtained.

Note 2: If an applicant is aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice

CARRIED 7/0

11.8.2 PROPOSED CARAVAN PARK & RESORT DEVELOPMENT – LOT 10646 (NO. 399) RED BLUFF ROAD, KALBARRI (ITEM 6.3.2)
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Moved Cr BOOTH, seconded Cr SCOTT

That Council grant planning approval to the proposed caravan park and resort on Lot 10646 (No. 399) Red Bluff Road, Kalbarri subject to the following conditions and amendments:

1. Development shall be in accordance with the attached approved plan(s) dated 15 November, 2013 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government;
2. Any additions to or change of use of any part of the buildings or land (not the subject of this approval) shall be subject to further application and planning approval for that use/addition;
3. That development works are not permitted to be undertaken upon the land subject to the land exchange and DP62166 until this action has been finalised and the land amalgamated into Lot 10646;
4. This approval is valid for a period of two (2) years from the date of approval and will deemed to have lapsed if the development has not substantially commenced before the expiration of this period;
5. The applicant/owner is required to submit floor plans and elevations for the Camp Kitchen and Caravan/Camping Site Ensuites to the approval of the local government;
6. The applicant/owner is required to submit information pertaining to the number of staff required to operate the Caravan Park, Resort and incidental uses (Shop/Restaurant) and the attached approved plans shall be amended accordingly (to show additional car bays) to the approval of the Chief Executive Officer (or resubmitted to Council for consideration if there is no agreement);
7. Any lighting device is to be positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries or cause any glare nuisance to any nearby residents or passing motorists;

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8. The owner is responsible to ensure the provision of reticulated sewerage to the development. To achieve this, the owner is required to make arrangements accordingly to the approval of the Water Corporation;
9. The owner is responsible to ensure the provision of reticulated water to the development. To achieve this, the owner is required to make arrangements accordingly to the approval of the Water Corporation;
10. A dual use path being constructed along the frontage of the property to Red Bluff Road. Alternatively the local government is prepared to accept the developer paying to the local government the costs of such works as estimated by the local government, with such works to be completed at the discretion of the local government;
11. All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied;
12. A landscaping plan is to be submitted for approval by the local government, and once approved, prior to the commencement of the approved use, the approved landscaping plan is to be implemented in full and maintained thereafter to the approval of the local government;
13. Before commencing the approved use the landowner shall enter into a legal agreement prepared by the local government's solicitors at the landowner's cost with the local government, to ensure that the tourist accommodation shall only be used for short stay accommodation purposes, with a maximum stay of 3 months occupancy per annum by any single tenant. The legal agreement shall charge the land and authorise the local government to lodge an absolute caveat to ensure the successors in title are likewise required to enter into a legal agreement in the same terms;
14. All parking of vehicles inclusive of boats and trailers associated with the guests to be provided for within the property boundary and the street verge area to be kept free of such vehicles.
15. Boat and trailer parking shall be clearly marked on the attached approved plans dated 15 November, 2013;
16. Rubbish storage facilities shall be clearly marked on the attached approved plans dated 15 November, 2013;

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17. Access and car parking areas to be paved/sealed, kerbed, line marked, drained and thereafter maintained to the satisfaction of the local government;
18. Detailed plans of the proposed road construction and parking areas is required to be submitted to the Shire of Northampton Manager for Works and Engineering for approval prior to the issuing of a building permit;
19. Installation of crossing place/s to the standards and specifications of the local government;
20. The Developer is to ensure that appropriate dust control measures are implemented for any clearing or bulk earthworks. In this regard the Developer is to submit to the local government a dust management plan prior to the commencement of any clearing or bulk earthworks with such works only permitted during the period of 01 March to 01 October (unless otherwise approved by the local government);
21. All loading and unloading to take place within the boundaries of the premises and undertaken in a manner so as to cause minimum interference with other vehicular traffic;
22. No additional signs are to be erected on the lot without the local government's approval;
23. A materials and colour schedule being submitted at the time of application for a building permit with such colours and materials to be to the approval of the local government; &
24. A building permit shall be issued by the local government prior to the commencement of any work on the site.

Notes

- a) Whilst the proposed location of the Managers Residence is supported it is noted that this is not part of this approval and will be subject to further planning approval;
- b) In regard to Condition No. 12, the applicant/owner is advised that as part of the landscaping plan, consideration shall be required to the specific location of children's playground equipment;
- c) Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained; &

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- d) Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty eight (28) days from the date of the decision.

CARRIED 7/0

11.8.3 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.3)

Noted

11.9 FINANCE REPORT

11.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr STOCK-STANDEN, seconded Cr SIMKIN

That Municipal Fund Cheques 19894 to 19917 inclusive, totalling \$70,461.79, Municipal EFT payments numbered EFT11682 to EFT11734 inclusive totalling \$520,911.91, Direct Debit payments GJ04-02 to GJ04-07 totalling \$7,327.85 Trust Fund Cheques 1919-1920, totalling \$2,780.92 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 7/0

11.9.2 MONTHLY FINANCIAL STATEMENTS (ITEM 6.4.2)

Moved Cr CARSON, seconded Cr STOCK-STANDEN

That Council adopts the Monthly Financial Report for the period ending 31 October 2013.

CARRIED 7/0

11.10 ADMINISTRATION & CORPORATE REPORT

11.10.1 CHRISTMAS – NEW YEAR CLOSE DOWN PERIOD (ITEM 6.5.1)

Noted

11.10.2 KALBARRI SKATE PARK – PERIMETER WORKS (ITEM 6.5.2)

Mr Grant Middleton left the meeting room at 2.30pm.

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Moved Cr STOCK-STANDEN, seconded Cr BOOTH

That Council undertake the placement of rock on the skate park bowl embankment at a cash cost of \$15,000 and this be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 5/2

11.10.3 FENCE REQUEST – KALBARRI SPORT & RECREATION PLAYGROUND (ITEM 6.5.3)
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Moved Cr SCOTT, seconded Cr SIMKIN

That Council not support the request of the Kalbarri Sport and Recreation Club for a contribution of \$2,000 towards the playground fence due to a previous proposal to re-fence the oval and place a fence at the playground was rejected by the Kalbarri Sport and Recreation Club and such monetary requests should be submitted for consideration in the Councils annual budget.

CARRIED 7/0

11.10.4 L SEIGNIOR DEVELOPMENT (ITEM 6.5.4)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That due to the confidential nature of item 6.5.4 that the meeting progress “*in camera*” with staff members G Keeffe, H Williams and G Bangay to remain. Meeting went “*in-camera*” at 2.46pm.

CARRIED 6/1

Cr Scott wished for his name to be recorded as voting against the motion.

Moved Cr SIMKIN, seconded Cr SCOTT

That Council no longer proceed “*in camera*” at 3.12pm.

CARRIED 7/0

AFTERNOON TEA ADJOURNMENT

Council adjourned for afternoon tea at 3.12pm. During the break Mr Shane Love MLA presented Council with a Lotterywest Certificate for a \$14,000 grant to be used for the Northampton 150th Anniversary.

Meeting reconvened at 3.20pm with the following in attendance:

Cr Wilson, Cr Simkin, Cr Stock-Standen, Cr Carson, Cr Booth, Cr Scott, Cr Gliddon, Chief Executive Officer Garry Keeffe, Principal Planner Hayley Williams and Principal EHO/Building Surveyor Glenn Bangay.

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Moved Cr SCOTT, seconded Cr SIMKIN

That Council continue the meeting “*in camera*” at 3.20pm.

CARRIED 7/0

Moved Cr SIMKIN, seconded Cr GLIDDON

That Council no longer proceed “*in camera*” at 4.05pm.

CARRIED 7/0

11.10.5 KALBARRI BOAT HIRE LICENCE (ITEM 6.5.5)

Moved Cr STOCK-STANDEN, seconded Cr CARSON

That Council:

1. Approve the renewal of the Kalbarri Boat Hire Licence for a term of ten years with a renewal option of a further ten years.
2. That the revised licence area as presented at Appendices 1 be approved.

CARRIED 7/0

11.10.6 KALBARRI COMMUNITY BUS (ITEM 6.5.6)

Moved Cr CARSON, seconded Cr SIMKIN

That Council request the Kalbarri District High School to repay an equity amount of 13.55% on the sale price of the current school/community bus with those funds to be utilised for landscaping/lighting at the Kalbarri Skate Park.

CARRIED 7/0

11.10.7 NORTHAMPTON LIONS CLUB – CAR BODY/SCRAP METAL (ITEM 6.5.7)
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Moved Cr STOCK-STANDEN, seconded Cr SIMKIN

That Council endorses the actions of Management in the selection of a suitable location for use by the Northampton Lions Club for the collection of scrap metal at the Northampton refuse site.

CARRIED 7/0

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11.11 SHIRE PRESIDENTS REPORT

Since the last Council meeting Cr Wilson reported on his attendance to an informal meeting held 27 October between the Northampton Community Centre and the Northampton Tennis Club on the proposed relocation of the netball/basketball courts.

11.12 DEPUTY SHIRE PRESIDENTS REPORT

Since the last Council meeting Cr Simkin reported on his attendance at the following:

- To the informal meeting held 27 October between the Northampton Community Centre and the Northampton Tennis Club on the proposed relocation of the netball/basketball courts.
- 14 November a Northampton Community Centre directors meeting, a new director in Wes Teakle has been appointed. Cr Simkin also reported on operations of the NCC.

11.13 COUNCILLORS REPORT

11.13.1 CR SCOTT

Since the last Council meeting Cr Scott reported on his attendance at the following:

- Meeting with the Kalbarri High School in regards to the sale of the school/community bus.
- Kalbarri Parkland Foreshore Community Committee meeting, current Chairperson in Matt Froude has resigned and the new Chairperson is now Merylynn Eastland.

Committee will be presenting revised plans to Council for further consideration and community consultation. When plans are adopted then projects will become community projects and only undertaken when funds are available.

11.13.2 CR GLIDDON

Since the last Council meeting Cr Gliddon reported on her attendance at the following:

- 6 November – Roadwise Meeting in Kalbarri. Committee is to develop postcards that were designed as a competition with the Kalbarri School. Postcards to empathise road safety message.

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- A community engagement meeting with Mission Australia where employment opportunities, training etc were discussed and to formulate a action plan to implement such opportunities.

11.13.3 CR BOOTH

Since the last Council meeting Cr Booth reported on her attendance to the monthly Kalbarri Visitors Centre meeting.

11.14 INFORMATION BULLETIN

Noted

11.15 NEW ITEMS OF BUSINESS

11.15.1 CR STOCK-STANDEN – TRUCK SIGNAGE

Cr Stock-Standen reported that where GMA contract trucks are entering and exiting mine sites along George Grey Drive, there are parking bays nearby and awareness of the trucks by road users can be confusing as to direction trucks are taking and suggested that MRWA be approached to install truck entering/exit warning signs.

Moved Cr STOCK-STANDEN, seconded CR SCOTT

That Main Roads WA be requested to install truck warning signs along the section of George Grey Drive where GM Garnet operates.

CARRIED 7/0

11.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council be held on 18th December 2013 commencing at 1.00pm at the Council Chambers, Northampton

11.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 4.40pm.

WORKS & ENGINEERING REPORT CONTENTS

6.1.1	INFORMATION ITEMS MAINTENANCE /CONSTRUCTION WORKS PROGRAM	2
6.1.2	GREY STREET, KALBARRI – RECONSTRUCTION WORKS	4

6.1.1 PROGRAM	INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS
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REPORTING OFFICER:	Neil Broadhurst - MWTS
DATE OF REPORT:	9th December 2013
APPENDICES:	1. Nil.

The following works, outside of the routine works, have been undertaken since the last report and are for Council information.

Specific Road Works

- Maintenance grading carried out on Swamps, Yallabatharra, Normans Well, Frosty Gully, Isseka East, Percy, Rose, Howe, Oakabella, Hatch, Isseka Back, Teakle, Blank, Carson, Elliot, Jackson, Routledge, Starling, Ajana East, Ogilvie West, Parker, Wundi, Nolba Stock Route, Coolcalalaya, Eastough, Ajana Back, Barrel Well and Warribanno Chimney Roads.
- General gravel road patching works and gravel sheeting carried out on Ogilvie West Road east and west of Chilimony Road and Kalbarri Tip Road.

Maintenance Items

- Various street signage works.
- Northampton and Kalbarri – Pothole works – Various locations.
- Various locations tree pruning and maintenance.
- Reticulation testing and repairs for onset of summer conditions.
- Replacement of Northampton Oval reticulation pump and motor.
- Various chemical spraying at Northampton and Kalbarri.
- Normans Well Road reserve fence line clearing.
- Chilimony Road shoulder reinstatement at selected areas.
- Kalbarri skate park rock works completed as well as gravelling of south side.

Other Items (Budget)

- Kalbarri – Northern Boat ramp car park area continuing.
- Ogilvie East Road Stage 1 and 2 reseal works completed.
- Northampton – Stephen Street Dual Use Pathway works continuing
- Northampton Town Streets – Reseal works.
- Harney Street – Concrete kerb installed to south side.

Plant Items

- Budget item. - Kalbarri Ranger vehicle delivered.
- Budget item. - Mower ordered. – delivery December 2013
- Budget item – Manager of Works vehicle delivered.
- Budget item – Northampton Loader – delivery end of January 2014.

Staff/Personnel Items

- Union shop steward attended state conference – 3 days.
- Skin screening undertaken all staff. – not compulsory.

OFFICER RECOMMENDATION – ITEM 6.1.1

For Council information.

6.1.2 GREY STREET, KALBARRI – RECONSTRUCTION WORKS

LOCATION:	Grey Street, Kalbarri
REPORTING OFFICER:	Garry Keeffe
DATE OF REPORT:	9th December 2013
APPENDICES:	1. Plans of proposed works (separate to agenda) 2. Current Estimated Cost

SUMMARY:

Update on current status of the proposed works.

LOCALITY PLANS:

Refer to the Appendices.

BACKGROUND:

As Council is aware Council Management has been in the process in having plans prepared for the reconstruction of Grey Street being the section 120m south of the Clotworthy intersection through to the business area opposite the boat pens.

GHD Pty Ltd has been engaged to prepare the plans for submitting to Council and to Main Roads WA for their endorsement due to the project being funded through the Black Spot Programme.

COMMENT:

It has been unfortunate in the delay that has occurred in getting the plans as it is proposed to commence these works early February 2014. However upon receipt of the initial plans it has been discovered that a power stay pole, a street light and a power dome are all located within the area of the proposed works and require relocating.

The CEO met with Western Power to resolve these issues. With the Street light and stay pole it is unlikely that we will get these relocated prior to commencement of works which could delay the project. We have asked for that they give these pole and light relocation works high priority. With the electrical dome the CEO is discussing this issue with the Department of Transport as it is their electricity point for the commercial fishing area and the dome is located within the road reserve, which it should not be.

The estimated cost to relocate the stay pole and street light is a total of \$30,000 however this is only an estimate and we are waiting on a formal quote from Western Power.

SUMMARY OF WORKS

As per the recommendations of the Master Plan, the works that will occur are:

- Widen Grey Street south of Clotworthy Street intersection to allow for a right hand turn lane for all traffic entering Clotworthy Street from Grey Street.
- Reconstruct car parking area, install islands to control traffic flow into car park but still allow for truck access to fuel refueling station. Note that actual landscaping works for the car park are not part of this project and will need to be considered at a later date.
- Widen bend from Clotworthy north to business district
- Provide 14 road side parking bays on both sides of Grey Street.
- Install 2m dual use pathway from Clotworthy Street to business district.
- Reconstruct entry into commercial fishing precinct with one way entries to control traffic entering into Grey Street.
- Install drainage, traffic islands and other associated works to achieve outcome.

Council will recall that in the Master Plan provision was made for an additional 16 parking bays that are to be located in the existing parkland, however at this stage these will not be constructed but all works to be undertaken in February (ie drainage) will account for those parking bays when they are required at a later date.

COMMUNITY CONSULTATION:

To date the only consultation undertaken was at the commencement of this project in 2006/2007 when an overall master plan was developed for the whole of Grey Street and community comment was sought. These works are part of that master plan, although was revised in 2012 when Council first submitted Black Spot applications for the works.

With the final plans now available, each land owner/occupier of the business precinct in the area and the resort will be notified with plans and a general advertising to the general public will also be undertaken advising of the works and expect delays etc.

The duration of the works is approximately two months and is planned to commence early February, subject to Western Power serviced relocations.

GOVERNMENT CONSULTATION:

As the project is being partly funded by Black Spot Funding, full consultation and approval from Main Roads WA are required.

FINANCIAL & BUDGET IMPLICATIONS:

Although the project has taken time to get to commencement stage, the actual estimated costs have increased than originally estimated, now \$643,215 (original estimate was \$600,000 mainly due to the western Power service relocation and additional engineer/design costs. A break up current costs is at Appendices 2.

As a result of the additional costs, Main Roads WA advised that there were surplus funds within the Black Spot Pool for the Mid West Region and therefore an additional submission has been lodged for extra costs of \$40,000. The funding arrangement is one third Council, two thirds grant allocation. MRWA have indicated that as only two local authorities have submitted funding applications for these funds, it is likely we will be successful and will know hopefully prior to the Xmas break.

The total cost of the project is not being funded by Black Spot, with Council using Roads to Recovery funds. This was adopted within the 2013/14 Budget. The funding now will be:

Black Spot – original grant	\$374,356
Black Spot - additional Funds	\$ 26,670
Roads to Recovery Funds	<u>\$240,000</u>
Total	\$641,026

As can be seen there is a slight shortfall, however of the above \$74,520 is Council staff and plant so in reality the grants received will be covering near 100% of the project cost. Also within the estimates a contingency provision is made for overruns etc.

STRATEGIC IMPLICATIONS:

*Local: Shire of Northampton Planning for the Future 2013-2023
Shire of Northampton Corporate Business Plan*

The project is included in the above strategic/forward plans.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.2

For Council information and comment.

APPENDICES 2

Grey Street - Kalbarri

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
	Summary				
1	General Preliminaries				20,000.00
2	Clearing, Earthworks & Dust Control				2,000.00
4	Storm Water Drainage				110,175.00
5	Roadworks				359,190.00
6	Retaining Wall & Fencing				20,300.00
7	Provisional & Contingency				105,000.00
					616,665.00
	ENGINEERING COSTS				
9	Design, preparation of drawings & specifications Original Quote \$56,445, due to complexity revised to \$85,875 Council paid in 2012/13 \$59,325 - balance owing				26,550.00
	TOTAL ESTIMATED COST				643,215.00
	Schedule for Quantities & Rates				
	GENERAL/PRELIMINARIES				
1.3	Survey & Set out				20,000.00
					20,000.00
	CLEARING, EARTHWORKS & DUST CONTROL				
2.2	Earthworks as constructed survey				2,000.00
					2,000.00
	STORM WATER DRAINAGE				
4.1	300mm dia RRJ RCP class 1	165	m	215	35,475.00
4.2	1200mm dia liners	1	No	2500	2,500.00
4.3	1050mm dia liners	6	No	2450	14,700.00
4.4	Traffic Control	1		10000	10,000.00
4.5	Drainage as constructed survey & plans	1	No	45000	45,000.00
4.6	Headwalls - Treatment	1	No	2500	2,500.00
					110,175.00
	ROADWORKS				
5.1	Base course	1500	m3	25	37,500.00
5.2	Primer seal	5160	m2	6	30,960.00
5.3	Asphalt 25mm	4810	m2	28	134,680.00
5.4	Block brick paving	285	m2	60	17,100.00

ITEM	DESCRIPTION	QTY	UNIT	RATE	AMOUNT
5.6	Asphalt pavements kerbing				-
5.7	Flush kerbing	115	m	50	5,750.00
5.8	Semi mountable kerb	1270	m	25	31,750.00
5.9	Block paving pavements kerbing				-
5.10	Flush kerbing	235	m	50	11,750.00
5.11	Street sign posts	3	No	400	1,200.00
5.12	Timber bollards	100	No	55	5,500.00
5.13	Rip up, remove existing paving	6350	m2	1.1	7,000.00
5.14	Compaction testing	1	No	5000	5,000.00
5.15	Pavement marking & regulatory signs	1	No	6000	6,000.00
5.16	2m wide 100mm thick concrete path & backfill	450	m2	100	45,000.00
5.17	Traffic Management				20,000.00
					359,190.00
	RETAINING WALLS				
6.1	Type 1/2 - 3 blocks high	145	m	140	20,300.00
					20,300.00
	PROVISION & CONTINGENCY				
7.1	Contingency	1	No	25000	25,000.00
7.2	Staff accommodation, meals etc				50,000.00
7.3	Relocate Western Power stay pole and light pole	2		15000	30,000.00
					105,000.00

SHIRE OF NORTHAMPTON

WORKS CREW 12 MONTHLY PROGRAM AND PROGRESS REPORT (2013/2014)

(December 2013)

2013/2014 Budget Works	Status	Comments
<u>Regional Road Group Projects</u>		
George Grey Drive Reconstruct Shoulders - Eco Flora		
Ajana Kalbarri Road Bitumen edge reinstatement		
Northampton to Nabawa Road Reseal corner and pavement repairs		
<u>Roads To Recovery</u>		
Mary Street - Northampton NWCH to Barlow - Street improvements		
Grey Street - Kalbarri (inc B/Spot funding) Reconstruct from Clotworthy Street north		Design Drawings available
Forrest Street - Northampton Reconstruction and drainage - Stephen to floodway		
<u>Royalties for Regions Funding</u>		
Ogilvie East Road - Stage 1 Reseal 2012/2013 works	COMPLETE	
Ogilvie East Road - Stage 2 Reseal 2012/2013 works	COMPLETE	
Ogilvie East Road - Stage 3A Construct to primerseal (corners - 1.4km's)	COMPLETE	
Ogilvie East Road - Stage 3B Construct to primerseal (2.2km's)	COMPLETE	Completed to gravel finish only
Cont.		

2013/2014 Budget Works	Status	Comments
<u>Black Spot Funding</u>		
Grey Street - Kalbarri (inc RTR funding) Reconstruct from Clotworthy Street north		Design Drawings available
<u>Regional Development</u>		
Northampton Northampton Light Industrial Area - 5 Lots	COMPLETE	
<u>Recreational Boating Facility Fund</u> Kalbarri Northern Boatramp Car park area	COMMENCED	Works commenced - Outstanding works Install signs, concrete boat ramp and whiteling of bays etc
<u>MUNICIPAL FUND CONSTRUCTION</u>		
<u>2012/2013 Carry Over Works</u>		
Kalbarri - Hotel Car Park Reseal 2011/2012 works		
Kalbarri - Boat Hire Carpark Reseal 2011/2012 works		
Kalbarri - Maggee Crescent Reseal and replace kerb		
Ogilvie West Road Realign corner and install culvert		Clearing permit with DOER - Management have asked for reconsideration of conditions
<u>New Works (2012/2013 Budget)</u>		
<u>Kalbarri</u>		
Auger Street Reseal - Smith to Mallard (220m)		
Batavia Circle Reseal - Orabanda to Glass (xxxm)		
Hasleby Street Reseal - (335m)		
Cont.		

2013/2014 Budget Works	Status	Comments
<p><u>Northampton</u></p> <p>Bateman Street Reseal - 2012/2013 works - Essex to Shea</p> <p>Essex Street Reseal - (0.5 - 0.8) replace kerb north side</p> <p>Fifth Avenue Reseal - (0.0 - 0.2)</p> <p>Fourth Avenue Reseal - (0.0 - 0.2)</p> <p>Gwalla Avenue Reseal - (0.38 - 0.73)</p>		
<p>Harney Street Install kerb from Bruce to Barron south side</p>	COMPLETE	
<p>Third Avenue Install solar street light</p>		
<p><u>Rural</u></p> <p>Harvey Road Pavement repairs - various</p>		
<p><u>MUNICIPAL FOOTPATHS</u></p>		
<p><u>Kalbarri Townsite</u></p>		
<p>Kalbarri - Malaluca trail Repairs to existing (Provisional Sum)</p>		
<p>Northampton - Bicentennial Park Asphalt internal footpaths - Red asphalt</p>		
<p>Northampton - Stephen Street Forrest to Brook - Continue existing</p>	COMMENCED	Backfil and infill works outstanding
<p>Cont.</p>		

2013/2014 Budget Works	Status	Comments
<p><u>OTHER WORKS - SPECIFIC / MAINTENANCE</u></p>		
<p>Ogilvie West Road - Staged works for bus route Hatch Road - West of cross roads Ogilvie West Road - Chilimony Road to Teakles corner Yerina Springs Road - 2 areas Harvey Road - Staged works</p>		
<p><u>OTHER WORKS - Foreshores/Parks/Gardens</u></p>		
<p>Horrocks foreshore lawns Install upgraded reticulation system</p>	COMPLETE	
<p>Horocks foreshore - Jetty Replace 4 x ladders, Repairs to lower platform</p>	COMPLETE	
<p>Northampton - Hampton Road (general) Street bins x 8</p> <p>Binnu - Community Hall area Supply bollards</p>		
<p><u>OTHER WORKS - Depots</u></p>		
<p>Nil.</p> <p>Cont.</p>		

2013/2014 Budget Works	Status	Comments
<u>PLANT ITEMS - Major</u>		
Northampton - Construction Loader Purchase new - trade/sell P197 Volvo L90E	ORDERED	Komatsu WA320 ordered - Delivery end of January 2014
Kalbarri - 6 Wheel tipper Purchase Second Hand - trade/sell P044 Mitsi Truck		Options being accessed
Kalbarri - Ranger's Vehicle Purchase New - trade/sell P216 Ford Ranger	COMPLETE	
Manager of Works and Technical Services Purchase New - trade/sell P223 Nissan Patrol	COMPLETE	
Northampton - Zero turn mower or similar Purchase new - trade/sell P170 Gianni	ORDERED	John Deere ordered
<u>PLANT ITEMS - Minor/Other/Sundry tools</u>		
Kalbarri Depot - Compressor	COMPLETE	
Northampton - Cable locator (Manager of Works)		
Northampton - GPS trip meter (Manager of Works)		
Northampton - Concrete Saw	COMPLETE	
Northampton - Gardeners Shed - fuel cabinet	COMPLETE	
Kalbarri - Motorised hedge trimmer.	COMPLETE	
Kalbarri - Ranger Bar light	COMPLETE	
Kalbarri - Field tool box and kit	COMPLETE	
Kalbarri - 20lt Spray tow along	COMPLETE	
Kalbarri - Utility 8m boom spray		

HEALTH AND BUILDING REPORT CONTENTS

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6.2.1	INFORMATION ITEM: BUILDING STATISTICS
	DATE OF REPORT: 11 December 2013
	RESPONSIBLE OFFICER: Glenn Bangay – Principal EHO/Building Surveyor

1. BUILDING STATISTICS

Attached for Councils' information are the Building Statistics for November 2013.

OFFICER RECOMMENDATION – ITEM 6.2.1
For Council information.

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - NOVEMBER 2013

Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Materials			Area m2	Value	Fees			
						1. Floor	2. Wall	3. Roof			1. App Fee	2. BCITF	3. BRB	4. Other
12/11/2013	1180	Uniting Church PO Box 550 NORTHAMPTON	BHMS PO Box 593 NORTHAMPTON	Lot 151 Stephen St NORTHAMPTON	Demoliton	1. N/A 2. N/A 3. N/A	N/A	\$2,300		1. 90.00 2. 0.00 3. 0.00 4. 0.00				
12/11/2013	1186	G Cripps PO Box 55 NORTHAMPTON	L Hose PO Box 364 KALBARRI	Lot 219 Hampton Road NORTHAMPTON	Demoliton	1. N/A 2. N/A 3. N/A	N/A	\$6,000		1. 90.00 2. 0.00 3. 0.00 4. 0.00				
13/11/2013	1170	B Reid PO Box 704 NORTHAMPTON	Aussie Sheds 279 Place Road WEBBERTON	Lot 69 Mitchell St HORROCKS	Shed Retaining Wall	1. Concrete 2. Steel 3. Steel	55	\$19,130		1. 90.00 2. 0.00 3. 40.50 4. 0.00				
13/11/2013	1187	L J Simmons PO Box 675 KALBARRI	Owner Builder	Lot 129 Smith St KALBARRI	Swimming Pool	1. F/Glass 2. F/Glass 3. N/A	26	\$27,000		1. 90.00 2. 54.00 3. 40.50 4. 0.00				
13/11/2013	1185	K & L Box PO Box 483 NORTHAMPTON	Ibbotson Constructions 5 O Collins St GERALDTON	Lot 27 Rake Pl NORTHAMPTON	Patio	1. Concrete 2. N/A 3. C/Bond	70	\$15,000		1. 90.00 2. 0.00 3. 40.50 4. 0.00				
13/11/2013	1184	S Stock-Standen PO Box 105 NORTHAMPTON	Owner Builder	Lot 198 Gwalla St NORTHAMPTON	Patio	1. Concrete 2. Timber 3. Zinc	51	\$20,000		1. 90.00 2. 0.00 3. 40.50 4. 0.00				
13/11/2013	1188	T Walton PO Box 229 NORTHAMPTON	Owner Builder	Lot 17 Bowes River SANDY GULLY	Transportable Dwelling	1. Timber 2. C/Bond 3. C/Bond	140	\$18,000		1. 90.00 2. 0.00 3. 40.50 4. 0.00				
13/11/2013	1172	T Walton PO Box 229 NORTHAMPTON	Owner Builder	Lot 17 Bowes River SANDY GULLY	Car Port	1. Concrete 2. N/A 3. C/Bond	75	\$4,700		1. 90.00 2. 0.00 3. 40.50 4. 0.00				
22/11/2013	1175	D Sutherland PO Box 408 KALBARRI	N/W Building Group 279 Place Road WEBBERTON	Lot 56 Richardson Rd KALBARRI	Shed	1. Concrete 2. Steel 3. C/Bond	99	\$30,000		1. 96.00 2. 60.00 3. 40.50 4. 0.00				

22/11/2013	1178	P Johnson PO Box 183 NORTHAMPTON	N Haynes PO Box 391 NORTHAMPTON	Lot 56 First Ave HORROCKS	Patio	1. Brick Pave 2. Steel 3. Zinc	15	\$10,000	1. 90.00 2. 0.00 3. 40.50 4. 0.00
25/11/2013	1189	P Lemon PO Box 113 KALBARRI	Owner Builder	Lot 198 Balaam St KALBARRI	Shed	1. Concrete 2. Steel 3. C/Bond	72	\$18,000	1. 90.00 2. 0.00 3. 40.50 4. 0.00

TOWN PLANNING CONTENTS

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6.3.1 THREE (3) STOREY – SIX (6) MULTIPLE DWELLINGS - LOTS 22 & 27 (NO. 28 & 27) GREY & HACKNEY STREETS, KALBARRI

LOCATION:	Lots 22 & 27 (NO. 28 & 27) GREY & HACKNEY STREETS, KALBARRI
APPLICANT:	LD, KJ & GM Seignior & Koric Pty Ltd
OWNER:	As above
FILE REFERENCE:	10.6.1.3 / 28 GRE (A255 / A2472)
DATE OF REPORT:	2 December 2013
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	
1	Application details
2	Assessment Sheet
3	Submission Table
4	Kalbarri Townsite Strategy Plan

AUTHORITY / DISCRETION:

Quasi-Judicial - *when Council determines an application within a clearly defined statutory framework, abiding by the principles of natural justice, acting only with discretion afforded it under law, and giving full consideration to Council policies and strategies relevant to the matter at hand. These decisions are reviewable by the State Administrative Tribunal.*

SUMMARY:

The Shire is in receipt of an application for the construction of six (6) multiple dwellings, three (3) storeys in height, upon Lots 22 & 27 Grey and Hackney Streets, Kalbarri. Council consideration is required as the Application seeks to vary the height limit contained within the Shire's *Town Planning Scheme No. 9 – Kalbarri Townsite* (the 'Scheme'). This report recommends refusal of the application. However, should Council consider the merit of the application in light of the submissions received an Alternative Officer recommendation has been provided.

The Proposal:

The applicant seeks approval for a three (3) storey building which will contain six multiple dwellings. The building is a maximum of 10.0 metres. A copy of the applicant's submitted site, floor and elevation plans for the proposed outbuilding are included as **Appendix 1** to this report.

An assessment has been undertaken of the proposal and is included as **Appendix 2**. The following design elements do not comply with the “Deemed to Comply” criteria of the *Residential Design Codes* or a clause of the Scheme:

- Height – Scheme (CI 5.2) states a maximum of two storeys and height of 8.5m;
- Side setbacks - Residential Design Codes (CI 6.1.4) requires a minimum of 1.4m and the proposed development is setback 1.2m from both side boundaries;
- Landscaping - Residential Design Codes (CI 6.3.2 C2ii) requires connection of public foot path and car parking areas to multiple dwellings (information lacking);
- Landscaping - Residential Design Codes (CI 6.3.2 C2iv) requires lighting to pathways, communal open space and car parking areas (information lacking in application);
- Car parking - Residential Design Codes (CI 6.3.3 C4.2) requires visitor bays to be provided. Application includes 12 car bays when 11 are required for entire development but none are clearly marked for visitor parking;
- Stormwater - Residential Design Codes (CI 6.3.6) requires all water draining from roads, driveways, communal streets and other impermeable surfaces to be directed to garden areas, sumps or rainwater tanks within the development site, there is no information in the application regarding management of stormwater;
- Storeroom - Residential Design Codes (CI 6.4) requires a storeroom of 4m² and minimum dimension of 1.5m, there is no information in the application regarding storeroom facilities.
- Rubbish - Residential Design Codes (CI 6.4) requires bins to be screened, there is no information in the application regarding rubbish disposal location.

The Application does not include definitive list of proposed building materials and as such if Council grant planning approval to the Application then a condition requiring a schedule of materials and colours will be required to be approved prior to the issuing of a building permit.

In consideration of the application the following information is provided:

Lot Size	Lot 22 - 1012m ² Lot 27 - 1012m ² (To be amalgamated)
Existing Development	Commercial Building
Existing Services	Water, Power, Phone & Sewer.
Access & Frontage	Frontage to Grey Street
Topography	Generally flat at Grey Street, drainage issues to rear Hackney Street entrance
Vegetation	Cleared
Surrounding Land Uses	Residential, Commercial - Tourist Accommodation

Figure 1 – Location Plan – Lots 22 & 27 Grey & Hackney Streets, Kalbarri



COMMUNITY/GOVERNMENT CONSULTATION:

The proposed residential development has been advertised in accordance with Clause 6.4 'Public Notice' of *Town Planning Scheme No. 9*, for a period of 35 days, from 25 October 2013 to 29 November 2013. During the advertising period of total of 60 submissions were received. A total of 6 submissions were received objecting to the proposal, whilst 62 submissions stated their support for the proposal and 2 submissions stated indifference. An account of the submissions is contained within the Submissions Table as **Appendix 3**.

The main objections raised related to the proposed height of the building, the number of storeys and the way in which the proposed development would affect the amenity of the location.

The submissions lodged in support of the application argued that Kalbarri needed progress and that a development such as this would assist in revitalising the town and future investment opportunities. Submitters also in support stated that they saw very little difference between the proposed development and the height of surrounding two storey development.

FINANCIAL & BUDGET IMPLICATIONS:

Development applications with the value of \$2.5 million are charged a fee of \$6840.00 under the Shire of Northampton Planning Services Fees 2013/2014.

Should Council refuse this application and the applicant proceeds to exercise their right of appeal, costs are likely to be imposed on the Shire through its involvement in the appeal process.

STATUTORY IMPLICATIONS:

The subject property is zoned "Mixed Residential R50/60" under the Scheme. A 'multiple dwelling' is a "Permitted" use within the "Mixed Residential" zone.

The purpose and intent of the "Mixed Residential R50/60" zone as described by *Town Planning Scheme No. 9* is:

"To enable the provision of medium density accommodation for either permanent or short stay occupation in a managed, mixed residential environment within close proximity of a Town Centre and River Foreshore so as to maintain the compactness and walkability of the Kalbarri Townsite."

As the development is proposing "Residential" use of the Multiple Dwellings, the Residential Design Codes are used to assess the proposal in accordance with Clause 5.5 of the Scheme.

Figure 2 - Town Planning Scheme No. 9 - Zoning Map

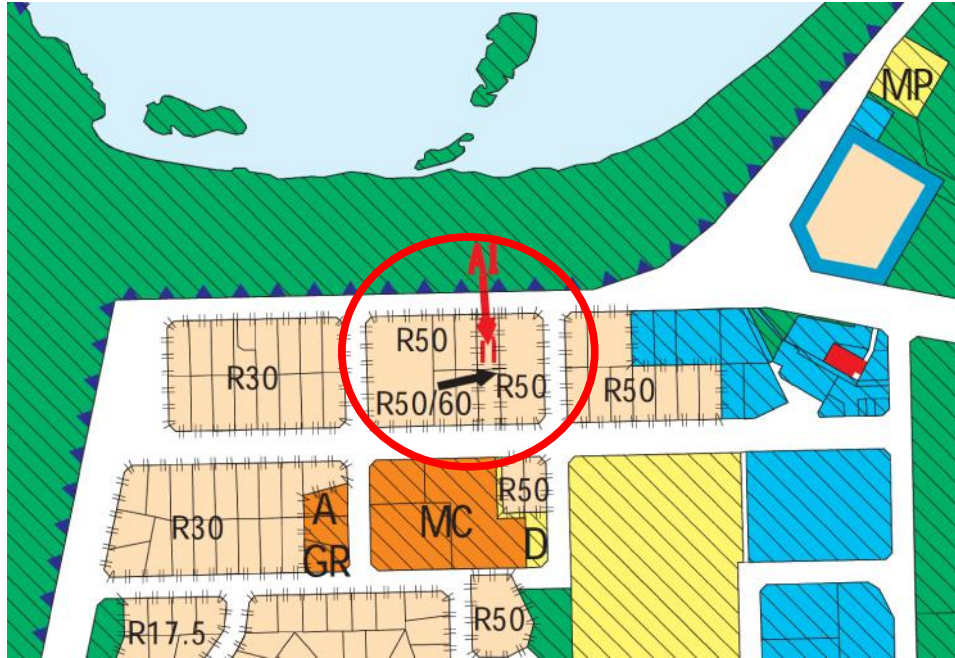


Figure 3 - Extract from Town Planning Scheme No. 9 - Appendix 12

APPENDIX 12 – ADDITIONAL USES

AMD 10 GG 26/3/13

No.	Description of Land	Additional use	Conditions
1	Lot 22 Grey Street, Kalbarri	<ul style="list-style-type: none"> • Amusement Parlour • Art Gallery • Fast Food Outlet • Kiosk • Laundromat • Lunch Bar • Museum • Private Recreation • Public Amusement • Restaurant • Shop 	<p>(a) Plot ratio concessions shall apply through exclusion of tourist commercial floor space from short stay residential plot ratio.</p> <p>(b) All short stay units must have parking on site.</p> <p>(c) Cash-in-lieu contributions shall apply for construction/upgrading of public car parks in the vicinity in lieu of provision of onsite parking for commercial uses.</p> <p>(d) Minimum site area 2,000m.</p>

Development Standards

The development standards for the following design elements are addressed below, these include: height, side setback, pedestrian access, lighting, visitor bays, storeroom, rubbish storage, stormwater management.

1. Height

Whilst the *Residential Design Codes of Western Australia* include provisions relating to height, *Town Planning Scheme No. 9* includes its own set of provisions relating to the height of buildings within the Scheme Area.

Clause 5.2.1 states the following in regard to building height being limited to two storeys:

“No building on any lot within the Scheme Area shall contain more than two storeys (excluding basement or undercroft level), or in any event exceed 8.5 metres to the highest portion of the building from the mean natural ground level of the site measured at right angles to the wall...”

However, Clause 5.2.2 allows Council to consider a variation to the height limit outlined in Clause 5.2.1. The following is stated in Clause 5.2.2.1:

“Council may, after following the procedures set out in Clause 6.4, approve buildings which exceed the height specified in Clause 5.2.1 when it is satisfied that the proposed building:

- (a) will not adversely affect the visual amenity of the locality;*
- (b) will be in harmony with the character and height of buildings in the locality; and*
- (c) will not adversely affect the existing beauty, character quality of environment or streetscape generally.”*

Furthermore, Clause 5.2.2.2 outlines the following requirements of proposals requesting to vary the height restrictions:

“Proposals to vary the height restrictions pursuant to Clause 5.2.2.1 shall be accompanied by such plans, elevations and sketches as is determined by Council to assess the affect on the visual amenity of the locality, including:

- (a) the natural screening effect of any existing vegetation to be maintained on the site;*
- (b) the natural screening effect of the existing topography of the site;*
- (c) any proposed siteworks including re-contouring of the site; and*
- (d) a proposed landscaping plan to be provided.”*

The proposed height of the development is considered to be a key issue for consideration by Council and as such will be discussed in detail in the comment section of this report.

2. Side Setback

Clause 6.1.4 of the Residential Design Codes relates to 'Lot Boundary Setbacks'. In areas coded R30-R50 the minimum boundary setback requirements are contained within Tables 2a and b. In the case of the proposed development a side setback from the western and eastern side boundary should be 1.4m however, only 1.2m is achieved from both sides. Therefore an assessment needs to be performed to ensure the development demonstrates compliance with the following design principles:

P4.1 Buildings set back from boundaries or adjacent buildings so as to:

- *ensure adequate daylight, direct sun and ventilation for buildings and the **open space** associated with them;*
- *moderate the visual impact of building bulk on a neighbouring property*
- *ensure access to daylight and direct sun for **adjoining properties; and***
- *assist with the protection of privacy between adjoining properties*

The proposed development is considered to accord with the above design principles. Furthermore, the adjoining landowners have provided their support for a reduction of 0.2m in the side setback.

3. Landscape - Pedestrian Access & Lighting

Clause 6.3.2 relates to Landscaping and includes provisions regarding pedestrian access and lighting. Therefore an assessment needs to be performed to ensure the development demonstrates compliance with the following design principles:

*P2 The space around the **building** is designed to allow for planting. **Landscaping** of the **site** is to be undertaken with appropriate planting, paving and landscaping that:*

- *meets the projected needs of the residents;*
- *enhances security and safety for residents; and*
- *contributes to the streetscape.*

The proposed development includes some pedestrian paths however, there seems to be some connectivity missing between the Carparking areas and the dwellings. There is a notable absence of lighting in the landscaping design and as such should Council grant approval to the Application then a condition shall be applied requiring a landscaping plan to be provided for approval prior to the issuing of a building permit which includes further information regarding pedestrian access and lighting.

4. Visitor Parking

Clause 6.3.3 of the *Residential Design Codes* requires visitor bays to be provided and Clause 6.3.4 requires these bays to be clearly marked. The Scheme provisions relating to multiple dwellings require a total of 18 car bays on site (0.35 bays per dwelling + 1 bay per bedroom to a maximum of 3 bays per dwelling). The Scheme requirements seem particularly onerous considering the proposed use of the multiple dwellings is for residential purposes only.

The proposed development includes 12 car bays, two bays per multiple dwelling and these are all contained within a garage facility. At present there are no visitor bays provided or clearly marked. Therefore an assessment needs to be performed to ensure the development demonstrates compliance with the following design principles:

P3.1 Adequate car and bicycle parking provided on-site in accordance with projected need related to;

- *the type, number and size of **dwellings**;*
- *the availability of on-street and other off-site parking;*
- *the proximity of the proposed **development** in relation to public transport and other facilities.*

P4 Car, cycle and other parking facilities are to be designed and located on-site to be conveniently accessed, secure, consistent with streetscape and appropriately manage stormwater to protect the environment.

The proposed development is considered to provide an adequate number of car bays per multiple dwelling, however, there is a notable absence of visitor parking. Whilst there is the potential for on-street parking along Hackney Street, it seems this is quite remote from the development and should not be encouraged given that the subject lot is within close proximity to a school and parking congestion can occur

at peak times. Therefore if Council grants planning approval to the Application then a condition shall be applied requiring the provision of two clearly marked visitor bays on site.

5. Storeroom & Rubbish Storage

Clause 6.4.6 of the Residential Design Codes relates to utilities and facilities. The “deemed to comply” provisions state:

*An **enclosed**, lockable storage area, constructed in a design and material matching the **building/dwelling** where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m and an internal area of at least 4m² shall be provided for each **multiple dwelling**.*

The proposed development does not include provision for storerooms. Should Council grant planning approval to the Application then a condition shall be applied requiring the provision of storage facilities for the use by occupants of the multiple dwellings.

In regard to Rubbish Storage it is assumed that the proposed multiple dwellings would have their own rubbish bins and these would be collected from the street. Consideration needs to be given to a bin compound on site.

6. Stormwater Management

Clause 6.3.8 relates to stormwater management and the “deemed to comply” criteria states:

*All water draining from roofs, **driveways**, **communal streets** and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the **development site** where climatic and soil conditions allow for the effective retention of stormwater on-site.*

The Application does not include any detail pertaining to the management of stormwater and should Council grant planning approval to the Application then a condition shall be applied requiring a comprehensive stormwater management plan to be approved prior to the issuing of a building permit.

POLICY IMPLICATIONS:

Kalbarri Townsite Strategy

The *Kalbarri Townsite Strategy* was finally adopted by the WA Planning Commission in 2012. The Strategy was primarily formulated from public workshops being held in 2007 and 2008 to gain valuable input from the community into the future planning direction of the Kalbarri Townsite.

Lot 22 is included within C1 and Lot 27 is included within Mixed Residential R50/60. These precincts include the strategic recommendations for the subject lots and are included below.

<p>C1</p>	<p>Tourist Commercial :</p> <p>As for Mixed Residential (MR); and</p> <ul style="list-style-type: none"> ▫ C1 provisions apply only to Tourist Short Stay developments. ▫ In addition to short stay accommodation provisions of MR, encourage ground floor tourist commercial activities within short stay developments including tourist retail, tourist services, tourist entertainment, cafés / coffee shops / fast food outlets and family restaurants. ▫ Provide plot ratio concessions through exclusion of tourist commercial floorspace from short stay residential plot ratio. ▫ Require parking for short stay units only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks in the vicinity in lieu of provision of on-site parking for commercial uses. ▫ Two storey height limit.
	<p>Zone the area Mixed Residential R50 / R60 in new Kalbarri Planning Scheme.</p> <p>Include in new Kalbarri Planning Scheme Text provisions in respect of allowance of R60 coding for 2,000+m² sites, exclusion of Manager's Residence from density calculations, exclusion of ground floor commercial from plot ratio calculations, parking concession and cash in lieu, minimum on-site facilities and preservation of mature vegetation.</p> <p>Include in new Kalbarri Planning Scheme an "Additional Use – Tourist Commercial" Zone and related provisions including an Interpretation of Tourist Commercial.</p> <p>Apply Additional Use – Tourist Commercial to the area in new</p>

	<p>Kalbarri Planning Scheme.</p> <p>Development to be subject to Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence.</p>
--	---

PRECINCT	MIXED RESIDENTIAL
Objective	<i>To enable the provision of medium density accommodation for either permanent or short stay occupation in a managed, mixed residential environment within close proximity of the Town Centre and River Foreshore so as to maintain the compactness and walkability of the Kalbarri Townsite.</i>
Planning Area	Use & Development Provisions
MR	<p>Mixed Residential :</p> <p>Amend density coding to R50 / R60 to encourage re-development of existing sites for short stay accommodation.</p> <p>Residential development for permanent occupation limited to maximum density of R50. Two storey height limit.</p> <p>Allowance of R60 coding for tourist accommodation for short stay only and subject to:</p> <ul style="list-style-type: none"> ▫ Amalgamation to a minimum site area of 2,000m². ▫ Encouragement of on-site manager through exclusion of manager's residence from density calculation. ▫ Minimum on-site facilities of covered BBQ area and pool of all developments. ▫ Two storey height limit. <p>Where necessary, setback and design concessions should be provided to residential and short stay developments to ensure retention of mature vegetation nominated by Council.</p>
	<p>Zone the area Mixed Residential R50 / R60 in new Kalbarri Planning Scheme.</p> <p>Include in new Kalbarri Planning Scheme Text provisions in respect of allowance of R60 coding for 2,000+m² sites, exclusion of Manager's Residence from density calculations, minimum on-site facilities and preservation of mature vegetation.</p> <p>Development to be subject to Approval to Commence Development.</p>

It is particularly important to note that both Precincts contain a recommendation for two storey height limits. The Strategy also includes an Appendix with documentation of the background to the preparation. Clause 5.8 Consultation and Community Outcomes includes the following:

5.8.1 Consultation Program

Extensive stakeholder and community consultation has been an integral component of the preparation of the Kalbarri Townsite Strategy with the objective of ensuring that:

- *All viewpoints, related issues and community values and aspirations in respect of the Townsite are identified early in and addressed through the planning process; and*
- *The Townsite Strategy enjoys the broadest, practical and achievable support within the “community of interest”.*

The principles underlying the approach to the consultation process have been:

- *A clearly defined and transparent consultation process;*
- *A process that provides opportunities for all stakeholders to participate and obtain feedback; and*
- *Respect for all viewpoints expressed.*

Phase 2 Outcomes

With some minor modifications, Workshop #4 resulted in broad support for the concepts and proposals presented in the Preliminary Draft Townsite Strategy and in particular:

- *The Outer Route to Nanda Drive;*
- *Closure and diversion of Grey Street from Woods to Porter Streets; and*
- ***Three and Four Storey building heights in the specified locations only.***

STRATEGIC IMPLICATIONS:

Shire of Northampton Planning for the Future 2009-2019

Key Imperatives:

- Further development of residential and industrial land in the Shire.
- Achieve sustainable development in new land and residential projects.

Economy & Marketing Strategies:

- Increase the number and affordability of short term and long term accommodation options available within the Shire.
- Attract developers through appropriate zoning and rezoning of residential blocks.
- Increase support for tourism across the Shire and enable tourism to become a major and sustainable industry for the Shire.

Infrastructure Strategies:

- Improved zoning of land in line with development requirements and reflecting the diverse nature of residential needs.
- Ensure that there is sufficient land supply to meet the needs of commerce and industry across the Shire.

Social Strategies:

- A vibrant and inclusive community enabling a range of interests and lifestyle options.

Although the proposed development may align itself to a number of key strategies consideration needs to be given to the strategic planning framework which has been adopted by Council through the Kalbarri Townsite Strategy which aims to achieve sustainable development.

COMMENT:

The proposed development complies with the *Shire of Northampton Town Planning Scheme No. 9 - Kalbarri Townsite*, the *Kalbarri Townsite Strategy*, relevant local planning polices and the *Residential Design Codes* with the exception of the following areas:

1. Height / Number of Storeys;
2. Side setbacks;
3. Landscaping elements, such as access and lighting;
4. Car parking, in particular visitor parking; and
5. Stormwater management.

Point 2 can be successfully addressed through the Performance Criteria of the Residential Design Codes in addition to the Applicant having provided letters of support from the adjoining landowners for the reduction of 0.2m in the side setbacks.

Points 3-5 can be appropriately managed through Council requiring additional information to be submitted by the Applicant prior to the issuing of Planning Approval should Council consider the application favourably.

Height / Number of Storeys

The main issue to be discussed in the Comment section of this report is the issue pertaining to height and in particular an increase in the height limit of 8.5m to 10m and the increase in storeys, from two to three.

Town Planning Scheme No. 9- Kalbarri Townsite

In considering the proposal and the increased height Council needs to be satisfied that the proposed building: will not adversely affect the visual amenity of the locality, will be in harmony with the character and height of buildings in the locality and will not adversely affect the existing beauty, character quality of environment or streetscape generally.

The submissions received in support of the application provided a consistent response that the proposed development and its height were supported. However, the predominant support contained within the submissions was for what was seen as “progress and development of the town” and there being a “positive impact for tourism and commercial businesses”.

When examining the built form of the development only, in light of the abovementioned Scheme provisions, there is some minor support in that the height of the proposed development is not entirely inconsistent with the Murchison View apartments to the east of Lot 22. However, when looking further afield at the stretch of Grey Street that faces north to the Murchison River foreshore and perhaps an elevation that took in this entire section, it is argued that the proposed building will in fact not be in harmony with the character and height of buildings and will adversely affect the character quality of the environment and streetscape.

The objections that were submitted as part of the public advertising period all raised a concern with the height of the proposed development and there was a consensus that it did not reference the local, regional and coastal nature of Kalbarri but was perhaps more reflective of development within an urban setting.

Kalbarri Townsite Strategy

The *Kalbarri Townsite Strategy* is notably clear in its recommendation that the subject land only contain two storey development. This application is the first to test the Strategy and its recommendations for land within the Kalbarri Townsite.

The issue of height was topical point of conversation in the 2007/2008 public workshops. At first there was a strong opposition to any development in excess of two storeys, however, throughout the deliberative discussions community members in attendance saw the importance of offering key development sites opportunities for redevelopment and investment. However, the overwhelming consensus was that this needed to be contained to a section of the Townsite and not be widespread. As such the Strategy included three key areas for increased heights which are:

1. TC1, 2 & 3 - The land between Porter Street and Woods Street, including the Kalbarri Motor Hotel and Murchison Caravan Park;
2. A2 – Lot 465 Grey Street (Shops/Post Office/Cafes); and
3. C2 – Lot 1 Grey Street (IGA).

The land contained within C1, which includes Lot 22 is not included as a key area for increased height limits.

Whilst every Application for Planning Approval is dealt with on the basis of its merit consideration needs to be given to the implication of this decision on planning for the remainder of Precinct C1. Should Council consider the Application has merit grant Planning Approval it is important the Kalbarri Townsite Strategy be reviewed in light of increasing height limits in this location (C1).

The present application before Council seeks to compliment the locale and surrounding development by trying to simply fit within a specified two storey height limit. However, it is argued greater design outcomes could be achieved if the height limit was increased to allow for three storey development in this location.

However, on the basis the proposed development does not comply with the recommendation contained within the Kalbarri Townsite Strategy regarding precinct C1 and Clause 5.2 of the Town Planning Scheme No. 9, it is recommended the Application for Planning Approval be refused.

VOTING REQUIREMENT: Absolute Majority Required: No

CONCLUSION:

On the basis the proposed development does not comply with the recommendation contained within the *Kalbarri Townsite Strategy* regarding precinct C1 and Clause 5.2 of the *Town Planning Scheme No. 9*, it is recommended the Application for Planning Approval be refused.

OFFICER RECOMMENDATION – ITEM 6.3.1	REFUSAL
<p>That Council REFUSE to grant planning approval to six (6) multiple (three-storey) dwellings on Lots 22 & 27 (No. 28 & 27) Grey and Hackney Streets, Kalbarri for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed development does not comply with the key recommendation for <u>two storey</u> height limit within Precinct C1 of the Kalbarri Townsite Strategy 2012; 2. The proposed development does not comply with Clause 5.2 of Town Planning Scheme No. 9 – Kalbarri Townsite, in particular: <ol style="list-style-type: none"> a. Clause 5.2.2.1 a) as the proposed height is considered to adversely affect the amenity of the locale; b. Clause 5.2.2.1 b) as the proposed height will not be in harmony with the character and height of buildings in the locality; and c. Clause 5.2.2.1 c) as the proposed height will adversely affect the existing beauty, character, quality of the environment and streetscape generally. 	
ALTERNATIVE OFFICER RECOMMENDATION – ITEM 6.3.1	APPROVAL
<p>That Council grant planning approval to six (6) multiple (three-storey) dwellings on Lots 22 & 27 (No. 28 & 27) Grey and Hackney Streets, Kalbarri subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Development shall be in accordance with the attached approved plan(s) dated 18 December 2013 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government; 2. If the development/use the subject of this approval is not substantially commenced within a period of 4 years after the date of the determination the approval shall lapse and be of no further effect; 	

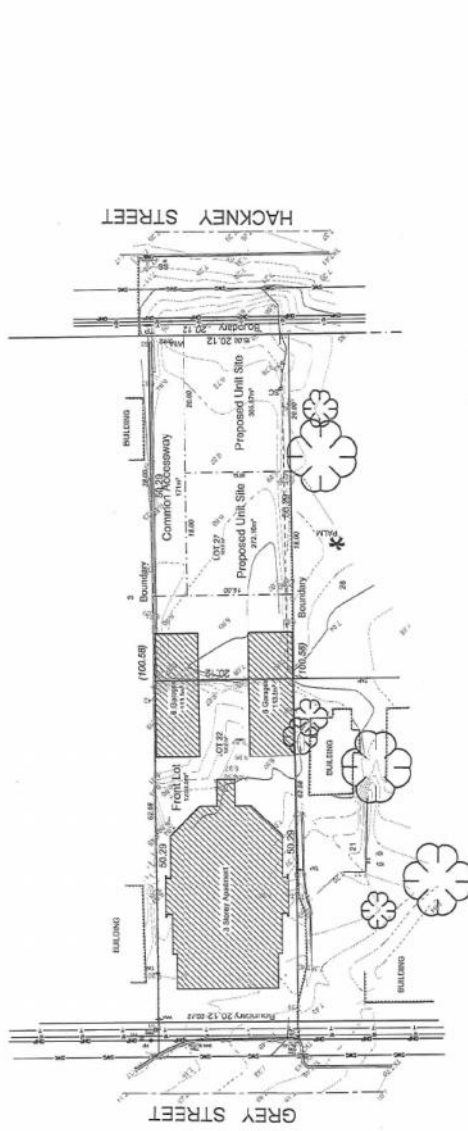
- 3. A Building Permit shall be issued by the local government prior to the commencement of any work on the site;**
- 4. A landscaping plan is to be submitted for approval by the local government, and once approved, prior to the commencement of the approved use, the approved landscaping plan is to be implemented in full and maintained thereafter to the approval of the local government, this plan shall also include pedestrian accessways and lighting;**
- 5. Provision being made for external storage, rubbish collection and storage, and clothes drying area in accordance with element 6.4.6 C6.1-3 of the Residential Design Codes (2013);**
- 6. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition;**
- 7. The maximum height of any fill is not to exceed 0.5m in accordance with Element 6.3.6 of the Residential Design Codes (2013);**
- 8. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;**
- 9. Should the development be intended for strata titling/subdivision in the future then the applicant is advised that the multiple dwellings are to be developed in order to achieve the minimum site area per dwelling in accordance with Clause 6.1.1 of the Residential Design Codes (2013);**
- 10. All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied in accordance with Clause 6.3.8 (C8) of the Residential Design Codes (2013);**
- 11. The owner is responsible to ensure the provision of reticulated sewerage to the development. To achieve this, the owner is required to make arrangements accordingly to the approval of the Water Corporation;**
- 12. Access and car parking areas to be paved, drained and thereafter maintained to the approval of the local government;**
- 13. The battleaxe accessleg from Hackney Street shall be truncated appropriately at the rear to assist in vehicle manoeuvrability;**

- 14. Installation of crossing places to the standards and specifications of the local government;**
- 15. Two visitor bays shall be provided on site and clearly marked in accordance with Clause 6.3.3 (C3.1 & C4.2) of the Residential Design Codes (2013).**

Advice Notes:

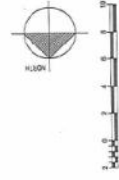
- 1. *The Applicant/Owner is advised that consideration needs to be given to the adjoining landowner along the eastern boundary where the battleaxe driveway is located in regard to the replacement of the dividing fence to an appropriate height (1.8m) to ameliorate the impact of vehicle traffic.***
- 2. *Where an approval has lapsed, no development/use shall be carried out without the further approval of the local government having first been sought and obtained.***
- 3. *If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice***

Appendix 1



FRONT LOT AREA CALCUS
 Front Lot Area 1259.5m²
 Total Apartments Area 285.5m²
 Total garages area 227m²
 Open space required 50%, Actual 60%
 Town Planning Map classes site as
 Special Use, Assuming adjacent
 code of R50

Unit	Floor	Area	Total
1	142.1	36.6	142.1
2	142.1	36.6	142.1
3	142.1	36.6	142.1
4	142.1	36.6	142.1
5	142.1	36.6	142.1
6	142.1	36.6	142.1
Total	852.6	216.6	1072.2



Devpro Unit Developments
 544 Bruce Road
 Webbsport WA 8580
 P: (08) 9504 7570
 F: (08) 9504 3019

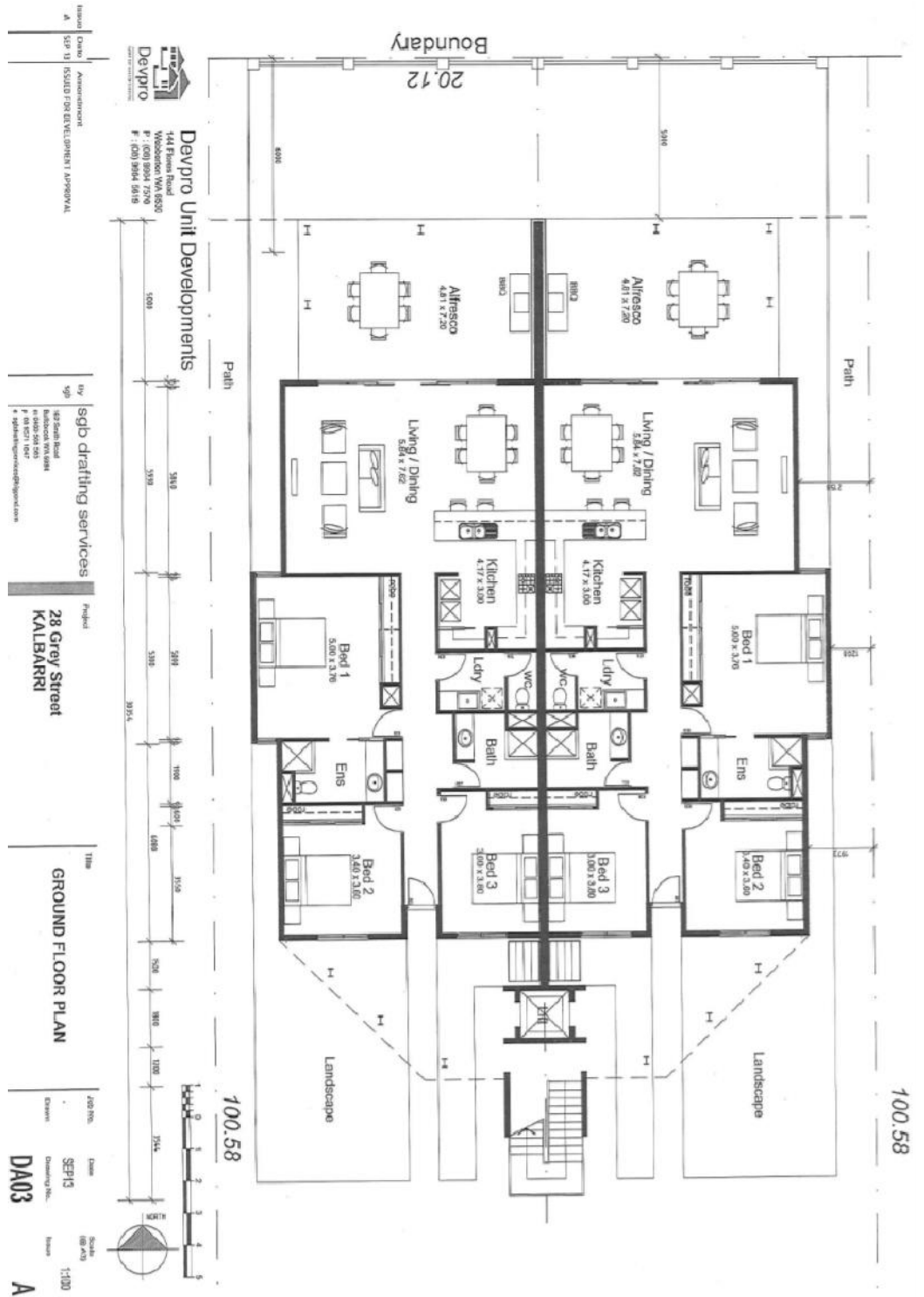


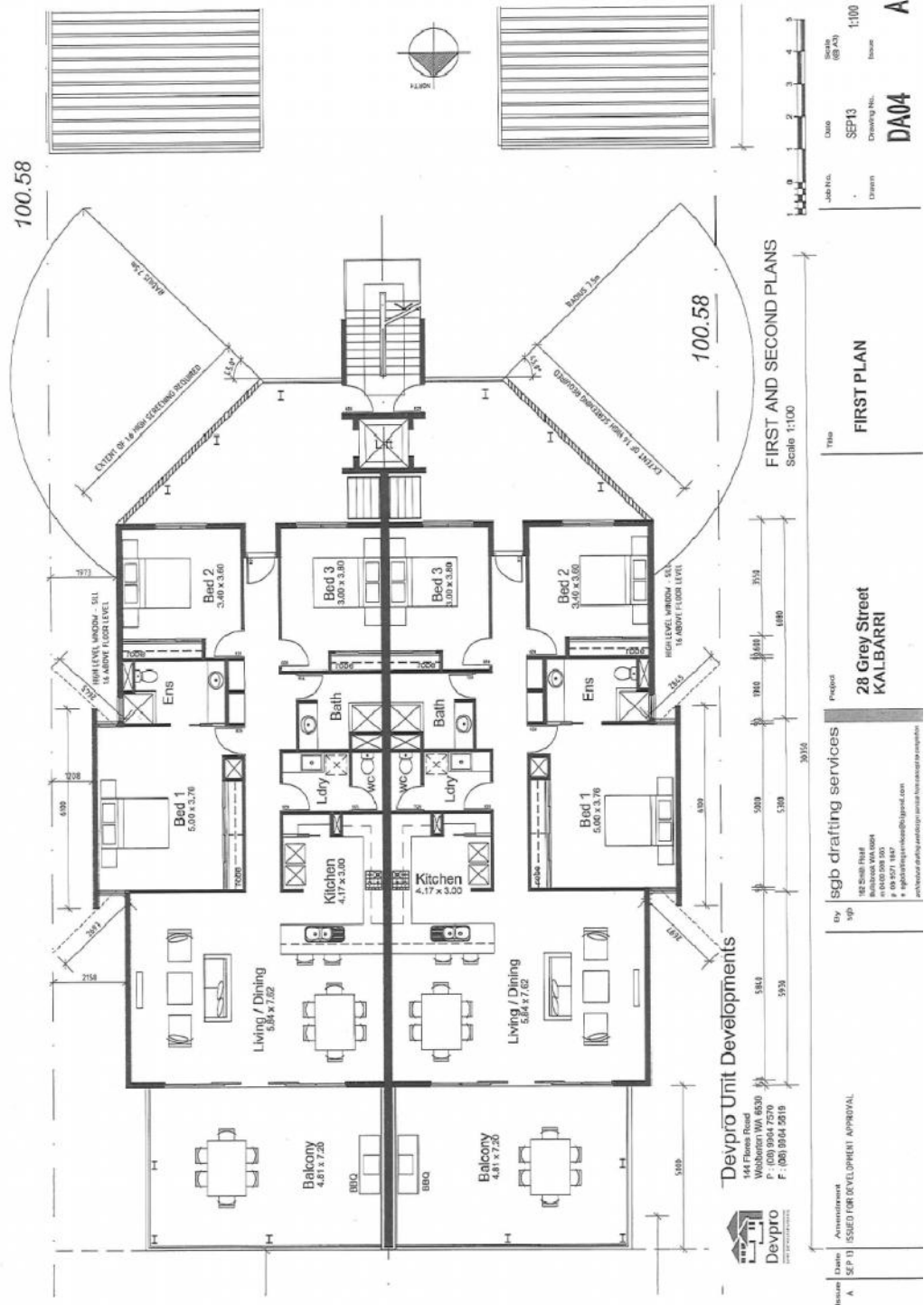
Job No. _____
 Date SEP13
 Drawing No. DA00
 Scale (of A3) 1:500
 Sheet A

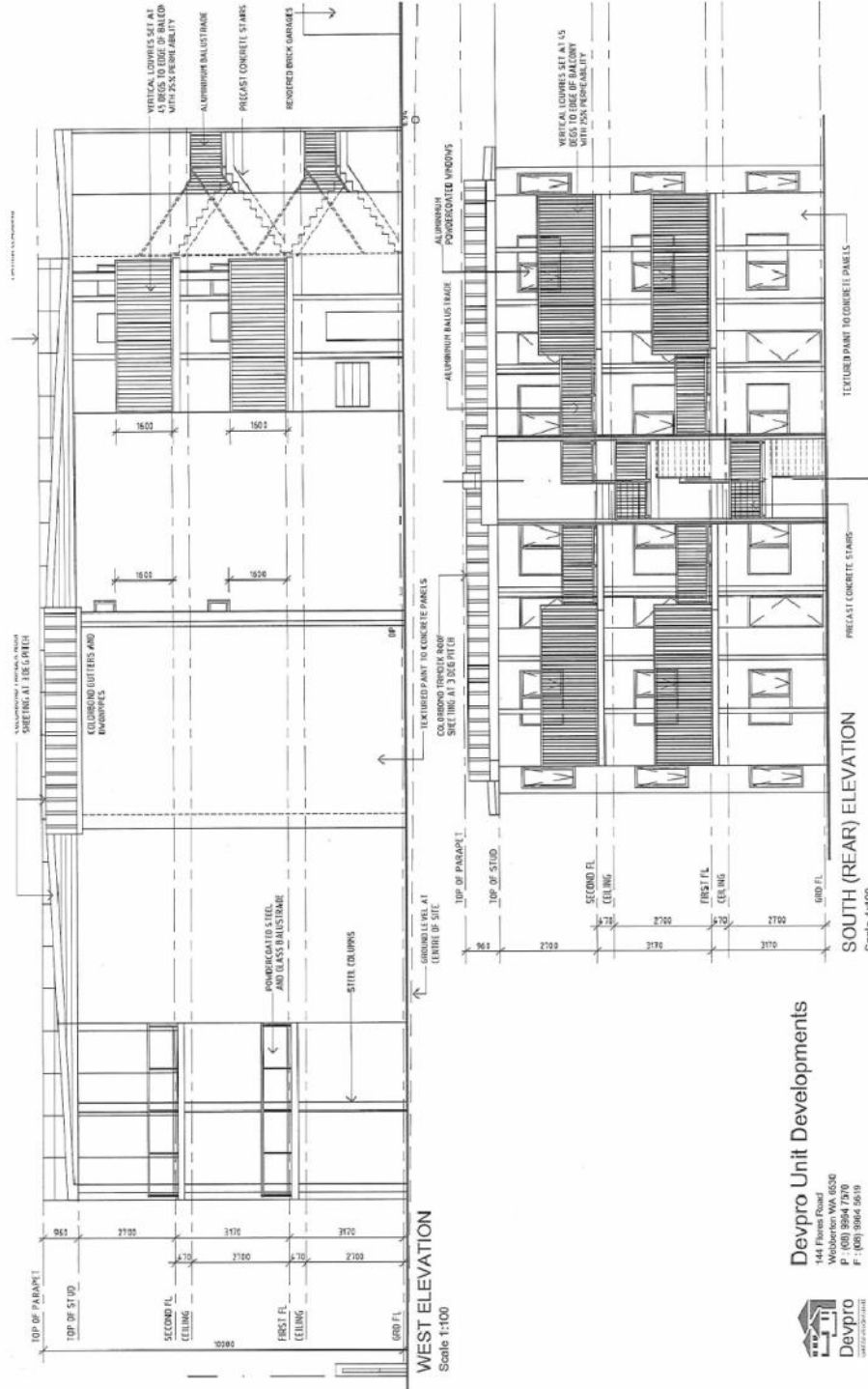
SITE PLAN

Project
**28 Grey Street
 KALBARRI**
 by
 isgb drafting services
 182 Smith Road
 Perth WA 6000
 P: (08) 9471 9477
 E: info@isgbdrafting.com.au
 Professional drafting and design services. All work subject to approval.

Date of Amendment
 SEP 13
 SCALED FOR DEVELOPMENT APPROVAL

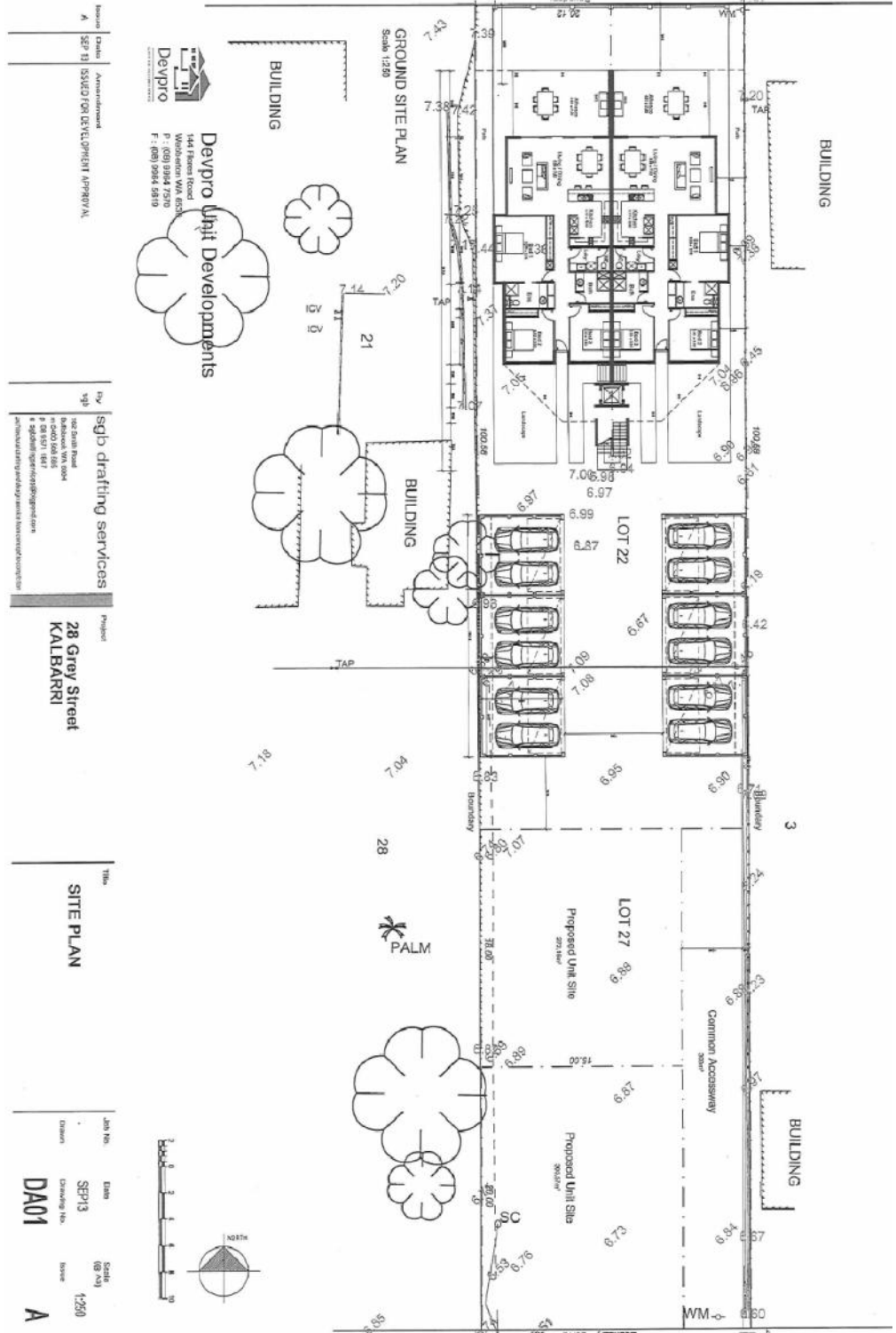


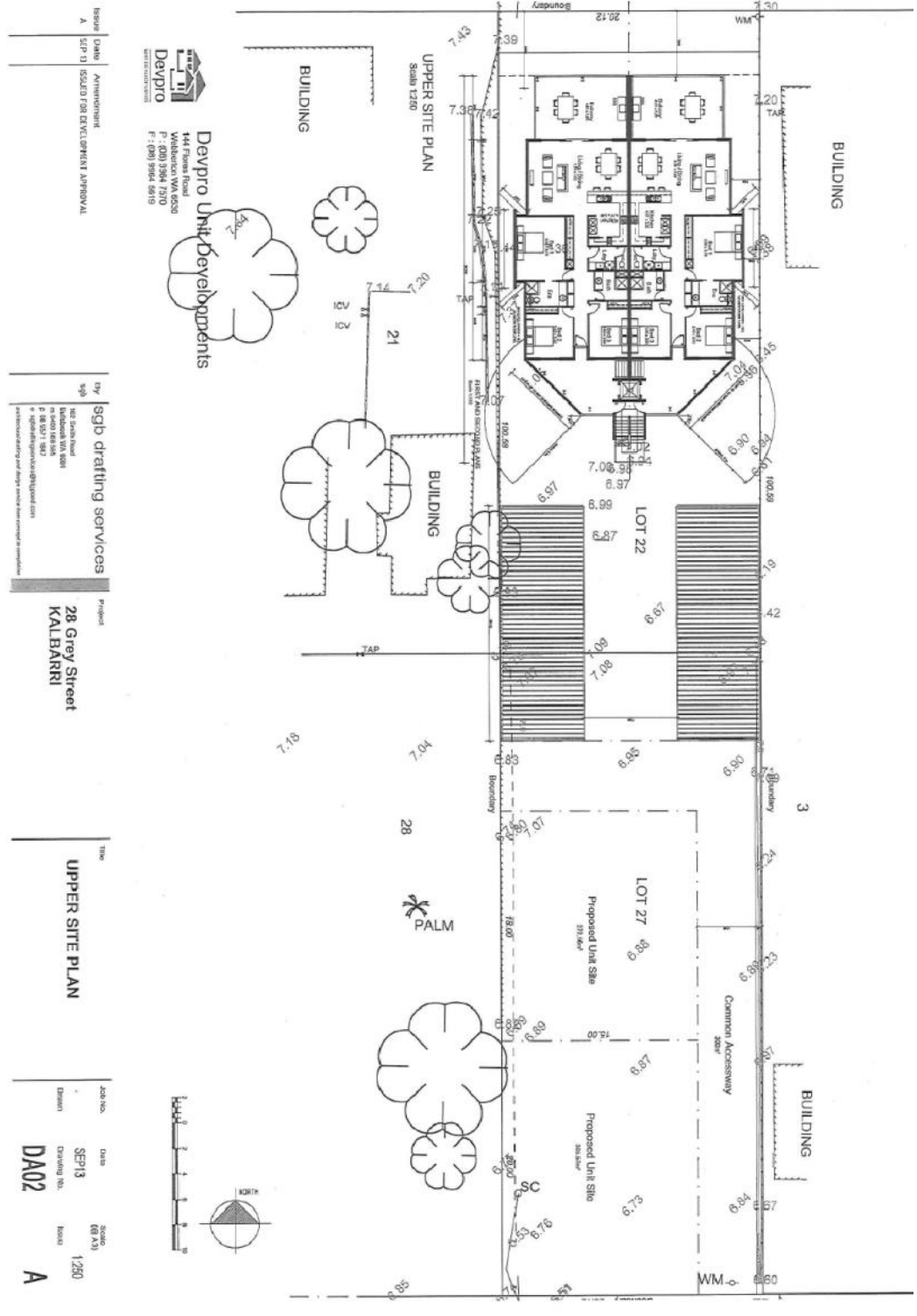




Devpro Unit Developments
144 Fletes Road
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Issue	A	Attachment	15/02/2014 FOR DEVELOPMENT APPROVAL
Drawn	DA06	Checked	DA06
Date	SEP 13	Client No.	28 Grey Street KALBARRI
Scale	1:100	Project	28 Grey Street KALBARRI
Author	DA06	By	sqb drafting services
			150 Park Road Bullambu WA 6004 P 08 9577 1847 E sqbdrafting@optusnet.com.au
			architectural styling and design services for home and commercial projects





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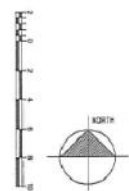
Issue Date: **SEP 13**
Amendment: **A**
Title: **ESD/F28 DEVELOPMENT APPROVAL**

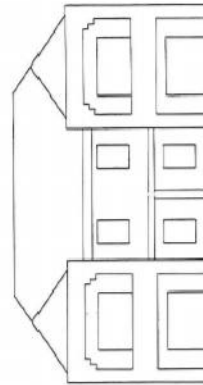
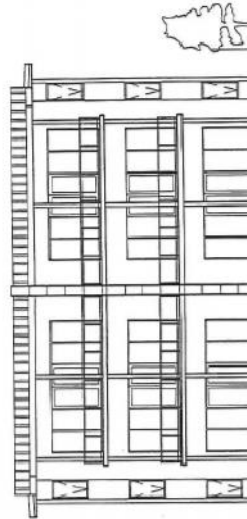
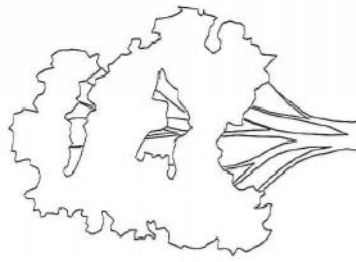
By: **sgb drafting services**
102 South Road
Northampton, Western Australia
P: 08 9394 1987
www.sgbdrafting.com.au

Project: **28 Grey Street
KALBARRI**

Title: **UPPER SITE PLAN**

Date: **SEP 13**
Drawing No: **DA02**
Scale: **1:250**
Author: **A**





NORTH (GREY ST) ELEVATION
Scale 1:200

APPENDIX 2

RESIDENTIAL DEVELOPMENT ASSESSMENT SHEET

Multiple Dwelling/s

APPLICATION DETAILS:

File No: 10.6.1.3 / 28 GRE

Assessment Number: A255 / A2472

OFFICER NAME	Hayley Williams		APPLICATION No.	
PROPOSAL	Six (6) Multiple Dwellings (Three Storeys)			
LOCATION	Lots 22 & 27 (No. 28 & 27) Grey and Hackney Streets, Kalbarri			
APPLICANT	LD, KJ & Gm Seignior & Koric Pty Ltd			
OWNER	As above			
APPLICATION RECEIVED	8.10.2013	APPLICATION DATED	29.09.2013	
ZONING	Residential R50/R60 Additional Use 1	LOT AREA	Lot 22 1012m2 Lot 27 1012m2 Amalgamation Application	

REFERRALS:

	Y / N and Comment
Health/Build/Engineering	Building permit required
DPI	-
Main Roads	-
Heritage Council	-
Other	

CONSULTATION:

Town Planning Scheme	No. 10		No. 9	
	14 Days		14 Days	
Consultation for Planning Proposals LPP	Level of Consultation Required:			
Advertising				
Required Y /N	Y	START	25.10.13	END
Comments:	Geraldton Guardian / Kalbarri Town Talk			
Adjoining Landowner				

Required Y/ N	Y	START	25.10.13	END	29.11.13
Comments:	Referral to adjoining landowners – multiple units				
Sign on Site					
Required Y/ N	Y	START	25.10.13	END	29.11.13
Comments:	Sign placed on site, has remained in place during advertising				
R-CODE SUMMARY OF ISSUES:					
Height variation / inadequate information					

RESIDENTIAL DESIGN CODES: PART 6					
Note: AD = Acceptable Development Provision (provides benchmark for assessment) Comment section is provided for comments associated with assessment under the Performance Criteria					
6.1 CONTEXT					
6.1.1– BUILDING SIZE					
	Required	Proposed	OK		
Min. Lot Size (Scheme)	2000m ²	2024m ²	OK	Amalgamation required	
Plot Ratio (RCodes)	0.6	0.6	OK	68% of CP Driveway included 825.16m ² permissible	
6.1.2 – BUILDING HEIGHT (Table 4 R-Codes & Scheme)					
	R-Codes	Scheme	Proposed	OK	Comment
Top of External Wall (Roof Above)	9.0m	-	9.04m		
Top of External Wall (Concealed Roof)	10.0m		10.0		
Top of Pitched Roof	12.0m	8.5m	10.0m	N	Variation under Scheme
Note: Also refer to TPS No. 9 – Kalbarri maximum height permissible 8.5m					
6.1.3 – Street Setback (Table 4)					
DWELLING 1	AD Provision	Proposed	OK	Comment	
Primary Street Setback	2m	5m	OK		
Secondary Street Setback	2m	-	-		
Balconies located within property boundary	Y	Y	OK		
Comments: Primary street calculated as Grey Street. No vehicle access from this street.					

6.1.4 – Lot Boundary Setbacks (Table 2a & 2b)						
	AD Provision Gnd/1 st /2 nd floor		Proposed		OK	Comment (eg. Letter of non-objection provided, objection received, P.C. etc...)
	1 st S	2/3S	1 st S	2/3S		
Side (E)	1m	1.4m	1.2m/nil	1.2m	N	
Side (W)	1m	1.4m	1.2m/nil	1.2m	N	
Rear (S)	m	m	m	m		Internal setback
Building on Boundary. Does the Building on Boundary Meet with the A.D provisions of Clause 6.3.2?			Parapet walls to both side boundaries with garage – Adj LO have provided their support.			
6.1.5 - Open Space (Table 4)						
	AD Provision	Proposed	OK	Comment		
Open Space (%)	45%	60%	OK			
6.2 STREETScape						
6.2.1 – Street Surveillance						
	AD Prov.	Provided	OK	Comment		
C1.1 Street elevations of building to address the street,		Units facing Grey Street	OK			
C1.1 Facades generally parallel	Y	Y	OK			
C1.1 Clearly definable entry points visible and accessed from street		Two definable Pedestrian Access points	OK			
C1.2 Surveillance of Street	Habitable room / Balcony	Balcony	OK			
C1.3 Basement Parking	No more than 1m above NGL	m	NA			
6.2.2 – Street walls and fences						
Street Wall / Fence	1.2m solid height	Visually permeable	OK			
6.2.3 – Sightlines						
% of Garage Door or Wall Width of Frontage	1.5 x 1.5 0.75m	At rear	OK			
6.2.4 – Building Appearance						
Building Design (Check to see if LPP governs area or design of building ie. prefabricated)			TPS No. 9 – Provisions relating to variation to building height			

structures)				
Comments: Applicant has provided streetscape elevations, albeit not in colour				
6.3 – SITE PLANNING & DESIGN				
	AD Prov.	Provided	OK	Comment
6.3.1 - Outdoor Living Areas				
C1 Outdoor Living	1 Balcony or equivalent	Y	OK	
	Accessed from habitable room	Living	OK	
	Min 10m ²	35m ²	OK	
	Min dim 2.4m	5m	OK	
6.3.2 - Landscaping				
C2 I Front setback	No carpark Max 50% hard surface	Landscape setback	OK	*Require Landscaping Plan as condition of approval
6.3.2 – Landscaping cont.				
	AD Prov.	Provided	OK	Comment
C2ii – Pathways	Separate pedestrian path	To front setback	OK	
	Wheelchair accessible			Unsure - condition
	Connecting all entries to buildings with public foot path and car parking area			Unsure – plans contain pathway alongside of units, but not to Garages. Need more info.
C2iii	Landscaping between carbays		NA	
C2iv	Lighting to pathways, communal open space and car parking			Unsure – Need more info / Condition
C2v	Clear sightlines		NA	

6.3.3 – Car Parking (Location B – Large >110m ²)				
	AD Prov.	Provided	OK	Comment
C3.1 No. Car Bays / Dwg.	1.5 per unit 9 bays	12	OK	
C3.2 Bicycle Parking	1 space / 3 units			
No. Visitors Bays / Also TPS No. 9 Provisions	0.25 per unit 2 bays	-		11 bays required / 12 provided but no clear marking of visitor bays
6.3.4 – Design of car parking spaces				
	AD Prov.	Provided	OK	Comment
C4.1 Design of Parking: Width	2.4m + 0.3m	6m	OK	AS2890.1
Depth	5.4m internal	5.8m	OK	
Manoeuvring	6.0m	7.0m	OK	
C4.2 Visitors Bays –	Clearly signposted, marked, visible, accessible path		N	No visitor bays clearly defined/marked
C4.3	Landscaping external bays		NA	
C4.4	Concealed		OK	
6.3.5 – Vehicular Access				
Vehicular Access:	<ul style="list-style-type: none"> Limited to one opening per 20m street frontage Access to on site car parking spaces from primary street where no secondary street or right of way exists 			1 opening at rear from Hackney Street
Access in a Forward Gear If:	<ul style="list-style-type: none"> Driveway serves 5 or more dwellings. Distance from bay to street is greater than 15m. If the street is a Primary, District or arterial road (Refer Scheme Map) 			Forward gear provided
Driveways:	<ul style="list-style-type: none"> To be adequately paved and drained 			No information provided - Condition
Multiple Drive Widths	<ul style="list-style-type: none"> Two way access 			4.5m battleaxe accessleg No truncation
6.3.6 – SITE WORKS				
Excavation or	<ul style="list-style-type: none"> C6.1 Excavation or filling between street and building or within 3m of street alignment not exceed 0.5m 			No retaining

Fill	<ul style="list-style-type: none"> Excavation or filling within site and behind a street setback line limited by compliance with building height and setback limits Subject to cl 6.3.6C6.2, all excavation or filling behind street setback and within 1m of boundary shall not be more than 0.5m above the NGL 			
Setback of Retaining	<ul style="list-style-type: none"> Where retaining wall less than 0.5m high is required on a lot boundary it me be located up to the lot boundary subject to the provisions of cl 6.1.4 and 6.4.1 	No retaining		
Stormwater Management	<ul style="list-style-type: none"> All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site, where climatic conditions allow for effective retention of stormwater onsite. 	No stormwater management plan provided - Condition		
6.4 – BUILDING Design				
6.4.1 – Visual Privacy				
C1.1 Major openings and unenclosed active habitable spaces, which have a floor level of more than 0.5m above NGL and overlook any part of a residential property behind street setback				
R50 & Lower	AD Prov	Proposed	OK	Comment
Bedroom & Studies	4.5m	m		
Other Habitable Room	6.0m	m		
Balcony etc.	7.5m	m		
COMMENT: Or provided with permanent screening to restrict views within the cone of vision / Screening devices				
6.4.2 – Solar access for adjoining sites				
	AD Prov	Proposed	OK	Comment
Solar Access	50%			
COMMENT:				
6.4.3 – Dwelling size				
	AD Prov	Proposed	OK	Comment
C3.1 More than 12 Dwg	Min 20% 1 Bed max 50%		NA	
	Min 40% 2 Bed		NA	
	No smaller than 40m ²		OK	
Comment: All three bedroom units				
6.4 – Outbuilding / External fixtures / Utilities				
	AD Prov	Proposed	OK	Comment
Outbuildings	Not attached			No outbuildings provided

	Non-habitable			
	>60m ²			
	Wall height 2.4m			
	Ridge height 4.2m			
	Primary setback			
	Open space			
	Setbacks			
External fixtures	C5.1 Solar			None provided
	C5.2 TV			None provided
	C5.3 Other			Utilities screened from Grey Street
Utilities and Facilities				
Storeroom	4m ² / 1.5m		N	None provided
Rubbish	Accessible / screened		?	Bins collected from street – need compound on plan - Condition
Clothes drying	Screened		?	

APPENDIX 3

No	Submitter	Affected Property Address	Submission Detail	Comment/Recommendation
1.	L & P Loffler PO Box 365	None provided	<p>Support</p> <ul style="list-style-type: none"> • Kalbarri tourism needs more developments to improve its amenity and attract higher number of tourists and permanent residents. 	<ul style="list-style-type: none"> - A single residential development of six apartments is unlikely to attract a higher number of tourists or substantially increase the overall amenity of the Townsite. The perception that a single residential development will solve the downturn in the tourism industry is misguided. Whilst it is acknowledged that a new development in the location of Carolanda House may improve the amenity through modernisation of this site it is arguable that the overall amenity of the town will not be substantially increased.
2.	J Brandenburg	None provided	<p>Support</p> <ul style="list-style-type: none"> • Any progress must be good for Kalbarri. 	<ul style="list-style-type: none"> - The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy (KTS)</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
3.	J Schleicher & F Graham PO Box 115	None provided	<p>Objection</p> <ul style="list-style-type: none"> • Building does not comply with Section 5.2 of TPS No. 9. • Similar application was made for Lot 21 it was refused with some 50 people objecting. • If this is approved why can't Lots 20 and 21 have the same density approved. 	<ul style="list-style-type: none"> - This is correct and hence why the proposal has been advertised in accordance with Clause 5.2 to seek a variation to the height limit. - An Application for Planning Approval was made in January 2006 for four (4) tourist accommodation units, consisting of three storeys and 9.55m. Over 100 submissions were received with only one (1) in support of the proposal. At his time there was also no guiding Strategy for Council to use to reinforce the location of buildings in excess of 2 storeys as there is now under the KTS. - Each Application for Planning Approval is assessed on its merits but if Council choose to overlook a very clear recommendation surrounding height contained within the KTS there would be a stronger case applying a similar principle to future applications in adjacent locations.

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3.	Continued.		<ul style="list-style-type: none"> Proposed building is visually incompatible with its surroundings and will affect visual amenity of the locality 	<ul style="list-style-type: none"> The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.
4.	D Jenks PO Box 104	None provided	Indifferent	Noted
5.	C Screaigh PO Box 376	None provided	<p>Indifferent</p> <ul style="list-style-type: none"> It can't harm the town in anyway. It does not have an impact on anyone's existing view. 	<ul style="list-style-type: none"> The impact of the three storey development on the amenity of the location is considered significant and will certainly alter the look of the foreshore. Given the landowner is developing both lots (Grey and Hackney Streets) there will be no immediate impact on the neighbours to the rear of Grey Street. However, consideration needs to be given to the nature of the development and the potential for further increases in height limits along Grey Street and the very real impact that is likely to occur in affecting the amenity of the locality.
6.	K Irwin PO Box 303	None provided	Support	Noted
7.	S Krakouer 22 Harvey Place	22 Harvey Place, Kalbarri	Support	Noted
8.	D Ritchie PO Box 586	None provided	Support	Noted
9.	A Collell PO Box 593	None provided	Support	Noted

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10.	S Webber PO Box 551	None provided	<p>Support</p> <ul style="list-style-type: none"> No higher than surrounding buildings. Good for town, business. 	<ul style="list-style-type: none"> The proposed building is three (3) storeys and 10m in height, the adjoining buildings (Murchison View Tourism Accommodation) is only 2 storeys but has a roof pitch of a similar height. Whilst it may not be any higher than adjoining buildings the character and nature of the building is vastly different in that the building bulk is substantially larger than the two storey buildings along this portion of Grey Street. The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
11.	N Brown PO Box 464	None provided	Support	Noted
12.	G Ivey PO Box 159	None provided	Support	Noted
13.	N Wheatfill 18 Crocos Circuit, Kalbarri	18 Crocos Circuit, Kalbarri	<p>Support</p> <ul style="list-style-type: none"> Progress badly needed for town. 	<ul style="list-style-type: none"> The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
14.	N Simmons PO Box 69	None provided	Support	
15.	B Nunn PO Box 385	None provided	<p>Support</p> <ul style="list-style-type: none"> To improve Kalbarri and update. 	<ul style="list-style-type: none"> The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.

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16.	E Stubbs PO Box 587	None provided	Support <ul style="list-style-type: none"> • Good to modernise town 	<ul style="list-style-type: none"> - The proposed development consists of a modern design, with its flat roof and square (box shaped) front facade and provides a modern concept for a residential dwelling with six (6) multiple dwellings. It is however, only one development in a potential string of redevelopment sites along Grey Street and consideration needs to be given to the appearance of the multiple residential dwelling. It may well be that there is greater design gain for the Grey Street precinct, if Council chose to review the number of storeys in this location and rather than have a developer try to squeeze a three storey development within a two storey that a better design outcome was achieved that reflected the character and environment of Kalbarri rather than mirroring multiple residential development of a more urban nature.
17.	Name indecipherable PO Box 220	None provided	Support	Noted
18.	C Kearney PO Box 80	None provided	Support	Noted
19.	M & G Clune PO Box 488	None provided	Support <ul style="list-style-type: none"> • Improve the outlook of foreshore. • Great thing for Kalbarri. 	<ul style="list-style-type: none"> - The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged. - The notion that "any" progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.

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20.	P Dooley PO Box 5	None provided	<p>Support</p> <ul style="list-style-type: none"> Does not impact on foreshore. 	<ul style="list-style-type: none"> The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.
21.	R & M Elliot PO Box 726 Geraldton	Murchison View Apartments	<p>Support</p> <ul style="list-style-type: none"> Outstanding modern day complex that will enhance Kalbarri's waterfront. 	<ul style="list-style-type: none"> The proposed development consists of a modern design, with its flat roof and square (box shaped) front facade and provides a modern concept for a residential dwelling with six (6) multiple dwellings. It is however, only one development in a potential string of redevelopment sites along Grey Street and consideration needs to be given to the appearance of the multiple residential dwelling. It may well be that there is greater design gain for the Grey Street precinct, if Council chose to review the number of storeys in this location and rather than have a developer try to squeeze a three storey development within a two storey that a better design outcome was achieved that reflected the character and environment of Kalbarri rather than mirroring multiple residential development of a more urban nature. The notion that "any" progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.

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22.	C Stanton PO Box 1	None provided	<p>Support</p> <ul style="list-style-type: none"> Valuable to the town as it will be for residents of the town. 	<p>- The proposed developments value needs to be assessed in a variety of means. Whilst it may provide some value to residents of the town, value needs to be also considered in terms of the long lasting impact it will have on the streetscape, character and built environment. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.</p>
23.	R Olsen PO Box 292	None provided	<p>Support</p>	Noted
24.	C Cruikshank	20 Glass Street, Kalbarri	<p>Support</p>	Noted
25.	R McJigh PO Box 45	None provided	<p>Support</p> <ul style="list-style-type: none"> Progress is healthy for the town. 	<p>- The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.</p>
26.	D McDonald PO Box 553	None provided	<p>Support</p> <ul style="list-style-type: none"> Great for the town. Appeal to a lot of people. 	<p>- The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.</p>

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27.	W Bishop PO Box 274	None provided	Support	Noted
28.	M Masken PO Box 547	None provided	Support	Noted
29.	JM Watts PO Box 3	None provided	Support <ul style="list-style-type: none"> Observing the coloured street profiles and having an understanding of the planning parameters I approved of the proposal. 	<ul style="list-style-type: none"> Coloured street profiles were not provided to Council as part of the Application for Planning Approval process, although black and white copies have been obtained. The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.
30.	T & K Atkins PO Box 422	None provided	Support	Noted
31.	R Burges PO Box 536	None provided	Support	Noted
32.	M Lissiman 53 Gurnard Court, Sorrento	None provided	Support	Noted
33.	J Boschetti PO Box 77 Geraldton	None provided	Support	Noted
34.	D & B Bellairs PO Box 77	None provided	Support	Noted

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35.	J Waite & F Sutherland PO Box 4	None provided	<p>Support</p> <ul style="list-style-type: none"> For Kalbarri to progress and develop we have to encourage affordable investment. Limited land on Grey Street, for there to be a return on investment height restrictions would have to be changed. Invigorate and support investment to improve and promote a positive and prosperous future for Kalbarri and the Shire of Northampton. 	<ul style="list-style-type: none"> The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable. This may be an issue that Council would like to review in the <i>Kalbarri Townsite Strategy</i> and make a new recommendation for all land along Grey Street to have increased heights to encourage redevelopment and investment. Whilst it is acknowledged there is a need to create opportunities for redevelopment and this is evidenced by an increased height limit for certain precincts (such as the area between Porter and Woods Street), it is important to also value the character and nature of the environment. As supported by the <i>Kalbarri Townsite Strategy</i> and the community, there needs to be a uniform approach taken to an increase in height within the Kalbarri Townsite and this has been done through careful and measured planning to date. To overlook the strategic recommendations of the <i>Kalbarri Townsite Strategy</i> to support one investment opportunity is considered to be detrimental to orderly and proper planning.
36.	S Cairns PO Box 615	None provided	<p>Support</p> <ul style="list-style-type: none"> Contemporary building on the foreshore. Modern and appealing to future buyers of property in Kalbarri. 	<ul style="list-style-type: none"> The proposed development consists of a modern design, with its flat roof and square (box shaped) front facade and provides a modern concept for a residential dwelling with six (6) multiple dwellings. It is however, only one development in a potential string of redevelopment sites along Grey Street and consideration needs to be given to the appearance of the multiple residential dwelling. It may well be that there is greater design gain for the Grey Street precinct, if Council chose to review the number of storeys in this location and rather than have a developer try to squeeze a three storey development within a two storey that a better design outcome was achieved that reflected the character and environment of Kalbarri rather than mirroring multiple residential development of a more urban nature.

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37.	P Thomas	4 Zephyr Court, Kalbarri	Support <ul style="list-style-type: none"> Quality development lifting the town's appearance. 	- The proposed development consists of a modern design, with its flat roof and square (box shaped) front facade and provides a modern concept for a residential dwelling with six (6) multiple dwellings. It is however, only one development in a potential string of redevelopment sites along Grey Street and consideration needs to be given to the appearance of the multiple residential dwelling. It may well be that there is greater design gain for the Grey Street precinct, if Council chose to review the number of storeys in this location and rather than have a developer try to squeeze a three storey development within a two storey that a better design outcome was achieved that reflected the character and environment of Kalbarri rather than mirroring multiple residential development of a more urban nature.
38.	D Waite PO Box 271	None provided	Support	Noted
39.	S & R Hansen PO Box 81	None provided	Support	Noted
40.	Sullivan Bay Investments P/L 9 Eastcott Way, Geraldton	None provided	Support <ul style="list-style-type: none"> Own four units in Pelican Shores we fully support the development. Positive step forward for the town of Kalbarri. 	- The notion that "any" progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i> . Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
41.	J Higgot PO Box 491	Beach's Boutique	Support	Noted
42.	E Haskell PO Box 118	None provided	Support	Noted
43.	G Kennedy PO Box 153	None provided	Support	Noted

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44.	L Watson PO Box 413	None provided	<p>Support</p> <ul style="list-style-type: none"> It is crazy the way the planning is arranged for Grey Street. 	<ul style="list-style-type: none"> The Kalbarri Townsite and Grey Street in particular have suffered over many years due to ad hoc planning and a lack of strategic planning framework. This framework now exists with the Kalbarri Townsite Strategy. This strategic which was adopted in 2012 recommends that the subject land only contain two storeys. It is argued that to increase the height limit for this site will contribute to ad hoc planning and adversely affect the existing beauty, character quality of environment or streetscape generally
45.	B Mitchell PO Box 264	None provided	<p>Support</p> <ul style="list-style-type: none"> We as a town have to have this sort of development to go forward. 	<ul style="list-style-type: none"> The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
46.	L Sears PO Box 153	None provided	<p>Support</p> <ul style="list-style-type: none"> The river is Kalbarri, lets progress compliment it. Enhance those offering sensible development. We all suffer trying to remain here. Run businesses when the town is stagnant. Edge resort was the last project offering work and the town thrived, it has modernised the town. Luxury units offer opportunity for more people to live on the waterfront. 	<ul style="list-style-type: none"> The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable. Edge Resort although contained an increase in height did not exceed two storeys and is considered to be in harmony with the character of Kalbarri. Grey Street Precinct is a premier location and it is therefore necessary for Council to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.

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47.	R Ralph PO Box 347	None provided	<p>Support</p> <ul style="list-style-type: none"> Progress of a tasteful nature is welcome. Kalbarri needs to progress and move forward. 	<ul style="list-style-type: none"> The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
48.	B Burges PO Box 65	None provided	<p>Support</p> <ul style="list-style-type: none"> We live in 2013, Kalbarri needs to be up to date and modern with amenities to attract people to live and visit. Must keep our town viable. 	<ul style="list-style-type: none"> The proposed development consists of a modern design, with its flat roof and square (box shaped) front facade and provides a modern concept for a residential dwelling with six (6) multiple dwellings. It is however, only one development in a potential string of redevelopment sites along Grey Street and consideration needs to be given to the appearance of the multiple residential dwelling. It may well be that there is greater design gain for the Grey Street precinct, if Council chose to review the number of storeys in this location and rather than have a developer try to squeeze a three storey development within a two storey that a better design outcome was achieved that reflected the character and environment of Kalbarri rather than mirroring multiple residential development of a more urban nature.
49.	S & S Voloczi 12 Allen Street, South Perth	U22 Pelican Shore Villas	<p>Support</p> <ul style="list-style-type: none"> Height of proposed building is not an eyesore. Close to front elevation of Murchison View Apartments It would enhance the visual street appeal of the area. 	<ul style="list-style-type: none"> The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.

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49.	Continued		<ul style="list-style-type: none"> • Does not impair on anyone's views. • Location is sensible. • Will be flow on effect to economy in Kalbarri and beneficial to local business. 	<ul style="list-style-type: none"> - Given the landowner is developing both lots (Grey and Hackney Streets) there will be no immediate impact on the neighbours to the rear of Grey Street. However, consideration needs to be given to the nature of the development and the potential for further increases in height limits along Grey Street and the very real impact that is likely to occur in affecting the amenity of the locality. - The proposed development site is not located within the key strategic sites marked by the KTS for three (3) storey buildings. - The notion that "any" progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable
50.	D & W Sutherland PO Box 408	None provided	<p>Support</p> <ul style="list-style-type: none"> • Does not encroach upon anyone's views. • Located in an accommodation area. • Exclusive new building will only benefit the look of Kalbarri. 	<ul style="list-style-type: none"> - Given the landowner is developing both lots (Grey and Hackney Streets) there will be no immediate impact on the neighbours to the rear of Grey Street. However, consideration needs to be given to the nature of the development and the potential for further increases in height limits along Grey Street and the very real impact that is likely to occur in affecting the amenity of the locality. - The proposed land use is for Multiple Dwellings for residential purposes not tourism accommodation. <p>The proposed development consists of a modern design, with its flat roof and square (box shaped) front facade and provides a modern concept for a residential dwelling with six (6) multiple dwellings. It is however, only one development in a potential string of redevelopment sites along Grey Street and consideration needs to be given to the</p>

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No	Submitter	Affected Property Address	Submission Detail	Comment/Recommendation
50.	Continued		<ul style="list-style-type: none"> • Make it more attractive to tourists and investors or to people wanting to live in a great town. 	<p>appearance of the multiple residential dwelling. It may well be that there is greater design gain for the Grey Street precinct, if Council chose to review the number of storeys in this location and rather than have a developer try to squeeze a three storey development within a two storey that a better design outcome was achieved that reflected the character and environment of Kalbarri rather than mirroring multiple residential development of a more urban nature.</p> <ul style="list-style-type: none"> - The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
51.	D & AL Tetai PO Box 198	Unit 20, No. 32 Grey Street, Kalbarri	<p>Object</p> <ul style="list-style-type: none"> • Accessway from Hackney Street only point of access for vehicles. • We are permanent residents in Unit 20 (No. 32) Grey Street and the boundary fence that runs alongside our kitchen and lounge areas. • Noise associated with potentially 12 vehicles is considered unreasonable. 	<ul style="list-style-type: none"> - The proposed accessway from Hackney Street will provide the only entry/exit point for the six multiple dwellings. The accessway has been designed to allow for two way access in some locations, however, the driveway needs to be truncated to allow for better manoeuvring. As the site is zoned R50/R60 there is the potential for an increased number of dwellings in this location and although there may be increased noise associated with vehicle traffic this is considered acceptable given the zoning. - If the primary concern relates to screening along this boundary then discussions should be made between the adjoining landowners with regard to the dividing fence and its replacement when the development occurs. Should Council grant approval this will be noted as an Advice Note to the Applicant/Landowner.

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No	Submitter	Affected Property Address	Submission Detail	Comment/Recommendation
52.	GL Fletcher PO Box 122	None provided	<p>Object</p> <ul style="list-style-type: none"> • Building height too high for front road (Grey Street). • If approved there is the potential to add on every multi-residential, residential and commercial building in our town, creating gridlock on Grey Street and other traffic impacts. • How long before 3 storeys isn't enough, why not four or five storeys? 	<p>The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points is acknowledged</p>
53.	S & D Brown 425 Pinjarra Road, Mandurah	None provided	<p>Support</p> <ul style="list-style-type: none"> • Kalbarri is a tourist centre and this leans toward this. • Does not impinge upon anyone's views. 	<ul style="list-style-type: none"> - The notion that "any" progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable. - Given the landowner is developing both lots (Grey and Hackney Streets) there will be no immediate impact on the neighbours to the rear of Grey Street. However, consideration needs to be given to the nature of the development and the potential for further increases in height limits along Grey Street and the very real impact that is likely to occur in affecting the amenity of the locality.

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No	Submitter	Affected Property Address	Submission Detail	Comment/Recommendation
54.	H Baumann 22 La Salle Road, Alexander Heights	None provided	Object <ul style="list-style-type: none"> Three storey development is too large for the riverfront in Kalbarri. 	<ul style="list-style-type: none"> The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.
55.	J & R Lee 7 Eastcott Way, Geraldton	Unit 5 Murchison View	Support <ul style="list-style-type: none"> Kalbarri needs development of this nature to give the town a lift, it may be the start of bigger and better things. 	<ul style="list-style-type: none"> The notion that "any" progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the <i>Kalbarri Townsite Strategy</i>. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
56.	S Berg & L Ross	39 & 43 Mortimer Street, Kalbarri	Object <ul style="list-style-type: none"> Three storey development will destroy the character of our town. It is too big/high. 	<ul style="list-style-type: none"> The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of

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			<ul style="list-style-type: none"> It will set a precedent for others to follow. 	<p>environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged.</p> <ul style="list-style-type: none"> Each Application for Planning Approval is assessed on its merits but if Council choose to overlook a very clear recommendation surrounding height contained within the KTS there would be a stronger case applying a similar principle to future applications in adjacent locations.
57.	H & D Ralph	14 Grey Street, Kalbarri	<p>Object</p> <ul style="list-style-type: none"> Two storeys are sufficient for this location. Kalbarri does not need this at present and has the potential to create a precedent around the Townsite. 	<ul style="list-style-type: none"> The proposed three storey building is 10 metres in height and whilst the application includes a streetscape elevation which details that the proposed development is not exceedingly higher than the adjoining tourism accommodation site (Murchison View) it is considered that the three storey building will not be in harmony with the character and height of buildings generally in the locality. The portion of Grey Street which is removed from the town centre and contains the northern facing aspect has a predominantly two storey character, which is further referenced by the Shire's key strategic planning tool, the <i>Kalbarri Townsite Strategy</i>. Council needs to be satisfied the proposal to increase the height and storeys in this location will not adversely affect the existing beauty, character quality of environment or streetscape generally. Concerns that it will adversely affect these points are acknowledged. Each Application for Planning Approval is assessed on its merits but if Council choose to overlook a very clear recommendation surrounding height contained within the KTS there would be a stronger case applying a similar principle to future applications in adjacent locations.
58.	I & G Dunn	Lot 825 Ajana-Kalbarri Road, Kalbarri	<p>Support</p> <ul style="list-style-type: none"> The Northampton Shire undertook visionary planning initiatives in 2008/9 which included considerable community consultation by way of public workshops. These clearly identified there is wide support for 3 storey development in prime locations along Grey Street, the central Kalbarri Townsite and particularly the riverfront. 	<ul style="list-style-type: none"> The Shire of Northampton in association with Larry Smith Planning undertook a series of community workshops to assist in drafting the <i>Kalbarri Townsite Strategy</i>. At these meetings the issue of height was discussed and it was made abundantly clear that the community did not want to see an overall increase in height or number of storeys throughout the Townsite. Instead a couple of key locations were chosen along Grey Street which are identified in Appendix 4 – in particular, TC1, TC3 (Porter through to Woods Street) C2 – IGA site. Outside of these areas it was proposed to limit development to two storeys only so as to reflect the wishes of the community in limiting the location of multi-storey development in the Kalbarri Townsite. Perhaps if this is reflective of the communities current view point on permitting multi-storey development throughout Kalbarri then Council may wish to consider reviewing the

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			<ul style="list-style-type: none"> • Kalbarri has not seen any major development for decades and it is badly in need of modern architecture and major injection of some serious money to bring life back into our town. • We have Northampton, Horrocks, Port Gregory and Binu: does every town in this Shire need to be eternally living in the past? 	<p>document.</p> <ul style="list-style-type: none"> - Kalbarri has seen a number of major developments in the last decade, such as the Kalbarri Edge Resort on Porter Street. This development applied for a variation to the height limit of 8.5m with its tallest elevation being 10.5m. However, given that it was two storeys it applied a design criteria that was reflective of its regional, coastal setting and was supported. - To state that the Shire of Northampton and its towns are eternally living in the past is offensive. The Shire of Northampton embraces development that acknowledges our history, is sustainable in its nature, references the character and setting of its environment and does not consider it appropriate to recommend approval of applications that disregard the strategic planning framework and the aspirations of the entire community.
59.	R Horak 75 Matherson Road, Applecross	None provided	<p>Support</p> <ul style="list-style-type: none"> • Great development and will enhance the area and Kalbarri. • Anyone investing in Kalbarri should be encouraged especially in the current economical climate of the town. 	<ul style="list-style-type: none"> - The notion that “any” progress, and in this case progress in the form of three storey development is good for Kalbarri is arguable. Whilst it will redevelop one site (Lot 22), this site is not earmarked for increased height limits under the Kalbarri Townsite Strategy. Furthermore, it is proposed to be used for permanent residential accommodation only and not for tourism accommodation so the impact that it will have on increasing tourism is also questionable.
60.	AG & S van Viersen	Unit 16 Pelican Shore	<p>Support</p>	<p>Noted.</p>

Appendix 4



6.3.2 PROPOSED CARAVAN PARK & RESORT DEVELOPMENT – LOT 10646 (NO. 399) RED BLUFF ROAD, KALBARRI - RECONSIDERATION OF CONDITIONS

LOCATION:	Lot 10646 (No. 399) Red Bluff Road, Kalbarri
APPLICANT:	LandWest
OWNER:	Summerstar Pty Ltd
FILE REFERENCE:	10.6.1.3
DATE OF REPORT:	1 November 2013
REPORTING OFFICER:	Hayley Williams -Principal Planner
APPENDICES:	
1	Correspondence from Summerstar Pty Ltd

AUTHORITY / DISCRETION:

Review - When Council reviews decisions made by Officers.

SUMMARY:

Correspondence has been received from Summerstar Pty Ltd regarding the approval granted by Council at their Ordinary Meeting held in November 2013. Their correspondence requests that Council reconsider two conditions of the planning approval namely:

Condition 10:

A dual use path being constructed along the frontage of the property to Red Bluff Road. Alternatively the local government is prepared to accept the developer paying to the local government the costs of such works as estimated by the local government, with such works to completed at the discretion of the local government;

Condition 13:

Before commencing the approved use the landowner shall enter into a legal agreement prepared by the local government's solicitors at the landowner's cost with the local government, to ensure that the tourist accommodation shall only be used for short stay accommodation purposes, with a maximum stay of 3 months occupancy per annum by any single tenant. The legal agreement shall charge the land and authorise the local government to lodge an absolute caveat to ensure the successors in title are likewise required to enter into a legal agreement in the same terms

Figure 1 – Location plan for Lot 10646 Red Bluff Road, Kalbarri



BACKGROUND:

Planning approval was granted to a 'Caravan Park' and 'Resort Development' for the subject land on 15 November 2013 by Council.

A meeting was held on the 27th of November with a representative of the Caravan Park - Mr Robert Steel to discuss the conditions of the Planning Approval with Mr Glenn Bangay, Mr Neil Broadhurst, Mrs Hayley Williams and Cr Scott.

A copy of the correspondence is included in **Appendix 1**.

COMMUNITY & GOVERNMENT CONSULTATION:

Nil.

FINANCIAL & BUDGET IMPLICATIONS:

Nil, however should Council choose to apply the same conditions and the applicant proceed to exercise their right of appeal, costs are likely to be imposed on the Shire through its involvement in the appeal process.

STATUTORY IMPLICATIONS:

Lot 10646 is zoned 'Tourist Accommodation' under the Scheme. The following table provides a list of the land uses that the application seeks approval for, the permissibility of these land uses and their definitions under the Scheme.

Land Use	Permissibility under Scheme	Scheme Definition
Camping Area	AA - means that the use is not permitted unless Council has granted Planning Consent	means any land used for the lodging of persons in tents or other temporary shelter.
Caravan Park	AA - means that the use is not permitted unless Council has granted Planning Consent	means an area of land specifically set aside for the parking of caravans and park homes or for the erection of camps on bays or tent sites allocated for that purpose.
Caretakers Dwelling	IP - means that the use is not permitted unless Council considers such use is incidental to the predominant use of the land and/or buildings	means a building used as a residence by the proprietor or manager having the care of the building, plant, equipment or grounds associated with an industry or business, carried on upon the same site.
Office	IP - means that the use is not permitted unless Council considers such use is incidental to the predominant use of the land and/or buildings	means a building or part of a building used for the conduct of administration, the practice of a profession, the carrying on of agencies, a post office, bank, building society, insurance office, estate agency, typist and secretarial services, or services of a similar nature, and where not conducted on the site thereof, the administration of or the accounting in connection with a commercial or industrial undertaking.
Resort Development	AA - means that the use is not permitted unless Council has granted Planning Consent	means a holiday accommodation complex development of permanent buildings for the short-term accommodation of tourists, including non-habitable buildings for the purposes of convention centre, restaurant, hall and other buildings and areas for the amenity of the residents as determined by Council.

Restaurant	AA - means that the use is not permitted unless Council has granted Planning Consent	means a building wherein food is prepared for sale and consumption on the premises and the expression shall include both a licensed or unlicensed restaurant; but does not include a kiosk or fast food outlet.
Shop	IP - means that the use is not permitted unless Council considers such use is incidental to the predominant use of the land and/or buildings	means any building wherein goods are kept, exposed or offered for sale by retail or hire, or within which services of a personal nature are provided (including a hairdresser, masseuse, beauty therapist or manicurist) but does not include a showroom, fast food outlet, liquor store or any other premises specifically defined elsewhere in this part.

Section 3.1.2.4 of the Scheme states the following objectives for the ‘Tourist Accommodation’ zone:

“Tourist Accommodation zone

- (a) *encourage the diversification of tourist accommodation to meet the requirements of the tourist population;*
- (b) *ensure that development proposals provide for on-site recreation, management and service areas and facilities to accommodate boat/trailer parking, in addition to the provision of walkways to allow separation of pedestrians and traffic;*
- (c) *provide for bus or coach parking associated with the development; and*
- (d) *require a high standard of building design and landscaping which complements the natural setting of the town generally and the particular site.”*

The Scheme states the following in relation to the determination of applications.

“6.5.2 In determining an application Council shall have regard to the objectives and provisions of the Scheme, and shall take into account inter alia:

- (a) *the nature of the proposed development in relation to the development either existing or proposed on adjoining land;*
- (b) *the size, shape and character of the lot upon which the development is to be carried out and the influence which these factors may have on the siting and nature of any new building”*

Section 1.6 lists the Scheme’s objectives with point (c) relating to the said application:

- “(c) *to zone land within the Scheme Area for the various purposes in order to promote orderly and proper development within the Kalbarri area”*

Section 6.2 of the Scheme states that there is power to relax development standards and requirements in accordance with the following:

“6.2.1 If a development, other than a residential development, the subject of an Application for Planning Consent, does not comply with a standard or requirement prescribed by the Scheme with respect to signs, building height, setbacks, site coverage, car parking, landscaping and related matters, Council may, notwithstanding that non-compliance, approve the application unconditionally or subject to such conditions as Council thinks fit.

6.2.2 The power conferred by this Clause may only be exercised if Council is satisfied that:

- (a) *approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality;*
- (b) *the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality; and*

- (c) *the spirit and purpose of the requirement or standard will not be unreasonably departed from thereby.*

Section 5.25 of the Scheme states in relation to the provision of water to a tourist accommodation site:

“No new dwelling house or tourist accommodation unit shall be constructed within the Scheme Area unless:

- (a) *it is connected to the Water Corporation reticulated water supply; or*
(b) *it is connected to an approved supply of potable water; or*
(c) *it incorporates into the approved plans a roof catchment water tank having a minimum capacity of 92,000 litres.”*

POLICY IMPLICATIONS:

Local Planning Policy – Holiday Tourist Accommodation Car Parking (2010)

The *Holiday Tourist Accommodation Car Parking - Local Planning Policy*, adopted in 2010, contains a set of provisions relating to car parking for resorts, staff parking associated with the development and boat/trailer parking.

3.2 Chalet & Cabin

3.2.1 *Where it is intended that the chalet or cabin is designed for one family (ie generally 1 or 2 bedroom, with single ablution facility), the general requirement for car parking shall be 1 space per unit.*

3.2.2 *Where it is evident that the chalet or cabin could be used by multiple families (ie generally 3 or 4 bedroom, with ensuite and additional ablution facility), the general requirement for car parking shall be 2 spaces per unit.*

3.5 Resort

A resort can contain a number of different accommodation types and facilities (eg Serviced Apartments along with Chalets and a Restaurant and Bar) and therefore the requirement for car parking will depend on the type of development.

4.0 BOAT/TRAILER PARKING

4.1 *The popularity of the Shire’s coastline for recreational fishing is acknowledged by Council, and therefore there is a genuine need to ensure that adequate boat/trailer parking is provided for guests especially in development within coastal towns.*

4.2 *In order to safeguard the amenity of the road verges and for safety reasons, holiday/tourist accommodation development should provide suitable on-site areas for boat/trailer parking having regard to the location, expected clientele and scale of development.*

5.0 ASSOCIATED STAFF/MANAGEMENT PARKING

The applicant will need to provide details on staffing numbers and management of the development and provide appropriate car parking for them.

Kalbarri Townsite Strategy (2012)

The Kalbarri Townsite Strategy includes a specific provision for the development of the Red Bluff Site. The recommendation is detailed below:

PRECINCT	RED BLUFF
Objective	<i>To provide for a range of tourist accommodation opportunities, capitalising on the premium views afforded by this a prime coastal location.</i>
Planning Area	Use & Development Provisions
RB1	<p>Tourist Resort :</p> <p>Encourage a broad range of short stay residential accommodation styles including caravan / camping, chalets and villas as an integrated resort complex with casual and formal food and beverage facilities.</p> <p>Open density.</p> <p>Two Storey height limit.</p>

	<p>Require on-site management and high level of facilities including adventure playground area, half courts tennis and basketball, pool / water playground and covered BBQ areas.</p> <p>Allow up to 25% permanent residential component to encourage re-development and defray development costs.</p>
	<p>Include the site in new Kalbarri Planning Scheme as “Tourist Accommodation”.</p> <p>Development to be subject to :</p> <ul style="list-style-type: none"> ▫ Approval by Council of a Detailed Local Structure Plan of site and minimum 28 day public advertising period; and ▫ Approval to Commence Development.

The proposed development reflects the objectives of the Kalbarri Townsite Strategy. However, given that the Scheme has not yet been updated to include specific provisions relating to the public advertising of a detailed local structure plan, as stated previously in the “Community and Government Consultation” section of the report Council may wish to advertise the proposal. The planning report, site plan and associated development plans would constitute a detailed local structure plan.

STRATEGIC IMPLICATIONS:

Economy & Marketing Strategies:

- Increase support for tourism across the Shire and enable tourism to become a major and sustainable industry for the Shire.
- Improve employment opportunities for youth across the Shire.

Environment Strategies:

- Increased protection of native flora through green belts.
- Encourage developers to retain natural vegetation on project sites.

Infrastructure Strategies:

- Ensure that there is sufficient land supply to meet the needs of commerce and industry across the Shire.

Social Strategies:

- Demonstrate a proactive approach to economic and community development.

The proposed development is considered to align with a number of key objectives of the Shire of Northampton – Plan for the Future and other key strategic policy documents such as the Kalbarri Townsite Strategy.

COMMENT

The landowner has requested that Council reconsider the application of Conditions No. 10 and 13.

Condition No. 10 relates to the construction or monetary contribution to a dual use pathway along a portion of Red Bluff Beach Road. The Manager for Works and Engineering has provided an indicative cost of around \$120 a lineal square metre which is estimated to be \$15,380.

The Manager for Works and Engineering has indicated that the condition is not seen as significant or different to other requests for arguably similar developments that would mean an increase in pedestrian/bike traffic as a result of the development. The proposed size and composition of the development is larger than the previous caravan park with the added attraction of a café and small shop that will be trying to attract patrons with a number of these accessing the area by foot or bike.

At present there is a land swap arrangement being finalised for the straightening of George Grey Drive. Once this has been completed Council may wish to consider connecting the two dual use paths from Eco Flora and Red Bluff Road and perhaps if Council undertakes this work then a contribution from the developer to construct a dual use path along Red Bluff Beach Road would not seem unreasonable.

Condition No. 13 relates to the preservation of the resort development for short stay accommodation. The landowner has stated that the caravan park should have been the sole use applied for under the Application and not resort development. As such the operation of the whole development will be under the *Caravan and Camping Act* (1997) and subject to the short stay provisions included within this statutory framework, negating the need for Condition No. 13.

CONCLUSION

Council needs to give consideration to the removal of conditions subject to the submission received by the landowner - Summerstar Pty Ltd.

VOTING REQUIREMENT:

Absolute Majority Required: No

OFFICER RECOMMENDATION – ITEM 6.3.2	For Council consideration
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**Red Bluff Eco Resort & Tourist Park
Summerstar Pty Ltd**

2nd December 2013

To: The Shire of Northampton

RE: Application to have conditions 10 and 13 removed from the Planning Approval and Conditions for Red Bluff Eco Resort & Tourist Park, lot 10646, no 399 Red Bluff Road Kalbarri

Attention: Hayley Williams.

Thank you for the opportunity to discuss the planning approval at the meeting on 27th November. I found it to be a very positive and open discussion and look forward to working with all involved.

Application to have condition 10 removed from the planning approval.

Based on the information provided at the above mentioned meeting it is our view that the Shire of Northampton should be responsible for the cost these works.

As the developer we have undertaken the responsibility to construct the Caravan Park, in doing so we have already made substantial commitments to the project that will enhance not only the project but the entire Red Bluff area.

1: Western Power is at design stage to remove at our cost estimated \$140,000 all overhead power lines on the north side of Red Bluff Beach Rd and relocate all power to underground service to supply Red Bluff Tourist Park and Wittecarra Beach House thus creating a safer and more aesthetically pleasing environment for visitors and a clear canvas for future road and or paving work. We have to date committed \$7000 to the design stage.

2: For access we have designed a slip road to be constructed adjacent to the Red Bluff Beach Rd to obtain safe entry and exit from the Caravan Park. Whilst we acknowledge our responsibility for the cost of this road we intend to in addition to this road supply and maintain at our cost a

landscaped verge using reticulated lawn and local native plants to enhance the overall vista.

It is our intention as we have done before in our other Caravan Parks to create a quality environment for our customers and specifically to respect the iconic nature of this site.

3: We have also discussed the matter of supply of water to Shire's beach ablution facility. As discussed at the November 27 meeting we would like to propose either of the following options for your consideration.

Option 1

To continue to supply the existing ablution block only using our gravity fed ground water. Shire to upgrade if required at their cost from our supply to your ablution block. No metering or charges would be enforced. An agreement drawn up by a legal representative at the shires cost to ensure ongoing supply and liability.

Option 2

To allow Shire to connect existing ablution block only to our new reticulated town water supply at their cost. This would include supply of a metered service. An agreement to be drawn up by a legal representative at the shire's cost to ensure ongoing supply and liability.

Note: Supply of water to any future development ie: beach showers, fish cleaning facilities, ablution upgrades etc would be subject to further discussion and renewed agreements.

In summary we believe that the substantial contributions referred to in the above 3 items far out way the contribution requested in condition 10 and therefore believe no requested or further contributions need be enforced.

Application to have condition 13 removed from the planning approval

As per discussion with Hayley Williams on December 2nd via phone I acknowledge that a misunderstanding has occurred in the application for Planning Approval. The reference to resort is an oversight on our behalf and is included in our title simply to reflect a resort quality style of accommodation. Summerstar Pty Ltd formally request to change the application to include a planning permit for a Caravan Park only. As this would be under the control of the Caravan and Camping Act (1997)

amended 2006, no further legal documents or caveats need to be requested or enforced.

I thank you for your consideration in this matter and look forward to your response.

Robert Steel
Project Manager
Red Bluff Eco Resort & Tourist Park
(For and on behalf of Summerstar Pty Ltd)

6.3.3 REQUEST FOR MANAGEMENT OF RESERVE 13126, LOT 4945 - GALENA, NORTHAMPTON

LOCATION:	Lot 4945, Reserve 13126, Galena
APPLICANT:	Mr Dean Cunningham
OWNER:	State of Western Australia
FILE REFERENCE:	10.9.1
DATE OF REPORT:	8 December 2013
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	
1.	Correspondence from Department of Lands

AUTHORITY / DISCRETION:

Quasi-Judicial - when Council determines an application within a clearly defined statutory framework, abiding by the principles of natural justice, acting only with discretion afforded it under law, and giving full consideration to Council policies and strategies relevant to the matter at hand. These decisions are reviewable by the State Administrative Tribunal.

SUMMARY:

The Shire is in receipt of correspondence from the Department of Lands with regards to the use of the abovementioned reserve for the purposes of camping and rehabilitation.

BACKGROUND:

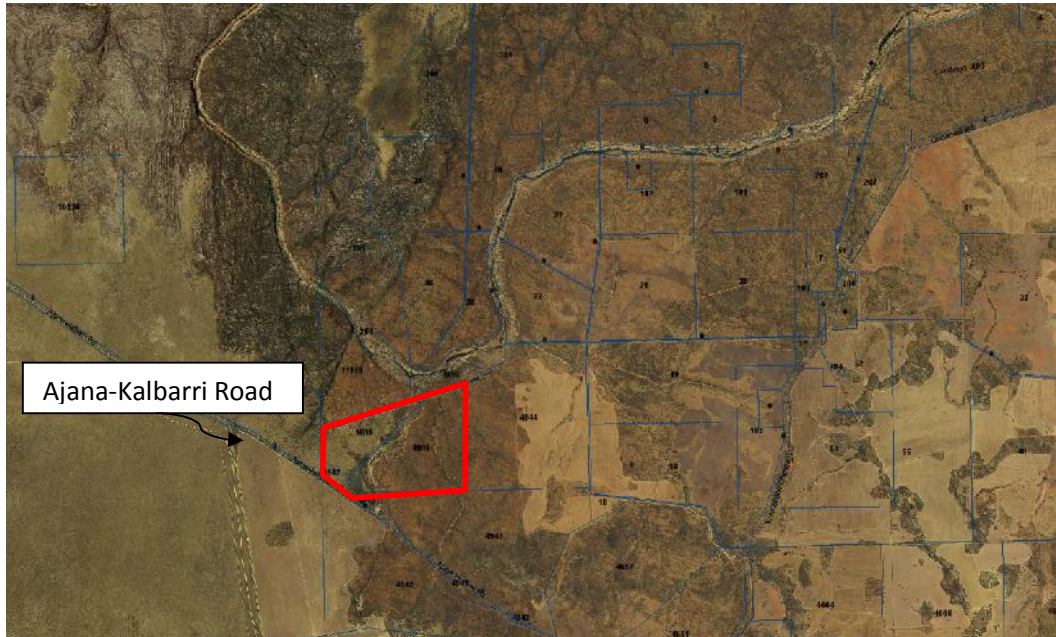
An initial request was received on 26 September 2013 from the Department of Lands seeking advice about the disposition of Reserve 13126 and comment on the proposal to use the reserve for camping and rehabilitation.

The Proposal:

To date, limited information has been provided to the Shire with regard to the proposed use of the reserve for camping and rehabilitation. The Department of Lands has provided contact details for the Shire to follow up with any additional questions, however, this has not occurred without the direction being first sought from Council.

A copy of the correspondence is included as **Appendix 1** to this report.

Figure 1 – Location Plan – Reserve 13126 (Lot 4945) Galena



COMMUNITY/GOVERNMENT CONSULTATION:

Nil.

FINANCIAL & BUDGET IMPLICATIONS:

Nil.

STATUTORY IMPLICATIONS:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10

The subject land is zoned "General Rural" under Local Planning Scheme No. 10. The proposed use would require planning approval under the Scheme and would need to reflect objectives of the Scheme Zone and also the strategic direction set down by the Local Planning Strategy.

POLICY IMPLICATIONS:

Local: Shire of Northampton Local Planning Strategy

Local Planning Strategy

The subject land is located in the Rangelands Precinct. One of the Community - Strategies and Actions of this precinct relates to the Galena Mining Heritage Area, which Reserve 13126 sits adjacent to. In particular it states:

<p>Ensure that the Galena townsite compliments the low-key tourism function of the surrounding Galena Mining Heritage Area.</p>	<ul style="list-style-type: none"> • Restrict any form of urban development. • Allow uses in accordance with the Galena Mining Heritage Area Management Plan.
<p>Conserve heritage buildings and places.</p>	<ul style="list-style-type: none"> • Maintain an updated Municipal Heritage Inventory. • Actively pursue the implementation of the Galena Mining Heritage Area Management Plan.

The issue that is raised relates to the recommendations made by the Galena Mining Heritage Area Management Plan, whereby camping is not permitted. It is noted that the subject lot sits just outside of the Galena Mining Heritage Area.

STRATEGIC IMPLICATIONS:

Nil.

COMMENT:

Given the lack of information that has been provided to date, it is considered pertinent that Council receive a higher level of information regarding the proposal. To do this it is recommended Council respond to the Department of Lands stating they do not support the proposal without having first received an Application for Planning Approval which includes all the necessary information so Council staff can undertake a proper assessment of the proposal.

VOTING REQUIREMENT:

Absolute Majority Required: No

CONCLUSION:

It is recommended that Council respond to the Department of Lands stating they do not support the proposal without having first received an Application for Planning Approval under Local Planning Scheme No. 10 which includes all the necessary information.

OFFICER RECOMMENDATION – ITEM 6.3.3	For Council consideration
--	----------------------------------

APPENDIX 1



Government of Western Australia
Department of Lands

POSTED
PIC24896

Regional and Metropolitan Services

Your ref: 10.9.1/ OCR24988
Our ref: 10423-1910/01 Prompt Job No. 132407
Enquiries: Eugene Carmody Ph: (08) 6552 4775
Fax: (08)6552 4413
Eugene.Carmody@lands.wa.gov.au

11 November 2013

Chief Executive Officer
Shire of Northampton
PO Box 61
NORTHAMPTON WA 6535

Attn: Garry Keefe

NORTHAMPTON SHIRE COUNCIL				
File: 10.9.1				
14 NOV 2013				
Admin	Eng	Hlth Bldg	Town Plan	Rang
CKL				

Dear Mr Keefe

REQUEST FOR MANAGEMENT OF RESERVE 13126, LOT 4945 ON DEPOSITED PLAN 232410 – SHIRE OF NORTHAMPTON

I refer to your previous correspondence dated 05 November 2013 regarding a request for management of Reserve 13126.

The proponent, Mr Cunningham, has indicated the continual degradation of the site over the last 35 years. As such, he proposes to manage the subject parcel and use it for camping, he also intends to reduce erosional degradation and protect both flora and fauna present within the site in efforts towards rehabilitation.

Mr Cunningham intends to manage the site subject to both State and Local Government requirements, regulations and policies including; water quality, public health and safety, access, visual impact and other environmental factors.

I have included Mr Cunningham contact details below such that the Shire of Northampton can obtain further clarification of the intended use if required;

Contact:

Dean Cunningham
20 Sixth Avenue
SHELLEY WA 6148
Work Ph: 9358 8038 Mob: 0427 999 622

If you have any questions please contact me on the details above.

Yours faithfully



Eugene Carmody
A/State Land Officer
Midwest Region
REGIONAL AND METRO SERVICES

Gordon Stephenson House, 140 William Street Perth Western Australia 6000 PO Box 1143 West Perth Western Australia 6872
Telephone (08) 6552 4400 Facsimile (08) 6552 4417 Freecall: 1800 735 784 (Country only)
Email: info@lands.wa.gov.au Website: www.lands.wa.gov.au
ABN: 68 565 723 484

6.3.4	PROPOSED MENS SHED - HORROCKS	
	APPLICANT:	Horrocks Community Centre Inc.
	FILE REFERENCE:	18.1.3
	DATE OF REPORT:	8 December 2013
	REPORTING OFFICER:	Hayley Williams - Principal Planner
	APPENDICES:	
	1.	Correspondence - Horrocks Community Centre

AUTHORITY / DISCRETION:

Quasi-Judicial - when Council determines an application within a clearly defined statutory framework, abiding by the principles of natural justice, acting only with discretion afforded it under law, and giving full consideration to Council policies and strategies relevant to the matter at hand. These decisions are reviewable by the State Administrative Tribunal.

SUMMARY:

The Shire is in receipt of correspondence from the Horrocks Community Centre in regard to exploring a suitable location for a Men’s Shed in Horrocks. Council consideration is required due to the potential location, in particular the use of Lot 12151 or Lot 101 (between the Horrocks Cottages and the Store)

A copy of the Horrocks Community Centre correspondence is included as **Appendix 1** to this report.

Figure 1 – Location Plan, Horrocks



COMMUNITY/GOVERNMENT CONSULTATION:

Nil.

FINANCIAL & BUDGET IMPLICATIONS:

Nil.

STATUTORY IMPLICATIONS:

Lot 101 is zoned "Town Centre" under Local Planning Scheme No. 10 and Lot 12151 is zoned "Local Reserve - Parks and Recreation" under the same Scheme. Both zones would support the use of "Community Purpose" which means:

...those uses, in a particular locality, which provide services or facilities, such as health or social services or meeting facilities, to those who live or work in that locality.

A "community purpose" use within the Town Centre zone is a "D" - discretionary use, whilst the use would need to be reflective of the intent of the Parks and Recreation reserve zone.

POLICY IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

It is important that Council give consideration to the strategic implications of locating a community purpose facility, so that it does not conflict with the location of other strategic projects such as the Horrocks Community Centre, but rather works to compliment other community infrastructure.

VOTING REQUIREMENT:

Absolute Majority Required: No

CONCLUSION:

It is recommended that Council give consideration to a suitable location for the Men's Shed concept put forward by the Horrocks Community Centre.

OFFICER RECOMMENDATION – ITEM 6.3.4 For Council consideration

APPENDIX 1

GL
18-1-3

1CR24919

President
Murray Criddle
99343040

HORROCKS COMMUNITY CENTRE INC.
PO BOX 688
NORTHAMPTON WA 6535

Secretary
Michelle Allen
0427174227



18 November 2013

Mr Garry Keeffe
Chief Executive Officer
Shire of Northampton
PO Box 61
NORTHAMPTON WA 6535

Dear Garry

RE – 'Mens Shed' at Horrocks Beach

At our most recent Committee meeting, various matters pertaining to Horrocks Beach were discussed. We tabled your letter, pertaining to our queries on matters to do with the Golf Club, and formally acknowledge and thank you for your response.

One matter of particular mention was raised at our recent meeting. Members highlighted the local interest in having a 'Mens Shed' located at Horrocks Beach and various aspects associated with the proposal were discussed. The outstanding success of the 'Mens Shed' concept in other locations has been explored by members and with the interest held locally within the community it was resolved that we formally contact the Shire of Northampton seeking their consideration of this proposal.

Should the Council's consideration of the proposal be positive, we would also enquire if a suitable lot of land could be identified at Horrocks on which to locate this community building

Once again, we thank you in anticipation of your consideration of this matter.

Yours faithfully,

Michelle Allen
Secretary

6.3.5	ROAD CLOSURE – PORTION OF GEORGE GREY DRIVE ROAD RESERVE, KALBARRI												
<table> <tr> <td>APPLICANT:</td> <td>Summerstar Pty Ltd / Equitas Lawyers</td> </tr> <tr> <td>FILE REFERENCE:</td> <td>18.1.3</td> </tr> <tr> <td>DATE OF REPORT:</td> <td>8 December 2013</td> </tr> <tr> <td>REPORTING OFFICER:</td> <td>Hayley Williams - Principal Planner</td> </tr> <tr> <td>APPENDICES:</td> <td></td> </tr> <tr> <td>1.</td> <td>Correspondence from Department of Lands</td> </tr> </table>		APPLICANT:	Summerstar Pty Ltd / Equitas Lawyers	FILE REFERENCE:	18.1.3	DATE OF REPORT:	8 December 2013	REPORTING OFFICER:	Hayley Williams - Principal Planner	APPENDICES:		1.	Correspondence from Department of Lands
APPLICANT:	Summerstar Pty Ltd / Equitas Lawyers												
FILE REFERENCE:	18.1.3												
DATE OF REPORT:	8 December 2013												
REPORTING OFFICER:	Hayley Williams - Principal Planner												
APPENDICES:													
1.	Correspondence from Department of Lands												

AUTHORITY / DISCRETION:

Executive *the substantial direction setting and oversight role of the Council. For example, adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.*

SUMMARY

The proposed closure of the road reserve adjacent to Red Bluff Caravan Park has been advertised for a period of 35 days pursuant to Clause 58 of the Land Administration Act 1997 (as amended). Six (6) submissions have been received from service authorities and government agencies. As such Council consideration is required for the adoption of the proposed road closure.

Figure 1 - Locality Plan Lot 10646 Red Bluff Road & George Grey Drive, Kalbarri



BACKGROUND

Council at its meeting held on 18 April, 2007 resolved that:

1. Pursuant to Clause 58 of the Land Administration Act 1997 (as amended) Council initiate the closure of the 690m² portion of road reserve adjacent to Lot 5 George Grey Drive, Kalbarri;
2. Initiate advertising accordingly; and
3. The Applicant is responsible for all costs incurred as part of advertising the proposed road closure, the preparation and lodgement of the required subdivision and advertising costs associated with the rezoning.

Since this date land ownership has changed and the subdivision application has lapsed. The new landowner wishes to pursue the closure in accordance with Council's previous resolution.

CONSULTATION

The proposed road reserve closure was advertised in accordance with the provisions of the Land Administration Act (1997) for a period of 35 days from 11 June, 2007 to 16 July, 2007. A total of six (6) submissions were received during the advertising period. All submissions received were from service authorities or government agencies.

No objections were received, however, Telstra advised that there are assets within the vicinity of the road closure area and therefore noted the following:

"Telstra has no objection "in-principle" to the proposed closure providing our access to those assets for augmentation and maintenance purposes is retained."

Given that advertising of the proposed road closure has now been completed, final approval is required to be sought.

STATUTORY IMPLICATION

The Land Administration Act 1997 (as amended) provides the statutory process to be followed in regard to road closures.

COMMENT

The proposed closure is considered to be a logical realignment of the road reserve. Given that no objections were raised in regard to the proposed closure it is recommended that Council grant final approval to the road closure.

It is also noted that should there be any need for relocation of Telstra services, then this should be at the Applicant's cost.

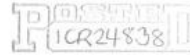
OFFICER RECOMMENDATION – ITEM 6.3.5**FINAL APPROVAL****That:**

- 1. Council grants final approval Pursuant to Clause 58 of the Land Administration Act 1997 (as amended) for the proposed closure of the 698m² portion of road reserve adjacent to Lot 5 George Grey Drive, Kalbarri;**
- 2. Advise the Applicant that should there be any need for the relocation of Telstra services, then this will be at the Applicant's cost.**

APPENDIX 1



Government of **Western Australia**
Department of **Lands**



Regional and Metropolitan Services

Your ref: 10.6.4/ OCR24561
Our ref: 50771-2007/01 Prompt Job No. 131709
Enquiries: Eugene Carmody Ph: (08) 6552 4775
Fax: (08)6552 4413
Eugene.Carmody@lands.wa.gov.au

30 October 2013

Chief Executive Officer
Shire of Northampton
PO Box 61
NORTHAMPTON WA 6535

Attn: Kathryn Jackson

NORTHAMPTON SHIRE COUNCIL				
File: 10-6-4				
4 NOV 2013				
Adm	Eng	Planning	Term Plan	Reg
			HJ	

Dear Sir/Madam

REALIGNMENT OF PART GEORGE GREY DRIVE, DISPOSAL OF REDUNDANT ROAD RESERVE FOR AMALGAMATION WITH ADJOINING FEE SIMPLE LAND, KALBARRI – SHIRE OF NORTHAMPTON

I refer to previous correspondence dated 11 June 2013 regarding the realignment of portion George Grey Drive and the associated land exchange.

The previous resolution provided by the Council stated the proposed road closure should be "adopted for final approval".

The Department of Lands seeks confirmation from the Shire of Northampton that Council has resolved to proceed with a formal request for road closure pursuant to section 58 of the *Land Administration Act 1997*.

If you have any questions please contact me on the details above.

Yours faithfully



Eugene Carmody
A/State Land Officer
Midwest Region
REGIONAL AND METRO SERVICES

6.3.6 SUMMARY OF PLANNING INFORMATION ITEMS

DATE OF REPORT: 8 December 2013
REPORTING OFFICER: Hayley Williams - Principal Planner

COMMENT:

The following informs Council of the various planning items (including delegated approvals) that have been dealt with since last reported to Council. Further information regarding any of the items can be obtained from the Principal Planner.

DEVELOPMENT APPLICATIONS				
REF.	APPLICANT	LOCATION	PROPOSED DEVELOPMENT / USE	DATE
071	G Cripps	Site 5, Reserve 34945 Halfway Bay	Removal of existing cottage and replacement	5 December 2013
070	Shire of Northampton	Lot 80 (No. 69) Seventh Avenue, Northampton	Five (5) Industrial units	5 December 2013
069	JP Wilson	Lot 216 (No. 33) Stokes Stet, Horrocks	Retaining Wall (2.65m)	2 December 2013

OFFICER RECOMMENDATION – ITEM 6.3.6

For Council Information



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

6.4.1	ACCOUNTS FOR PAYMENT	2
6.4.2	MONTHLY FINANCIAL STATEMENTS	14

6.4.1 ACCOUNTS FOR PAYMENT

FILE REFERENCE:	1.1.1
DATE OF REPORT:	10 December 2013
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Leanne Rowe/Grant Middleton
APPENDICES:	1. List of Accounts

SUMMARY

Council to authorise the payments as presented.

BACKGROUND:

A list of payments submitted to Council on 18th December 2013, for confirmation in respect of accounts already paid or for the authority to those unpaid.

FINANCIAL & BUDGET IMPLICATIONS:

A list of payments is required to be presented to Council as per section 13 of the Local Government Act (Financial Management Regulations 1996).

POLICY IMPLICATIONS:

Council Delegation F02 allows the CEO to make payments from the Municipal and Trust accounts. These payments are required to be presented to Council each month in accordance with Financial Management Regulations 13 (1) for recording in the minutes.

VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.1

That Municipal Fund Cheques 19918 to 19964 inclusive, totalling \$98,069.30, Municipal EFT payments numbered EFT11735 to EFT11903 inclusive totalling \$740,985.89, Direct Debit payments GJ05-03 to GJ05-07 totalling \$10,425.71. Trust Fund Cheques 1921-1930, totalling \$2,226.00 be passed for payment and the items therein be declared authorised expenditure.



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

Chq #	Date	Name	Description	Amount
19918	08-11-2013	PETTY CASH - KALBARRI	REIMBURSEMENT	91.80
19919	14-11-2013	SYNERGY	ELECTRICITY CHARGES	25107.38
19920	15-11-2013	KEITH NORMAN	REFUND OVERPAYMENT FAMILY BRICK	30.00
19921	21-11-2013	AFGRI EQUIPMENT AUST PTY LTD	PLANT SERVICE	2334.56
19922	21-11-2013	KALBARRI IGA	REFRESHMENTS	29.47
19923	21-11-2013	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	342.26
19924	21-11-2013	AUSTRALIA POST	POSTAGE	942.77
19925	21-11-2013	BR & YB MORGAN	PLANT SERVICE	1453.70
19926	21-11-2013	SHIRE OF CHAPMAN VALLEY	PLANNING SERVICES	17710.00
19927	21-11-2013	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	2407.98
19928	21-11-2013	COVS PARTS PTY LTD	PARTS	1312.60
19929	21-11-2013	GERALDTON MOWER & REPAIR SPECIALISTS	CONCRETE CUTTER SAW	266.80
19930	21-11-2013	HEARING & AUDIOLOGY	HEARING TEST	230.00
19931	21-11-2013	CONCEPT ONE	SUPERANNUATION CONTRIBUTIONS	364.47
19932	21-11-2013	BILGOMAN AUTO TECH	SERVICE	196.79
19933	21-11-2013	KALBARRI GAS	SPREAD SAND	330.00
19934	21-11-2013	KALBARRI ARTS & CRAFTS	GRANT (SHED)	2000.00
19935	21-11-2013	MARINA HOME & LEISURE	KEYS CUT	21.55
19936	21-11-2013	MCLEODS BARRISTERS AND SOLICITORS	LEGAL FEES	594.79
19937	21-11-2013	JOHN MILES	RE-BUILDING DAMAGED WALL	2478.30
19938	21-11-2013	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	759.88
19939	21-11-2013	PACIFIC BRANDS WORKWEAR GROUP PTY LTD	UNIFORM	420.15
19940	21-11-2013	NORTHAMPTON COMMUNITY CENTRE	SPORTS ADMINISTRATION	2150.62
19941	21-11-2013	NORTHAMPTON LIONS CLUB	DRUM MUSTER	390.50
19942	21-11-2013	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	377.79
19943	21-11-2013	REST SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	208.33



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

Chq #	Date	Name	Description	Amount
19944	21-11-2013	RHONDA BARBETTI	EMBROIDER UNIFORMS	673.00
19945	21-11-2013	SANFORD VETERINARY CLINIC	STERILISATION SUBSIDY	20.00
19946	21-11-2013	STEWART & HEATON CLOTHING CO PTY LTD	BRIGADE PPE	4050.79
19947	21-11-2013	TELSTRA	TELEPHONE CHARGES	3091.15
19948	29-11-2013	HOSEY'S CONTRACTING	REFUND PLANNING FEES	192.00
19949	02-12-2013	JUDITH BERKLEY ROBERTS	RATE REFUND	812.85
19950	04-12-2013	SYNERGY	ELECTRICITY CHARGES	4987.20
19951	04-12-2013	GEOFFREY ARTHUR DEBEAUX	RATE REFUND	489.76
19952	10-12-2013	AFGRI EQUIPMENT AUST PTY LTD	PARTS	379.67
19953	10-12-2013	AUSTRALIA POST	POSTAGE	170.90
19954	10-12-2013	REG BATTERSBY	WORKS @ GREGORY TIP	425.00
19955	10-12-2013	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	4811.94
19956	10-12-2013	DEPT OF TRANSPORT	VEHICLE LICENSES	313.10
19957	10-12-2013	COVS PARTS PTY LTD	DANGEROUS GOODS CABINET, PARTS	1920.86
19958	10-12-2013	GERALDTON MOWER & REPAIR SPECIALISTS	PARTS	477.25
19959	10-12-2013	KALBARRI GAS	GAS	130.00
19960	10-12-2013	MACH 1 AUTO ONE	131NR NEW MATS (PRADO)	131.91
19961	10-12-2013	MM ELECTRICAL MERCHANDISING	KING PARK TOILET REPLACEMENT LIGHT	42.09
19962	10-12-2013	RUFFNUTS	SEATCOVERS - 2014 PRADO 131NR	726.40
19963	10-12-2013	TELSTRA	TELEPHONE CHARGES	3153.75
19964	10-12-2013	WATER CORPORATION	WATER CHARGES	8517.19
				<u>\$98,069.30</u>



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

ELECTRONIC FUND TRANSFERS – MUNICIPAL ACCOUNT

EFT #	Date	Name	Description	Amount
EFT11735	07-11-2013	NEIL BROADHURST	REIMB TELSTRA	115.45
EFT11736	07-11-2013	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	290.69
EFT11737	07-11-2013	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	12747.47
EFT11738	07-11-2013	T & J NEWMAN	CONTRACT CLEANER	1082.30
EFT11739	07-11-2013	VISIMAX	EMBLEMS & LIGHTS - NEW UTILITY	2340.85
EFT11740	07-11-2013	SIGNATURE ENGRAVING PTY LTD	RED SINGLE BRICKS	8886.02
EFT11741	21-11-2013	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	290.69
EFT11742	21-11-2013	E & S KOPPENSTEINER	REIMB TELSTRA	72.72
EFT11743	21-11-2013	THOMAS LACHLAN	REIMB FUEL	93.50
EFT11744	21-11-2013	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	13163.33
EFT11745	21-11-2013	T & J NEWMAN	CONTRACT CLEANER - KALBARRI	1082.30
EFT11746	21-11-2013	M SPARLING	TELSTRA LINE RENTAL REIMBURSEMENT	36.95
EFT11747	21-11-2013	IAN VICKERY	REIMB EARMUFFS	81.25
EFT11748	21-11-2013	STEVE WILLIAMS	TELSTRA LINE RENTAL REIMBURSEMENT	49.90
EFT11749	21-11-2013	ABROLHOS ELECTRICS	ELECTRICAL WORKS	13084.50
EFT11750	21-11-2013	ALAN CRAGAN BOBCAT & EXCAVATOR HIRE	BOBCAT HIRE	4602.40
EFT11751	21-11-2013	ANGIE'S CAFE	REFRESHMENTS	231.00
EFT11752	21-11-2013	AUSTRALIAN SAFETY PRODUCTS	GUIDE POST SUPPLY	10890.00
EFT11753	21-11-2013	BARBECUES GALORE & SOLAHART GERALDTON	SERVICE SOLAHARTS	760.60
EFT11754	21-11-2013	BITUTEK PTY LTD	PRIME/PRIMERSEAL SUPPLY & SPRAY	32947.75
EFT11755	21-11-2013	BUNNINGS BUILDING SUPPLIES	PLANTS	95.90
EFT11756	21-11-2013	CATWEST PTY LTD	EMULSION	528.00
EFT11757	21-11-2013	CENTRAL EARTHMOVING	EXCAVATOR/ROCK BREAKER	8425.45
EFT11758	21-11-2013	CENTRAL WEST PUMP SERVICE	FLOAT SWITCH ASSEMBLY	174.90
EFT11759	21-11-2013	CHEFMASTER AUSTRALIA	BIN LINERS	806.10



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

EFT #	Date	Name	Description	Amount
EFT11760	21-11-2013	CJD EQUIPMENT P/L	PARTS	109.87
EFT11761	21-11-2013	COASTAL PLUMBING & GAS FITTING	PLUMBING	979.77
EFT11762	21-11-2013	COATES HIRE OPERATIONS PTY LIMITED	ROLLER HIRE	4286.91
EFT11763	21-11-2013	BS & JA COCKRAM	HORROCKS JETTY LADDERS & DECK	2561.30
EFT11764	21-11-2013	BOC GASES AUSTRALIA LTD	INDUSTRY GASES	86.47
EFT11765	21-11-2013	STAPLES	PHOTOCOPIER MTCE	1241.56
EFT11766	21-11-2013	CORAL COAST RETIC	RETIC	180.40
EFT11767	21-11-2013	COURIER AUSTRALIA	FREIGHT	203.36
EFT11768	21-11-2013	D-TRANS	PARTS	139.78
EFT11769	21-11-2013	ELITE ELECTRICAL CONTRACTING	AERIALS	1182.50
EFT11770	21-11-2013	FESA	2013/14 ESL	3256.22
EFT11771	21-11-2013	GARRAWAY PLUMBING	PLUMBING	3272.85
EFT11772	21-11-2013	ATOM SUPPLY	LIFTING CHAIN	451.58
EFT11773	21-11-2013	GERALDTON SIGN MAKERS	SIGNS	396.11
EFT11774	21-11-2013	GERALDTON TYREPOWER	TYRES	758.00
EFT11775	21-11-2013	GERALDTON AUTO WHOLESALERS	VEHICLE SERVICE	417.55
EFT11776	21-11-2013	GHD PTY LTD	PROGRESS FEE CLAIM	16500.00
EFT11777	21-11-2013	UHY HAINES NORTON	AUDIT CERTIFICATION	4620.00
EFT11778	21-11-2013	HASLEBYS HARDWARE SUPPLIES	PUMP, HARDWARE	1998.88
EFT11779	21-11-2013	NR & DJ HAYNES	BUILDING MAINTENANCE	147.40
EFT11780	21-11-2013	TANYA HENKEL	HERITAGE ADVISORY SERVICE	733.99
EFT11781	21-11-2013	HILLE, THOMPSON & DELFOS	LIA - FINAL CONTROL SURVEY	10673.30
EFT11782	21-11-2013	JASON SIGNMAKERS	SIGNS	38.50
EFT11783	21-11-2013	KALBARRI HARDWARE & BUILDING SUPPLIES	RAPID SET, HARDWARE	259.28
EFT11784	21-11-2013	KALBARRI EXPRESS FREIGHT	FREIGHT	125.29
EFT11785	21-11-2013	KALBARRI B P SERVICE STATION	GAS	237.11
EFT11786	21-11-2013	KALBARRI WAREHOUSE	SQUIRTS, GRAFFITTI OFF	428.90



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

EFT #	Date	Name	Description	Amount
EFT11787	21-11-2013	KALBARRI CARRIERS	FREIGHT	37.95
EFT11788	21-11-2013	KALBARRI NEWSAGENCY	STATIONERY	11.00
EFT11789	21-11-2013	KALBARRI PEST CONTROL	TERMITE PEST CONTROL	1390.00
EFT11790	21-11-2013	KALBARRI VISITORS CENTRE	OPERATING SUBSIDY 13/14	25000.00
EFT11791	21-11-2013	LANDMARK ENGINEERING & DESIGN	KALBARRI SKATE PARK - SHELTER	9713.00
EFT11792	21-11-2013	MARK ARMSTRONG ELECTRICAL	REPAIR LIGHTS & GENERATOR	2535.50
EFT11793	21-11-2013	LGRCEU	PAYROLL DEDUCTIONS	310.40
EFT11794	21-11-2013	GERALDTON TOYOTA	VEHICLE SERVICE	966.50
EFT11795	21-11-2013	MIDWEST MULCHING MOWING	FIRE PREVENTION MULCHING	5940.00
EFT11796	21-11-2013	MIDWEST TREE SERVICES	LOP AND WOODCHIP TREES	6050.00
EFT11797	21-11-2013	MIDWEST TURF SUPPLIES	KALBARRI SKATE PARK	525.00
EFT11798	21-11-2013	RELIANCE PETROLEUM	FUEL PURCHASES	39612.63
EFT11799	21-11-2013	NORTHAMPTON IGA & LIQUOR STORE	REFRESHMENTS/GOODS	263.56
EFT11800	21-11-2013	NORTHAMPTON NEWSAGENCY	STATIONERY/NEWSPAPERS	1277.14
EFT11801	21-11-2013	NORTHAMPTON PHARMACY	MEDICATION	36.80
EFT11802	21-11-2013	PERTH PROFESSIONAL ENTERTAINMENT SERVICES	CONCERT - SLIM JIM PHATTS 50% DEPOSIT	5060.00
EFT11803	21-11-2013	PURCHER INTERNATIONAL	PARTS	1660.91
EFT11804	21-11-2013	JL & FA RALPH	GRAVEL	1440.00
EFT11805	21-11-2013	HOLCIM AUSTRALIA PTY LTD	OGILVIE EAST - PRIME MATERIAL	2711.53
EFT11806	21-11-2013	MIDWEST SWEEPING CONTRACTORS	NTON TOWN STREETS - SWEEPING	11500.50
EFT11807	21-11-2013	STATE LAW PUBLISHER	ADVERTISING	136.00
EFT11808	21-11-2013	THE BANGAY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	2209.06
EFT11809	21-11-2013	TECHLAY	KALBARRI SKATE PARK	9570.00
EFT11810	21-11-2013	2V NET IT SOLUTIONS	COMPTER MTCE	625.00
EFT11811	21-11-2013	LANDGATE	VALUATION EXPENSES	176.28
EFT11812	21-11-2013	WA LOCAL GOVERNMENT ASSOCIATION (WALGA)	ADVERTISING	2155.00



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

EFT #	Date	Name	Description	Amount
EFT11813	21-11-2013	WEST AUSTRALIAN NEWSPAPERS LTD	ADVERTISING	628.98
EFT11814	21-11-2013	WESTERN AUSTRALIAN TREASURY CORPORATION	LOAN 149 & 151	38105.30
EFT11815	21-11-2013	WILLIAMS & HUGHES	LEGAL EXPENSES	4347.64
EFT11816	21-11-2013	WOODCOCK CT & L	COMPRESSOR, HARDWARE, FERTILISERS	3006.51
EFT11817	29-11-2013	DEPARTMENT OF TRANSPORT	ANNUAL JETTY LICENCE	36.31
EFT11818	29-11-2013	LD & LJ ROWE	REIMB FUEL	250.61
EFT11819	05-12-2013	NEIL BROADHURST	REIMB TELSTRA ACC	173.93
EFT11820	05-12-2013	COASTAL ELECTRICAL & SOLAR	GRID CONNECTED SOLAR SYSTEM	9106.40
EFT11821	05-12-2013	KALBARRI REFRIGERATION AND AIRCONDITIONING SERVICE	SPLIT SYSTEM AIRCONDITIONERS	15889.50
EFT11822	05-12-2013	E & S KOPPENSTEINER	REIMB PLANTS BENARA	210.71
EFT11823	05-12-2013	THOMAS LACHLAN	REIMB FUEL	75.06
EFT11824	05-12-2013	WALGS PLAN	SUPERANNUATION CONTRIBUTIONS	12808.93
EFT11825	05-12-2013	T & J NEWMAN	CONTRACT CLEANER - KALBARRI	1082.30
EFT11826	05-12-2013	STEVE WILLIAMS	ANIMAL EUTHASIA	580.00
EFT11827	10-12-2013	ARROW BRONZE	PLAQUE	222.58
EFT11828	10-12-2013	AUSTRAL MERCANTILE COLLECTIONS	LEGAL EXPENSES	609.40
EFT11829	10-12-2013	BENARA NURSERIES	PLANTS	306.13
EFT11830	10-12-2013	RAY BLICK PLUMBING & GAS SERVICE	RECONNECT RETIC	132.00
EFT11831	10-12-2013	BOSTON CONTRACTING	WATER CART	1515.25
EFT11832	10-12-2013	BURLEY TRANSPORT PTY LTD	FREIGHT	93.50
EFT11833	10-12-2013	CATWEST PTY LTD	EMULSION	528.00
EFT11834	10-12-2013	CENTRAL WEST PUMP SERVICE	OVAL TANK PUMP, SEALS	5023.50
EFT11835	10-12-2013	CHEM CENTRE	SAMPLE OF WATER	535.70
EFT11836	10-12-2013	CJD EQUIPMENT P/L	PARTS	157.87
EFT11837	10-12-2013	COASTAL PLUMBING & GAS FITTING	PLUMBING REPAIRS	918.72
EFT11838	10-12-2013	BS & JA COCKRAM	FAN ROTALOO LITTLE BAY	370.58



SHIRE OF NORTHAMPTON
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EFT #	Date	Name	Description	Amount
EFT11839	10-12-2013	STAPLES	PHOTOCOPIER MTCE	1172.99
EFT11840	10-12-2013	COURIER AUSTRALIA	FREIGHT	410.83
EFT11841	10-12-2013	CRAMER & NEILL REFRIGERATION	OCTOBER 2013 AIR CONDIIIONING MAITENANCE	330.00
EFT11842	10-12-2013	D-TRANS	PLANT REPAIRS	1413.60
EFT11843	10-12-2013	FENCE-RITE WA	FENCING - DEPOT & PT GREG REFUSE	4494.70
EFT11844	10-12-2013	GERALDTON TV & RADIO SERVICES CO.	INSTAL CABLING	428.12
EFT11845	10-12-2013	GERALDTON LOCK & KEY SPECIALISTS	KEYS, LOCKS	93.50
EFT11846	10-12-2013	ATOM SUPPLY	LIFTING SLING	21.44
EFT11847	10-12-2013	GERALDTON TROPHY CENTRE	XMAS FUNCTION - TROPHY	44.10
EFT11848	10-12-2013	GERALDTON SIGN MAKERS	INSTALL DECALS TO NEW RANGER UTE	148.50
EFT11849	10-12-2013	GERALDTON & MIDWEST SECURITY SERVICES	MONITORING CHARGES QUARTERLY 01/01/2014 TO 31/03/2014	514.40
EFT11850	10-12-2013	GERALDTON AUTO WHOLESALERS	2013 D-MAX SPACE CAB - RANGER VEHICLE	30209.73
EFT11851	10-12-2013	GERALDTON FRAMING CENTRE	PHOTO & FRAME	260.00
EFT11852	10-12-2013	GHD PTY LTD	PROGRESS CLAIM NOVEMBER	7700.00
EFT11853	10-12-2013	GLASS CO WA PTY LTD	DOORS & SCREENS	2510.00
EFT11854	10-12-2013	THINK WATER GERALDTON	RETIC	600.10
EFT11855	10-12-2013	GREAT NORTHERN RURAL SERVICES	RETIC	1456.14
EFT11856	10-12-2013	PETER GROOM SETTLEMENTS	LIA - SETTLEMENT	697.70
EFT11857	10-12-2013	HASLEBYS HARDWARE SUPPLIES	HARDWARE	842.65
EFT11858	10-12-2013	TANYA HENKEL	HERITAGE ADVISORY SERVICE	1801.12
EFT11859	10-12-2013	HERKS PANEL REPAIRS	INSURANCE CLAIM - EXCESS	600.00
EFT11860	10-12-2013	HOSEXPRESS	HOSE	76.23
EFT11861	10-12-2013	JASON SIGNMAKERS	SIGNS	1239.15
EFT11862	10-12-2013	JIMFAB	PLANT REPAIRS	105.00
EFT11863	10-12-2013	KALBARRI EXPRESS FREIGHT	FREIGHT	311.85
EFT11864	10-12-2013	KALBARRI WAREHOUSE	NOZZLE, RETIC	369.60



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EFT #	Date	Name	Description	Amount
EFT11865	10-12-2013	KALBARRI LAWNMOWING SERVICE	MOWING	1335.00
EFT11866	10-12-2013	LANDMARK ENGINEERING & DESIGN	YARRA TOILET BUILDING	32736.00
EFT11867	10-12-2013	LGRCEU	PAYROLL DEDUCTIONS	155.20
EFT11868	10-12-2013	GERALDTON TOYOTA	2013 TOYOTA PRADO DSL WGN	30856.13
EFT11869	10-12-2013	MIDWEST KERBING	CONC KERBING	16390.00
EFT11870	10-12-2013	BORAL MIDLAND BRICK	BRICKS - MEMORIAL WALL	1963.34
EFT11871	10-12-2013	MIDWEST MULCHING MOWING	ROAD VERGES & FIRE BREAKS KALBARRI	6270.00
EFT11872	10-12-2013	MITCHELL & BROWN	MOBILE PHONE	818.85
EFT11873	10-12-2013	RELIANCE PETROLEUM	FUEL PURCHASES	25436.28
EFT11874	10-12-2013	NORTHAMPTON IGA & LIQUOR STORE	REFRESHMENTS/GOODS	295.71
EFT11875	10-12-2013	NORTHAMPTON NEWSAGENCY	STATIONERY/NEWSPAPERS	838.28
EFT11876	10-12-2013	NORTHAMPTON AUTO ELECTRICS	PLANT REPAIRS	2026.70
EFT11877	10-12-2013	NORTHAMPTON PHARMACY	MEDICATION	37.05
EFT11878	10-12-2013	NORTHAMPTON TOURIST ASSOCIATION INC.	DONATION - AUSTRALIA DAY BREAKFAST 2014	500.00
EFT11879	10-12-2013	NORTHAMPTON FAMILY STORE	UNIFORMS	551.30
EFT11880	10-12-2013	CLEANPAK TOTAL SOLUTIONS	TOILET ROLLS/TISSUE	461.51
EFT11881	10-12-2013	OCLC (UK) LTD	AMLIB ANNUAL LICENCE & MAITENANCE	1448.00
EFT11882	10-12-2013	KALBARRI PALM RESORT	ACCOMMODATION	632.00
EFT11883	10-12-2013	PEMCO DIESEL PTY LTD	PLANT REPAIRS	1878.03
EFT11884	10-12-2013	PERTH SAFETY PRODUCTS PTY LTD	SIGN POLES	4262.50
EFT11885	10-12-2013	PURCHER INTERNATIONAL	PLANT REPAIRS	3230.47
EFT11886	10-12-2013	HOLCIM AUSTRALIA PTY LTD	AGGREGATE	51227.08
EFT11887	10-12-2013	REECE PTY LTD	PARTS	251.45
EFT11888	10-12-2013	REPEAT PLASTICS WA	ENDUROPLANK	11250.47
EFT11889	10-12-2013	SUN CITY PRINT & DESIGN	STATIONERY	168.00
EFT11890	10-12-2013	OWEN SIMKIN	WATER CUSTODIAN	39.90



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

EFT #	Date	Name	Description	Amount
EFT11891	10-12-2013	DV & ME SIMPSON	YELLOW SAND	677.60
EFT11892	10-12-2013	SONIC CUT	150YRS CELEBRATION - MEMORIAL WALL ARTWORKS	5075.00
EFT11893	10-12-2013	SPALDING ELECTRICAL SERVICES	COMMUNITY KITCHEN BBQ REINSTALLED POWER PLAYGROUND BBQ	110.00
EFT11894	10-12-2013	SWEET AS CONCRETE	KALBARRI SKATE PARK - RESIN	1446.72
EFT11895	10-12-2013	THURKLE'S DOZING	GREGORY TIP WORKS	20216.90
EFT11896	10-12-2013	LANDGATE	VALUATION EXPENSES	544.54
EFT11897	10-12-2013	IT VISION	REMOTE ASSISTANCE - SYNERGY SOFT UPGRADE	2420.00
EFT11898	10-12-2013	WESTRAC EQUIPMENT PTY LTD	PLANT PARTS	1518.26
EFT11899	10-12-2013	WESTLINE CONTRACTING	LINEMARKING	4942.30
EFT11900	10-12-2013	WILSONS SIGN SOLUTIONS	PERMIBRASS PLAQUE	132.00
EFT11901	10-12-2013	DOWNER EDI WORKS PTY LTD	PREMIX	1658.80
EFT11902	10-12-2013	YAYL LODGE	ACCOMMODATION	110.00
EFT11903	10-12-2013	FRANK ZAPPIA CONCRETE	CONCRETE FOOTPATH, PRAM RAMPS	53427.00
				\$740,985.89



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

DIRECT DEBITS – MUNICIPAL ACCOUNT

Jnl #	Date	Name	Description	Amount
GJ05-03	30/11/2013	BANK FEES	FEES	870.55
GJ05-04	30/11/2013	COMPUTER EXPENSES	WESTNET	70.99
GJ05-05	30/11/2013	BPOINT	FEES	1379.44
GJ05-07	30/11/2013	CORPORATE CARD	WESTNET	104.94
			BANK CHARGES	9.00
			REFRESHMENTS	98.20
				<hr/>
30-11-13	30-11-13	MACQUARIE	COMPUTERS & PHOTOCOPIER - FINAL LEASE PAYMENT & OUTRIGHT PURCHASE	7892.59
				<hr/>
				<u>\$10,425.71</u>



SHIRE OF NORTHAMPTON
FINANCE REPORT – 18 DECEMBER 2013

TRUST FUND CHEQUES

Chq #	Date	Name	Description	Amount
1921	17/10/2013	NORTHAMPTON FIRE SERVICES	BURN OFF FEE	100.00
1922	4/11/2013	SHIRE OF NORTHAMPTON	I MALLARD - REFUND RSL HALL BOND	221.00
1923	13/11/2013	KIM TURNER	REFUND RSL HALL BOND	220.00
1924	13/11/2013	RAYLENE BURNS	REFUND COMMUNITY BUS BOND	200.00
1925	20/11/2013	NORTHAMPTON COMMUNITY CENTRE	KIDSPORT	465.00
1926	20/11/2013	CRAIG SIMKIN	REFUND COUNCIL NOMINATION FEE	80.00
1927	20-11-13	JESSICA BOOTH	REFUND COUNCIL NOMINATION FEE	80.00
1928	20-11-13	MALCOLM SCOTT	REFUND COUNCIL NOMINATION FEE	80.00
1929	20-11-13	SANDRA STOCK-STANDEN	REFUND COUNCIL NOMINATION FEE	80.00
1930	20-11-13	KALBARRI JUNIOR FOOTBALL	KIDSPORT	700.00
				<u><u>\$2,226.00</u></u>

6.4.2 MONTHLY FINANCIAL STATEMENTS

FILE REFERENCE:	1.1.1
DATE OF REPORT:	10 December 2013
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Grant Middleton/Garry Keeffe
APPENDICES:	1. Monthly Financial Report for November 2013
	2. Schedule Format provided as separate attachment

SUMMARY

Council to adopt the monthly financial reports as presented.

BACKGROUND:

This information is provided to Council on a monthly basis in accordance with provisions of the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996.

The Monthly Statements of Financial Activity for the period ending 30 November 2013 are attached, and include:

1. Income Statement by Function/Activity
2. Income Statement by Nature or Type
3. Statement of Financial Activity
4. Variance Explanation
5. Notes to and Forming Part of the Statement
6. Schedule Format (Separate Attachment)

FINANCIAL & BUDGET IMPLICATIONS:

The November 2013 Finance Report includes the provision \$425,000 for the payment of Veolia Accounts from 2012/2013 and 2013/2014. It is anticipated that the total amount owing to the contractor will be agreed and paid during December 2013 once the provider has issued the relevant invoices.

STATUTORY IMPLICATIONS:

Local Government (Financial Management) Regulation 34 1996
Local Government Act 1995 section 6.4

POLICY IMPLICATIONS:

Council is required annually to adopt a policy on what it considers to be material as far as variances that require to be reported for Council. The current Council Policy sets the material variance at \$5,000.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.4.2

That Council adopts the Monthly Financial Report for the period ending 30 November 2013.

SHIRE OF NORTHAMPTON
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

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SHIRE OF NORTHAMPTON
INCOME STATEMENT BY FUNCTION/ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

	YTD ACTUAL 2013/14 \$	YTD BUDGET 2013/14 \$	ANNUAL BUDGET 2013/14 \$	ACTUAL 2012/13 \$
REVENUE				
Governance	12,088	4,345	18,150	74,755
General Purpose Funding	3,944,314	3,948,938	4,455,227	4,855,578
Law, Order & Public Safety	40,081	27,390	65,764	194,688
Health	1,689	13,875	33,300	56,544
Education & Welfare	22,269	23,140	55,545	51,926
Housing	11,638	10,035	24,096	24,461
Community Amenities	765,059	675,842	839,398	936,557
Recreation & Culture	77,441	429,900	1,031,851	678,102
Transport	128,725	619,930	1,310,628	1,353,431
Economic Services	76,231	59,435	142,683	143,634
Other Property & Services	51,425	77,260	185,469	671,926
TOTAL OPERATING REVENUE	5,130,960	5,890,090	8,162,111	9,041,602
EXPENSES				
Governance	(85,494)	(93,199)	(223,951)	(387,114)
General Purpose Funding	(32,749)	(38,975)	(93,580)	(261,945)
Law, Order & Public Safety	(104,014)	(126,698)	(298,602)	(326,274)
Health	(81,314)	(84,745)	(203,467)	(239,773)
Education & Welfare	(35,009)	(31,225)	(75,013)	(109,097)
Housing	(45,952)	(36,085)	(86,689)	(119,889)
Community Amenities	(315,463)	(500,495)	(1,201,547)	(1,105,700)
Recreation & Culture	(525,452)	(542,855)	(1,317,151)	(1,391,964)
Transport	(882,083)	(1,206,365)	(3,037,554)	(2,592,884)
Economic Services	(95,213)	(83,660)	(200,885)	(231,310)
Other Property & Services	(353,636)	(220,385)	(597,733)	(265,962)
TOTAL OPERATING EXPENSES	(2,556,379)	(2,964,687)	(7,336,172)	(7,031,911)
BORROWING COSTS EXPENSE				
Recreation & Culture	(12,056)	(7,490)	(4,252)	(6,510)
Transport	(80,458)	(68,005)	(21,115)	(50,560)
Other Property and Services	(13,560)	(11,135)	(13,560)	(22,243)
TOTAL BORROWING COSTS EXPENSE	(106,075)	(86,630)	(38,927)	(79,314)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS				
	2,468,505	2,838,773	787,012	1,930,377

SHIRE OF NORTHAMPTON
INCOME STATEMENT BY NATURE OR TYPE
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

	YTD ACTUAL 2013/14 \$	YTD BUDGET 2013/14 \$	ANNUAL BUDGET 2013/14 \$	ACTUAL 2012/13 \$
REVENUE				
Rates	3,555,600	3,582,678	3,576,181	3,391,103
Operating Grants, Subsidies and Contribution	620,166	605,570	1,276,256	2,133,865
Non Operating Grants, Subsidies and Contributions	5,500	855,420	2,053,052	2,176,188
Fees and Charges	904,047	774,217	1,075,622	1,174,277
Interest Earnings	45,647	59,370	142,500	135,666
Other		0	0	27,160
Profit on Asset Disposal				
TOTAL OPERATING REVENUE	5,130,960	5,877,255	8,123,611	9,038,259
EXPENSES				
Employee Costs	(871,627)	(964,850)	(2,316,079)	(2,113,305)
Materials and Contracts	(611,778)	(952,283)	(2,280,550)	(2,208,585)
Utilities Charges (Electricity, Gas, Water etc.)	(141,806)	(134,470)	(322,960)	(340,250)
Depreciation on Non Current Assets	(625,947)	(811,055)	(1,946,640)	(1,737,412)
Interest Expenses	(38,927)	(29,670)	(71,233)	(79,314)
Insurance Expenses	(244,418)	(104,440)	(244,270)	(266,957)
Other Expenditure	(127,952)	(54,549)	(193,367)	(365,402)
Loss on Asset Disposal		12,835	38,500	3,343
TOTAL OPERATING EXPENSES	(2,662,454)	(3,038,482)	(7,336,599)	(7,107,882)
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS	2,468,505	2,838,773	787,012	1,930,377

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

	NOTE	2013/14 YTD Actual \$	2013/14 YTD Budget \$	2013/14 Full Year Budget \$	Variations Budget to Actual Y-T-D %
Operating					
Revenues					
	1,2				
Governance		12,088	4,345	44,650	(178.19%)
General Purpose Funding		375,085	387,007	866,796	3.08%
Law, Order, Public Safety		40,081	27,390	65,764	(46.33%)
Health		1,689	13,875	33,300	87.83%
Education and Welfare		22,269	23,140	55,545	3.76%
Housing		11,638	10,035	24,096	(15.98%)
Community Amenities		765,059	675,842	839,398	(13.20%)
Recreation and Culture		77,441	429,900	1,040,533	81.99%
Transport		128,725	619,930	1,310,628	79.24%
Economic Services		76,231	59,435	142,683	(28.26%)
Other Property and Services		51,425	77,260	510,500	33.44%
		<u>1,561,731</u>	<u>2,328,159</u>	<u>4,933,893</u>	
Expenses					
	1,2				
Governance		(85,494)	(93,199)	(797,608)	8.27%
General Purpose Funding		(32,749)	(38,975)	(93,580)	15.98%
Law, Order, Public Safety		(104,014)	(126,698)	(308,602)	17.90%
Health		(81,314)	(84,745)	(203,467)	4.05%
Education and Welfare		(35,009)	(31,225)	(75,013)	(12.12%)
Housing		(45,952)	(36,085)	(86,689)	(27.34%)
Community Amenities		(315,463)	(500,495)	(1,202,467)	36.97%
Recreation & Culture		(537,509)	(550,345)	(1,359,476)	2.33%
Transport		(962,541)	(1,274,370)	(3,190,169)	24.47%
Economic Services		(95,213)	(83,660)	(200,885)	(13.81%)
Other Property and Services		(367,197)	(231,520)	(3,136)	(58.60%)
		<u>(2,662,454)</u>	<u>(3,051,317)</u>	<u>(7,521,092)</u>	
Adjustments for Non-Cash (Revenue) and Expenditure					
(Profit)/Loss on Asset Disposals	4	0	(12,835)	(38,500)	100.00%
Depreciation on Assets	2(a)	625,947	811,055	2,005,044	22.82%
Plant Depreciation		0	0		
Capital Revenue and (Expenditure)					
Purchase Land Held for Resale	3	(150,882)	(292,785)	(683,912)	48.47%
Purchase Land and Buildings	3	(457,120)	(120,505)	(1,225,365)	(279.34%)
Purchase Infrastructure Assets - Roads	3	(380,326)	(254,630)	(1,999,739)	(49.36%)
Purchase Infrastructure Assets - Parks & Other	3	(153,860)	0	(314,750)	#DIV/0!
Purchase Plant and Equipment	3	(82,216)	(185,639)	(604,842)	55.71%
Purchase Furniture and Equipment	3	(56,151)	(4,475)	(43,264)	(1154.77%)
Proceeds from Disposal of Assets		0	67,708	162,500	100.00%
Proceeds from Sale of Land			0	0	#DIV/0!
Repayment of Debentures	5	(98,964)	(81,014)	(194,433)	(22.16%)
Proceeds from New Debentures	5	0	0	0	#DIV/0!
Self-Supporting Loan Principal Income		0	19,787	47,488	100.00%
Transfers to Reserves (Restricted Assets)	6	(9,889)	(44,833)	(107,600)	77.94%
Transfers from Reserves (Restricted Assets)	6	0	27,976	67,143	100.00%
Transfers from Grants Restricted Assets			0		
Transfers from Land Sales	6	0	0	0	
Transfer to Land Sales		0	0	0	
ADD Net Current Assets July 1 B/Fwd	7		1,955,498	1,955,498	
LESS Net Current Assets Year to Date	7	1,697,746	0	0	
Amount Raised from Rates	8	<u>(3,561,931)</u>	<u>1,162,150</u>	<u>(3,561,931)</u>	

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

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

Variance Explanation (>= \$5,000)

**Operating
Revenues**

General Purpose Funding	↓ (\$11,922)	Short term variance, additional interest posted in December.
Law, Order, Public Safety	↑ \$12,691	Var due to Quarterly ESL revenue received in October.
Health	↓ (\$12,186)	Variance associated with Building Reimbursement accounts
Community Amenities	↑ \$89,217	Short term var - commercial rubbish removal budget profile
Recreation and Culture	↓ (\$352,459)	Grant funding variance - Kalbarri Boat Ramp
Transport	↓ (\$491,205)	Grant funding variance - Roads
Economic Services	↑ \$16,796	Annual lease fees raised during October
Other Property and Services	↓ (\$25,835)	Variance associated with Cottage Survey Revenue

Expenses

Governance	↓ (\$7,705)	Half yearly Meeting Fees to be paid in December
Law, Order, Public Safety	↓ (\$22,684)	Underspend associated with Kalbarri Rangers Salary
Housing	↑ \$9,867	Short term variance due to building costs
Community Amenities	↓ (\$185,032)	Unpaid Veolia accounts, will be resolved December 2013
Recreation & Culture	↓ (\$12,836)	Underspend includes Northampton 150 celebration funding
Transport	↓ (\$311,829)	Variance associated with Muni Roads program.
Other Property and Services	↑ \$135,677	Plant allocation under-recovery & annual insurance payment.

**Adjustments for Non-Cash
(Revenue) and Expenditure**

(Profit)/Loss on Asset Disposals	↓ (\$12,835)	No accounting transactions for disposal to November
Depreciation on Assets	↓ (\$185,108)	Under-allocation partly due to Plant & Equip revaluation

Capital Revenue and (Expenditure)

Purchase Land Held for Resale	↓ (\$141,903)	Budget profiling issue, budget profile = January - June
Purchase Land and Buildings	↑ \$336,615	Payments associated with Skate Park
Purchase Infrastructure Assets - Roads	↑ \$125,696	Road Program will ramp up as financial year progresses.
Purchase Plant and Equipment	↓ (\$103,423)	No Large Plant Items purchased during July - November
Proceeds from Disposal of Assets	↓ (\$67,708)	No assets disposed July - November - non cash
Repayment of Debentures	↓ (\$17,950)	Timing Issue with repayments and budget load
Transfers to Reserves (Restricted Assets)	↑ \$34,944	Reserve Transfers to be processed in December

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

3. ACQUISITION OF ASSETS	2013/14 YTD \$	2013/14 Budget \$
The following assets are budgeted to be acquired during the year:		
<u>By Program</u>		
Governance		
Server Replacement	33,195	35,764
Replace DCEO Vehicle	38,518	38,200
Law, Order, Public Safety		
Kalbarri & Northampton Cat Pounds	19,250	19,800
Horrocks & Binnu Fire Sheds	10,308	12,500
Replace Kalbarri Ranger Vehicle	43,038	40,000
Health		
Replace Airconditioners - Northampton Doctors Surgery	9,435	8,100
Install Pergola to front of Kalbarri Doctors Surgery		7,500
Education and Welfare		
Timber Patio to rear of Kalbarri Childcare Facility		10,750
Recreation and Culture		
Supply/Erect picnic shelter- Marina Playground		10,750
Fish Cleaning Stations - Kalbarri		30,000
Beach access platform - Horrocks		12,200
Kalbarri Northern Boat Ramp	145,398	172,800
Horrocks Jetty Access Ladders	8,462	12,000
Kalbarri Skate Park Redevelopment & Ablutions	418,127	456,630
Northampton Netball Court Upgrade		65,500
Kalbarri Tennis & Netball Courts		644,585
Hampton Gardens car park & pathway	22,956	7,500
Lions Playground Northampton		30,000
Sally's Tree Playground Kalbarri		30,000
Port Gregory Shade Shelters		17,000
Transport		
Road Construction	361,654	1,917,009
Footpath Construction	18,672	82,730
Loader - Northampton	0	299,000
Tip Truck - Kalbarri		123,000
Replace Works Managers Vehicle	660	62,242
Front Deck Mower - Northampton	0	42,400
Other Property and Services		
Northampton Light Industrial Area	119,362	618,412
Horrocks Stage 3 Subdivision	0	10,000
Halfway Bay Cottages	31,520	55,500
	<u>1,280,556</u>	<u>4,871,872</u>
<u>By Class</u>		
Land Held for Resale	150,882	683,912
Land and Buildings	457,120	1,225,365
Infrastructure Assets - Roads	380,326	1,999,739
Infrastructure Assets - Parks and Ovals	153,860	314,750
Plant and Equipment	82,216	604,842
Furniture and Equipment	56,151	43,264
	<u>1,280,556</u>	<u>4,871,872</u>

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

4. DISPOSALS OF ASSETS

The following assets are budgeted to be disposed of during the year.

<u>By Program</u>	<u>Net Book Value</u>	<u>Sale Proceeds</u>	<u>Profit(Loss)</u>	<u>Profit(Loss)</u>
	2013/14 YTD \$	2013/14 YTD \$	2013/14 YTD \$	2013/14 BUDGET \$
Administration			0	(5,500)
Law, Order & Public Safety			0	(7,000)
Transport			0	51,000
	0	0	0	38,500

<u>By Class</u>	<u>Net Book Value</u>	<u>Sale Proceeds</u>	<u>Profit(Loss)</u>	<u>Sale Proceeds</u>
	2013/14 YTD \$	2013/14 YTD \$	2013/14 YTD \$	2012/13 BUDGET \$
Toyota Kluga (DCEO)- Asset 41708			0	(5,500)
Ford Ranger Utility (Kal Ranger)- Asset 41693			0	(7,000)
Nidssan Patrol (MWS) - Asset 41700			0	6,000
Front Deck Mower (Kalbarri) - Asset 41689			0	(31,500)
Volvo Loader (Northampton) - Asset 41674			0	66,500
Mitsubishi Tip Truck (Kalbarri) - Asset 40063			0	10,000
	0	0	0	38,500

<u>Summary</u>	2013/14 YTD \$	2013/14 BUDGET \$
Profit on Asset Disposals		82,500
Loss on Asset Disposals		(44,000)
	0	38,500

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

5. INFORMATION ON BORROWINGS
(a) Debenture Repayments

Particulars	Principal 01-Jul-13	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			2013/14 Budget	2013/14 Actual \$	2013/14 Budget	2013/14 Actual \$	2013/14 Budget	2013/14 Actual \$
Other Property	402,422		13,240	6,449	395,638	395,973	26,730	13,560
152 - Staff Housing*								
Recreation & Culture	12,104		2,746		9,357	12,104	746	395
147 - Kalbarri Bowling Club*								
148 - Kalbarri Library Extensions	132,709		12,529	10,724	110,716	121,985	2,500	3,176
151 - Kalbarri Bowling Club*	22,709		2,705	1,333	20,005	21,376	1,322	681
Transport	296,987		51,241	25,164	245,746	271,823	20,943	10,928
149 - Plant Purchases	79,579		79,579	39,259	0	40,320	3,419	2,240
150 - Plant Purchases	390,000		32,393	16,035	357,607	373,965	15,573	7,948
153 - Plant Purchases								
	1,336,510	0	194,433	98,964	1,139,069	1,237,546	71,233	38,927

* Self supporting loan

All debenture repayments were financed by general purpose revenue except loans 147, 151 & 152 which are self supporting loans.

5. INFORMATION ON BORROWINGS CON'T

(b) New Debentures

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 30 NOVEMBER 2013

	2014 YTD \$	2014 Budget \$	2013 Actual \$
6. RESERVES - CASH BACKED			
(a) Leave Reserve			
Opening Balance	100,143	100,143	94,180
Amount Set Aside / Transfer to Reserve	1,546	5,600	5,963
Amount Used / Transfer from Reserve		46,480	-
	<u>101,689</u>	<u>152,223</u>	<u>100,143</u>
(b) Roadwork's Reserve			
Opening Balance	49,920	49,920	46,948
Amount Set Aside / Transfer to Reserve			2,972
Amount Used / Transfer from Reserve			-
	<u>49,920</u>	<u>49,920</u>	<u>49,920</u>
(c) Kalbarri Airport Reserve			
Opening Balance	20,533	20,533	19,311
Amount Set Aside / Transfer to Reserve	331	1,200	1,223
Amount Used / Transfer from Reserve		(17,700)	-
	<u>20,864</u>	<u>4,033</u>	<u>20,533</u>
(d) Computer and Office Equipment Reserve			
Opening Balance	27,081	27,081	25,469
Amount Set Aside / Transfer to Reserve	442	1,600	1,612
Amount Used / Transfer from Reserve		-	-
	<u>27,523</u>	<u>28,681</u>	<u>27,081</u>
(e) Plant Reserve			
Opening Balance	5,988	5,989	5,632
Amount Set Aside / Transfer to Reserve	83	300	357
Amount Used / Transfer from Reserve		-	-
	<u>6,071</u>	<u>6,289</u>	<u>5,988</u>
(f) House and Building Reserve			
Opening Balance	54,539	54,539	51,291
Amount Set Aside / Transfer to Reserve	828	3,000	3,248
Amount Used / Transfer from Reserve		-	-
	<u>55,367</u>	<u>57,539</u>	<u>54,539</u>
(g) Kalbarri Aged Persons Accommodation Reserve			
Opening Balance	186,104	186,104	175,023
Amount Set Aside / Transfer to Reserve	2,760	10,000	11,081
Amount Used / Transfer from Reserve		16,720	-
	<u>188,864</u>	<u>212,824</u>	<u>186,104</u>

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 30 NOVEMBER 2013

6. RESERVES - CASH BACKED (continued)	2014 YTD \$	2014 Budget \$	2013 YTD \$
(h) Bridge Reconstruction Reserve (combined with Roadworks Reserve)			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	-	-	-
Amount Used / Transfer from Reserve	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
(i) Northampton Aged Persons Reserve			
Opening Balance	106,657	106,657	100,307
Amount Set Aside / Transfer to Reserve	1,656	6,000	6,351
Amount Used / Transfer from Reserve	-	-	-
	<u>108,313</u>	<u>112,657</u>	<u>106,657</u>
(j) Town Planning Scheme Reserve			
Opening Balance	23,282	23,282	21,896
Amount Set Aside / Transfer to Reserve	139	504	1,386
Amount Used / Transfer from Reserve	-	(22,400)	-
	<u>23,421</u>	<u>1,386</u>	<u>23,282</u>
(k) Community Bus Reserve			
Opening Balance	0	-	0
Amount Set Aside / Transfer to Reserve	-	-	-
Amount Used / Transfer from Reserve	-	-	-
	<u>0</u>	<u>-</u>	<u>0</u>
(l) Townscape Car Park Reserve			
Opening Balance	5,385	5,385	5,065
Amount Set Aside / Transfer to Reserve	83	300	321
Amount Used / Transfer from Reserve	-	-	-
	<u>5,468</u>	<u>5,685</u>	<u>5,385</u>
(m) Refuse Management Reserve			
Opening Balance	-	-	353
Amount Set Aside / Transfer to Reserve	-	-	7
Amount Used / Transfer from Reserve	-	-	(360)
	<u>-</u>	<u>-</u>	<u>-</u>
(n) Sport and Recreation Reserve			
Opening Balance	5,585	5,585	5,252
Amount Set Aside / Transfer to Reserve	83	300	333
Amount Used / Transfer from Reserve	-	-	-
	<u>5,668</u>	<u>5,885</u>	<u>5,585</u>
(o) Coastal Management Reserve			
Opening Balance	94,627	94,627	88,992
Amount Set Aside / Transfer to Reserve	1,518	5,500	5,634
Amount Used / Transfer from Reserve	-	-	-
	<u>96,145</u>	<u>100,127</u>	<u>94,627</u>

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
AS AT 30 NOVEMBER 2013

6. RESERVES - CASH BACKED (continued)	2014 YTD \$	2014 Budget \$	2013 YTD \$
(p) Kalbarri Youth Activities Reserve			
Opening Balance	-	-	775
Amount Set Aside / Transfer to Reserve	-	-	16
Amount Used / Transfer from Reserve	-	-	(791)
	<u>-</u>	<u>-</u>	<u>-</u>
(q) Specified Area Rate Reserve			
Opening Balance	2,201	2,201	12,452
Amount Set Aside / Transfer to Reserve	193	700	349
Amount Used / Transfer from Reserve	-	-	(10,600)
	<u>2,394</u>	<u>2,901</u>	<u>2,201</u>
(r) Footpath Reserve			
Opening Balance	-	-	440
Amount Set Aside / Transfer to Reserve	-	-	9
Amount Used / Transfer from Reserve	-	-	(450)
	<u>-</u>	<u>-</u>	<u>-</u>
(s) POS Reserve			
Opening Balance	-	-	-
Amount Set Aside / Transfer to Reserve	-	-	-
Amount Used / Transfer from Reserve	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
(t) Northampton Industrial Units			
Opening Balance	-	-	304,907
Amount Set Aside / Transfer to Reserve	-	-	6,419
Amount Used / Transfer from Reserve	-	-	(311,326)
	<u>-</u>	<u>-</u>	<u>-</u>
(u) Northampton 150th Anniversary Reserve			
Opening Balance	21,048	21,048	10,000
Amount Set Aside / Transfer to Reserve	227	820	11,048
Amount Used / Transfer from Reserve	-	(21,868)	-
	<u>21,275</u>	<u>-</u>	<u>21,048</u>
(v) Land Development Reserve			
Opening Balance	505,289	505,289	339,193
Amount Set Aside / Transfer to Reserve	-	-	166,096
Amount Used / Transfer from Reserve	-	(10,000)	-
	<u>505,289</u>	<u>495,289</u>	<u>505,289</u>
TOTAL CASH BACKED RESERVES	<u>1,218,271</u>	<u>1,235,439</u>	<u>1,208,382</u>

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

7. NET CURRENT ASSETS	2013/14 YTD	Brought Forward
Composition of Estimated Net Current Asset Position	Actual	01-Jul
	\$	\$
CURRENT ASSETS		
Cash on Hand - Unrestricted	1,350	1,350
Cash - Unrestricted	3,433,970	2,404,269
Cash - Reserves Restricted	1,218,271	1,208,382
Rates Outstanding	695,653	248,962
Refuse Charge Debtors	106,104	36,643
Sundry Debtors	39,513	17,648
Emergency Services Levy	68,881	48,660
GST Recievable	41,288	0
Provision for Doubtful Debts - Loc 1146 Drage Rd	(4,730)	(12,543)
Restricted Cash 14/15 Oglivie East Re-Seal	(449,077)	(76,000)
Accrued Income / Prepaid Exp	(2,067)	
Inventories	44,790	11,287
	<u>5,193,947</u>	<u>3,888,658</u>
LESS: CURRENT LIABILITIES		
Less: Cash - Reserves - Restricted	(1,218,271)	(1,208,382)
Payables and Provisions	(144,173)	(165,644)
GST Payable	-	(34,889)
Prepaid Rates		(29,911)
Outstanding Viola Accounts	(425,000)	(275,000)
Restricted Cash Transfer - inc in Muni Balance		(87,787)
June Creditors Paid in July		(131,546)
Underspent Capital and Operational Works	(1,535,776)	
Accrued Interest on Debentures	(20,271)	
Accrued Expenditure	(87,557)	
Accrued Wages and Salaries	(65,154)	
Current Employee Benefit Provision	(443,836)	(443,836)
Add back: component of leave liability not required to be funded	443,836	443,836
Adjustment - Net Current Position	<u>(3,496,202)</u>	<u>(1,933,160)</u>
NET CURRENT ASSET POSITION	<u><u>1,697,746</u></u>	<u><u>1,955,498</u></u>

SHIRE OF NORTHAMPTON
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
STATEMENT OF FINANCIAL ACTIVITY

8. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2013/14 YTD Rate Revenue \$	2013/14 YTD Interim Rates \$	2013/14 YTD Back Rates \$	2013/14 YTD Total Revenue \$	2012/13 Actual \$
Differential General Rate								
General GRV	0.067410	1,549	19,662,087	1,325,421	3,332		1,328,753	1,227,040
General UV	0.009844	463	194,708,403	1,916,710	9,513	(30)	1,926,193	1,805,064
Sub-Totals		2,012	214,370,490	3,242,131	12,845	(30)	3,254,946	3,032,104
Minimum Rates								
General GRV	450	988	5,201,246	444,600			444,600	450,450
General UV	450	56	1,980,199	25,200			25,200	22,243
Sub-Totals		1,044	7,181,445	469,800	0	0	469,800	472,693
Specified Area Rates (Note 9)								
Write-offs							14,250	37,820
Discounts							3,738,996	3,542,617
Totals							(12,563) (157,204)	(52,870) (146,226)
							3,569,229	3,343,521

SHIRE OF NORTHAMPTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 30 NOVEMBER 2013

9. TRUST FUNDS

Funds held at balance date over which the Shire has no control and which are not included in the financial statements are as follows:

	Balance 01-Jul-13 \$	Amounts Received \$	Amounts Paid (\$)	Balance 30-Nov-13 \$
Town Planning - Security Bonds	5,000			5,000
Galena Donations	431			431
Transportable Housing Bond	16,515	520		17,035
Footpath Deposits	49,820	2,000	(5,000)	46,820
Horrocks Retention Fee - Parking/Stage 2	1,800			1,800
Retentions - Subdivisions	164,737			164,737
Building Levies (BCITF & BRB)	9,850	7,023		16,873
Community Bus Bond	4,600	400		5,000
Safer WA Funds	4,330			4,330
Northampton Cemetery Funds	920			920
Unclaimed Monies - Rates	3,002	758		3,760
Nomination Deposits	-	240		240
DOLA - Parks & Gardens Development	-			0
Aged Unit Bond	1,506			1,506
Council Housing Bonds	1,460			1,460
BROC - Management Funds	1,174			1,174
Kalbarri Youth Space Project Funds	1,125			1,125
Burning Off Fees	216			216
RSL Hall Key Bond	430	220		650
Peet Park Donations	-			0
Willa Guthurra	-			0
Special Series Plates	1,090			1,090
Auction	-			0
Kidsport	17,219		(4,496)	12,722
Public Open Space	-			0
ReDone (Kalbarri Park/Beach Shelters)	10,785			10,785
NCCA	11,000		(1,500)	9,500
End of Year Adjustment	(273)			(273)
	<u>306,737</u>			<u>306,902</u>

ADMINISTRATION & CORPORATE REPORT

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6.5.1 APPOINTMENT OF NEW COUNCILLOR TO COMMITTEES/DELEGATE

FILE REFERENCE:	4.1.1
DATE OF REPORT:	5 December 2013
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

As a result an extraordinary election for the Northampton Ward to be held Saturday 14 December 2014, Council will be required to review its appointments for Council Committee members and Community organisation delegates.

BACKGROUND:

Immediately following a bi-annual or an extraordinary election, Council is to review its appointments of elected members on the various Council committee and community committees. An elected member has the right to be a member of any committee however the actual size of the committee should be kept to a reasonable size, ie half of the total Council membership.

No Committees have delegated authority therefore all decisions made must be referred to the full Council for endorsement. Committees meet when required.

The following are current Council Committees and their membership. All terms will cease in October 2015 being the next bi-annual election.

This process will also again be required at the February 2014 meeting due to the Kalbarri Ward extraordinary election.

The newly elected member at the 14 December extraordinary election will be advised of this requirement and to provide an indication of what committee's they wish to be a member of and if they wish to also take on a delegate roll. This will be advised at the meeting.

1. ELECTION OF COMMITTEES**Audit Committee**

Cr's Wilson, Simkin, P Gliddon, Stock-Standen and T Carson.

Disability Services Committee

Cr's Gliddon, Simkin, and EHO

There is one vacancy due to the resignation of ex Cr Booth.

Staff Occupational, Health & Safety Committee

Cr's Wilson, T Carson & Gliddon (observer capacity only)

Senior Staff Employment Performance Review Committee

Cr's Wilson, Simkin, Gliddon, Carson & CEO

There is one vacancy due to the resignation of ex Cr Booth.

2. ELECTION OF DELEGATES

Northampton Community Centre

Cr's Simkin, Carson, alternate Cr Wilson

Kalbarri Development Association – Zest Fest only

Cr Gliddon

There is one vacancy due to the resignation of ex Cr Booth.

Kalbarri Visitors Centre

Cr Gliddon

There is one vacancy due to the resignation of ex Cr Booth.

Kalbarri Sport & Recreation Club

Cr Scott, alternate Cr Pike

Kalbarri Maritime Advisory Committee

Cr Gliddon and CEO, alternate Cr Pike

Kalbarri Aged Persons Homes Management Committee

Cr P Gliddon.

Coastal Sub Group of the Regional Road Group

Cr Wilson & CEO with Cr Simkin as deputy.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 5.10

VOTING REQUIREMENT:

Absolute Majority Required

OFFICER RECOMMENDATION – ITEM 6.5.1

That Council review and appoint newly elected member to the various Council Committees and Community organisations that they indicate to be a member of.

6.5.2 2014 COUNCIL MEETING DATES

FILE REFERENCE:	4.1.1
DATE OF REPORT:	2 December 2013
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to formally resolve/determine meeting dates for the 2014 calendar year to allow advertising of the dates and times.

BACKGROUND:

As per the provisions of Section 5.25(g) Regulation 12 of the Local Government Act 1995, Council must at least once each year give local public notice of the dates and the time and place at which ordinary Council meetings are to be held within the next 12 months. Currently all Council meetings are held on the third Friday of each month.

Current practice has been for meetings in February, June and October be held in Kalbarri with all other meetings held in Northampton and each meeting is to commence at 1.00pm.

The following dates would apply for Friday meetings in 2014; with no meeting in January 2014;

No meeting January	July 18 th
February 21 st	August 15 th
March 21 st	September 19 th
April 16 th	October 17 th
May 16 th	November 21 st
June 20 th	December 19 th

The April meeting has been scheduled for Wednesday 16th due to the third Friday (18th) being Good Friday.

Place of meetings are also to be advised within the notice and Council must resolve venues for each meeting. It is recommended that the status quo remain.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 - Section 5.25(g) Regulation 12 of the Local Government Act 1995. Council must at least once each year give local public notice of the dates and the time and place at which ordinary Council meetings are to be held within the next 12 months.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.2

- 1. That Council holds their ordinary meetings on the third Friday of each month with the exception of the April 2014 meeting which is to be held Wednesday 16th April 2014.**
- 2. That all meetings commence at 1.00pm.**
- 3. That the February, June and October meetings be held at the Allen Centre in Kalbarri with all other meetings to be held at the Northampton Council Chambers.**

6.5.3 ANNUAL REPORT

FILE REFERENCE:	4.1.1
DATE OF REPORT:	9 December 2013
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to determine a date, time and venue for the 2012/2013 Annual Electors Meeting.

BACKGROUND:

The Councils Audit Committee will consider the 2012/2013 Annual Financial Statements, Audit Report and the Annual Report and will recommend to Council to formally receive these reports.

Once the Annual Report is adopted an electors meeting can be held but no more than 56 days after the adoption of the report (therefore before 14th February 2013) as per section 5.27 of the Local Government Act 1995. The minimum period is that a minimum of 14 days public notice is to be given

In recent years the Annual electors meeting was held after a monthly Council meeting, however as there is no meeting in January 2014 Council will need to select a date and due to the Christmas/New Year period upon us, it is suggested that the meeting be held late January 2014.

COMMUNITY CONSULTATION:

Advertising of the date, time and venue of the meeting must be undertaken.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 5.27

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.1

That the Annual Electors meeting be held (date to be inserted) commencing at (time to be inserted) at the Northampton Council Chambers.

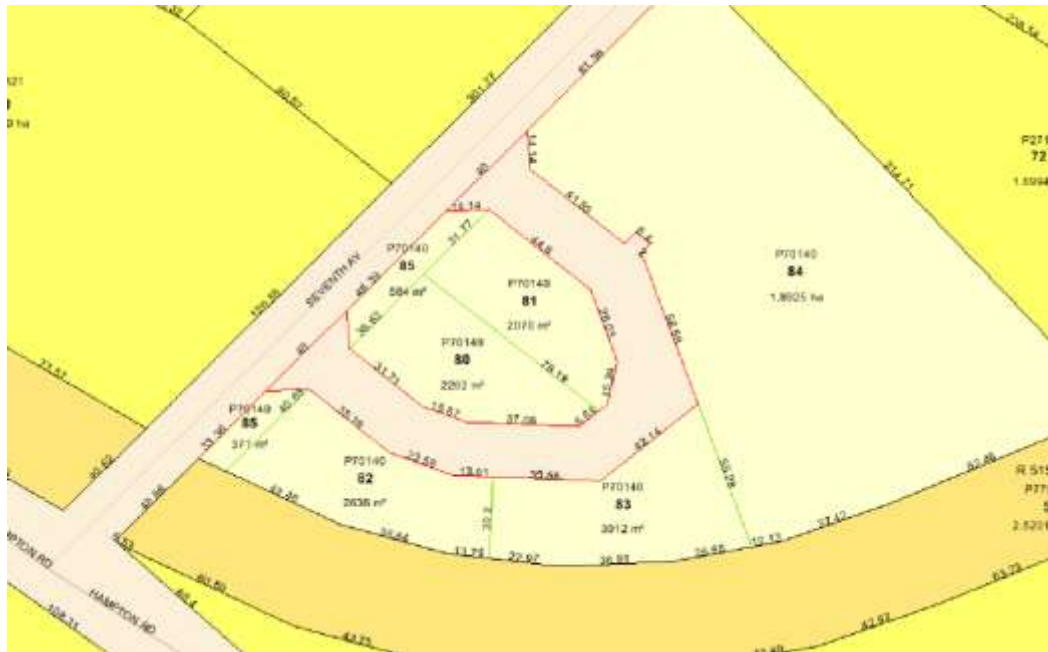
6.5.4 TENDER - NORTHAMPTON LIGHT INDUSTRIAL UNITS

LOCATION:	Lot 80 Kitson Circuit, Northampton
FILE REFERENCE:	10.8.2.3
DATE OF REPORT:	5 December 2013
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Design of Units

SUMMARY:

Council to appoint a Committee to determine Tenders received for the construction of Five Industrial Units at the Northampton Light Industrial Area.

LOCALITY PLANS:



BACKGROUND:

Tenders have been invited for the construction of five units on Lot 80 Kitson Circuit with tenders closing 2.00pm 17 December 2013.

The date is on the eve of the December 2013 Council and could not be avoided due to the delay in receiving the tender documents and as the project involves grant funding to be expended by 30 June 2014, the tender process needed to be undertaken expediently.

It will not be possible to present the tender details for Council determination at the December meeting and as there is no meeting in January, Council is requested to form a Committee (cannot be more than 5 members) with the delegated authority to accept a tender which will allow construction to commence as soon as possible after the Christmas/New year break.

All tenders received will be provided to the appointed architect for vetting prior to the Committee making the decision. It is planned to hold the committee meeting on Friday 20th December.

FINANCIAL & BUDGET IMPLICATIONS:

A provision for the development is within the 2013/14 Budget

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 5.10

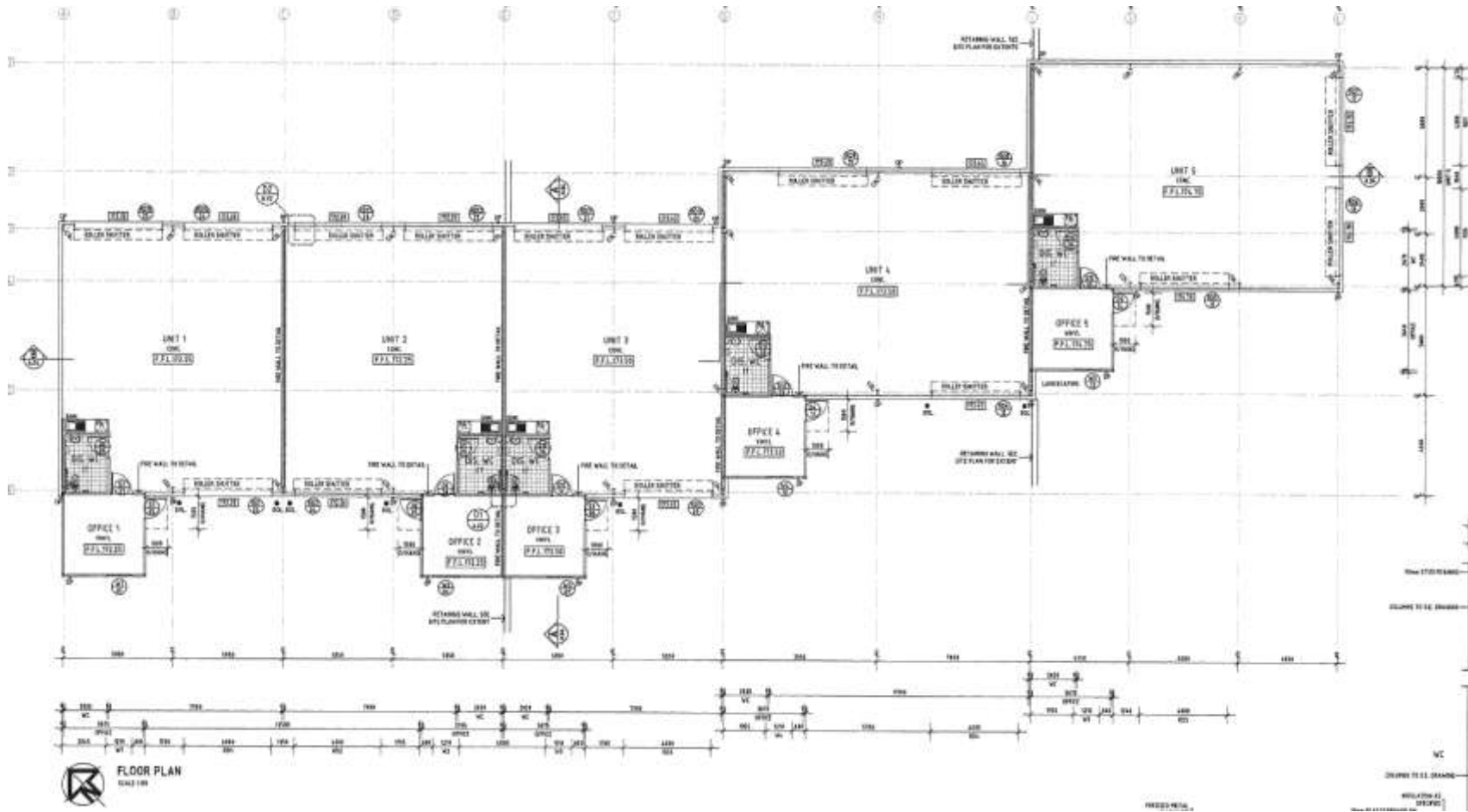
VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.4

That Council appoints (members names to be inserted) and the CEO to a Committee to consider and accept a tender for the construction of five industrial units on Lot 80 Kitson Circuit, Northampton.

APPENDICES 1



6.5.5 KALBARRI FORESHORE PARKLAND REDEVELOPMENT

LOCATION:	Grey Street, Kalbarri
FILE REFERENCE:	10.6.7
CORRESPONDENT:	Kalbarri Foreshore Parkland Redevelopment Community Committee
DATE OF REPORT:	5 December 2014
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Plans will be tabled at the meeting due to size

SUMMARY:

Information item. Update from the community committee on the progress of the redevelopment plan.

BACKGROUND:

The Kalbarri Foreshore Parkland Redevelopment Community Committee has recently gone through a number of changes, particularly with membership and the role of Chairperson.

Ms Merilynn Eastland, who is the current Chairperson, has provided advice that at the last meeting of the foreshore committee they resolved to place the below article in the Kalbarri Town Talk to advise the community of what is happening with the project.

The redevelopment of the Kalbarri River Foreshore has long been the desire of many people in the community. The idea is to enhance the beauty and increase the functionality for all users while conserving water and managing any erosion.

After initial consultation and survey in 2011 the Council engaged a consultancy to use the results from the community's responses to draw up a draft plan. This plan was put out to the community for submissions and comments and as a result a community committee was established at the end of 2012. This committee has been working for the past 12 months toward a plan that takes into consideration all the results of the survey and submissions that have been received by Council.

The current status of the committee's work is:

1. A draft plan was submitted to Council along with a written submission.

2. Council has engaged the consultants to draw up a further plan using the committees draft and after meeting with the committee and other community members.
3. This plan has now been submitted to the committee for their input.
4. The committee is working toward having a proposal to put to the Council and to the community for feedback early in 2014.
5. The Committee has drawn up some goals and strategies for what they believe their role is.
6. They have also made suggestions toward developing design and style guidelines to assist with the uniformity of the development as it is realized that this project will not be completed in full but will need to be completed in sections.

We understand that there are community members who do not wish to see any change, but we hope that what is finally put together will be embraced by all as an improvement to the town of Kalbarri.

If you wish to have input into this plan, watch for further notices about final submissions and how to go about viewing the draft plans and document that has been drawn up by the committee.

They also intend to develop a survey for the community by February 2014 and hope to present the survey results to the February 2014 Council meeting.

COMMENT:

The article was vetted by the CEO who also suggested that a letter drop to Kalbarri residents be undertaken. Council will cover the cost for the letter drop.

The plans presented are the current plans that are under consideration by the committee.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.5

For Council information.

6.5.6 NORTHERN ZONE CONSTITUTION CHANGES

FILE REFERENCE:	4.1.3
DATE OF REPORT:	5 December 2013
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Advice on changes made to the Zone’s constitution and Council to amend the appointment voting delegates as a result of the change.

BACKGROUND:

At WA Local Government Association Northern Zone meeting held 25th November 2013, the Zone considered and adopted a change to its constitution in regards to members voting by deleting the two votes per member Council to one vote per member Council.

The following motions were put and debated:

The Zone President advised that as there had been some confusion whether the existing Constitution had been amended in the past as was the memory of some longer serving Councillors to the Zone, she was prepared to allow discussion on the matter and if necessary the Constitution be amended accordingly provided any such vote was passed with 75% or more in favour.

Moved Mayor Carpenter 2nd Cr Wilson

that the representation of Member Councils to the Northern Country Zone be reduced from two delegates to one delegate and a proxy and with each Member Council having only one deliberative vote per resolution.

Carried 12/1

The resolution was carried by more 75% of those voting and therefore the Constitution is amended to reflect the wish of the Zone.

At the time this was being discussed, the CEO (Northampton) sought clarification that with this change, can a CEO of a local authority vote on their Councils behalf if no elected members were present.

Moved Cr Wilson 2nd Cr Collingwood that where a Member Council doesn’t have and elected representative present at a NCZ meeting the CEO be permitted to vote on behalf of that Member Council.

Tied Vote

The President abstained from casting a second vote.

Moved Mayor Carpenter 2nd Cr Treloar that the tied resolution be deferred to the next meeting and be presented as an agenda item.

Carried

From the debate on the question it was clear from a number of elected members that CEO's should not be given the right to vote on behalf of their Councils'.

COMMENT:

With the above decision the Zone has breached its constitution in three areas.

First to change the constitution, 30 days notice of that change is to be undertaken, this did not occur.

Secondly the current constitution in the definition of delegate means a Councillor or officer nominated or appointed to represent an Ordinary Member at meetings and conferences of the Zone. Although no decision was made due to a tied vote, the motion was still put and voted on.

Thirdly the Chairperson did not exercise a casting vote. The constitution within the clause relating to "Management of the Zone" provides that where a casting vote is required, the President shall exercise a second vote.

In the past there have been occasions where the CEO has attended Zone meetings without any Councillors present, but did not take the option to vote on Northampton's behalf as no actual appointment has been made.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.6

That Council advises the Northern Zone of the WA Local Government Association:

- 1. Of the rights of local government officers having the power to vote if appointed by their local authority.**
- 2. Advise that the delegates for the Northampton Shire Council are Cr Gordon Wilson, with Cr Craig Simkin being the deputy/proxy and in the situation where no elected member can attend the Zone meeting, the CEO be authorized as the Council voting delegate.**

6.5.7 NORTHAMPTON CHILD CARE CENTRE

LOCATION:	Stephen Street, Northampton
FILE REFERENCE:	8.1.2
CORRESPONDENT:	Northampton Child Care Association
DATE OF REPORT:	6 December 2013
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Child Care Management Plan 2013 (posted under separate cover)

SUMMARY:

Request for Council to assist by undertaking financial operations of the Northampton Child Care Centre.

BACKGROUND:

As per previous advice, the Northampton Child Care Centre (NCCC) operations are not fully sustainable without outside financial assistance.

A grant was received to provide the NCC with urgent operational funding and also to have a Child Care Management Plan prepared to allow the NCCC Management Committee to determine the future of the NCC.

The management plan has been prepared and is enclosed separate to the main agenda.

The plan refers to four models which are to be considered by the NCCC and Council:

1. Committee Management

This is the current position and although the community has successfully operated the centre this way for many years, the accountability structure of their finances is questionable due to this function being undertaken on a volunteer basis.

It is also questionable if this model can continue long term.

2. In Venue Family Day Care

This is a flexible form of day care where an outside provider operates and manages the service, requires no community input or Council involvement with the exception of the provision of the premises and ongoing garden maintenance.

The main advantage to this model is that it is the individual owner that takes the risk on making the service sustainable.

The main disadvantage is that in venue limits the number of children that can be in care, being 8, which could be too low to service the community and in particular in the future when numbers may (or may not) increase.

3. Not For Profit Long Day Care – Shire Supported

Basically this model is that the centre runs as it is however all the financial management and recording is undertaken by the Shire of Northampton through its financial management systems.

The actual day to day management of the centre remains the responsibility of a management committee who undertakes staff management and operation management, ie reporting to various government departments as required by the centres licence.

Council Management has considered this option and the undertaking of the finances will have little effect on Council operations and can be undertaken very easily. The centre staff just need to very diligent in the checking of invoices, time sheets etc.

This model takes away the financial responsibility from community volunteers and also provides a better audit of the books of account. However there still is the risk that the centre could fall into financial difficulty and if that does occur then Council management will inform the management committee who then needs to take steps on the future of the center.

With this model Council Management needs to ensure there is no liability to Council.

4. Not For Profit Council Operated Long Day Care

This model is for the Council to take over the NCCC as one of its functions. Council undertakes all management, all financial responsibility, all hiring of staff, basically everything.

This model is not supported by Management as does not place any responsibility on the community to ensure a child care centre operates within Northampton. It is considered that the Centre needs community ownership and not owned by the Shire.

COMMENT:

The CEO has had several meetings with the NCCC and throughout those discussions the NCCC considered both Models 2 and 3. They do not believe they can continue their operations as is.

As stated above Model 3 is easily achievable and the CEO has given support to this option. However it has been indicated to the NCCC that a trial period needs to be included, ie for a 12 month period, to determine if the NCCC can continue or it needs to either close or try and encourage an outside provider as per Model 2. The CEO also stated that either a Councillor or staff member will need to be part of the revised Management Committee. It is recommended that for the initial stages the CEO be that member.

The current NCCC Management Committee has resolved to request Council to adopt Model 3. If Council does not support the request then the NCCC Management Committee will need to reconsider the other models provided within the report.

The NCCC is a vital service to many families, and although the numbers are low at present, they can grow in the future as the service experiences high and low peaks and believe the Council should endeavour to support this action to ensure the continuation of the service.

COMMUNITY CONSULTATION:

The NCCC Management Committee has undertaken community consultation with all its users and members on this issue and has endeavoured for some time to try and increase the sustainability of the service

GOVERNMENT CONSULTATION:

None required as all existing licences will remain with the NCCC Management Committee, if Council accepts Model 3.

FINANCIAL & BUDGET IMPLICATIONS:

For Model 3, apart from some staff time in the entering of data and financial recording and producing of financial statements and payroll, there is no major financial implications for Council.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.7

That Council undertake the financial recording and management of the Northampton Child Care Centre as from 1st March 2014 for an initial period ending 31 December 2014 and should the Northampton Child Care Centre prove not to be sustainable then the Management Committee be required take steps to revise the centre options for continued operation as Council will no longer undertake the financial management role.

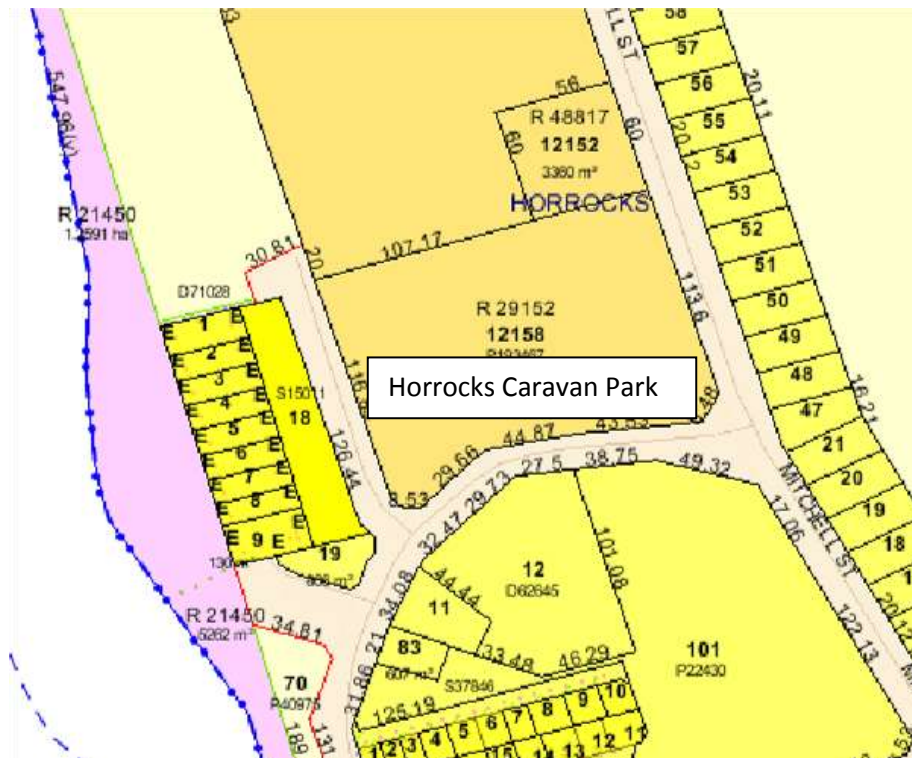
6.5.8 ASSIGNMENT OF LEASE ON LOT 12158, RESERVE 29152 - HORROCKS CARAVAN PARK

LOCATION:	Reserve 29152, Glance Street, Horrocks
FILE REFERENCE:	9.1.4
CORRESPONDENT:	Sydney & Kaye Barnes
DATE OF REPORT:	9 December 2013
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to approve an assignment of lease due to a change of ownership for the Horrocks Caravan Park.

LOCALITY PLANS:



BACKGROUND:

Advice has been received from the current lessees, Sydney and Kaye Barnes, that they have sold the Horrocks Caravan Park business to Reginald and Donna Cocking of the Mandurah Caravan and Tourist Park.

COMMENT:

The reserve has a current lease which expires 30 June 2020 and now as a result of the sale an “Assignment of Lease” is required to transfer the current lease to the new owners.

GOVERNMENT CONSULTATION:

As the land is a crown reserve, the Minister for Lands must also approve of the assignment of lease.

FINANCIAL & BUDGET IMPLICATIONS:

All costs associated with the preparation and registration of the assignment of lease is the responsibility of the new lessee.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.8

That Council approve an assignment of lease for Reserve 29152, being the Horrocks Beach Caravan Park to transfer the lease from Sydney and Kaye Barnes to Reginald and Donna Cocking.

6.5.9 2014 WA TRANSPORT & ROADS FORUM

FILE REFERENCE:	12.1.3
CORRESPONDENT:	WA Local Government Association
DATE OF REPORT:	9 December 2013
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Forum Details

SUMMARY:

Councillors to advise if they wish to attend the forum to allow registration and accommodation to be arranged.

BACKGROUND:

Each year the WA Local Government Association conduct the Transport and Roads Forum which provides up to date information and the latest on providing roads and transport solutions.

The CEO and Manager for Works and Technical Services will be attending.

FINANCIAL & BUDGET IMPLICATIONS:

Costs will be incurred for accommodation only as the forum is at no cost.

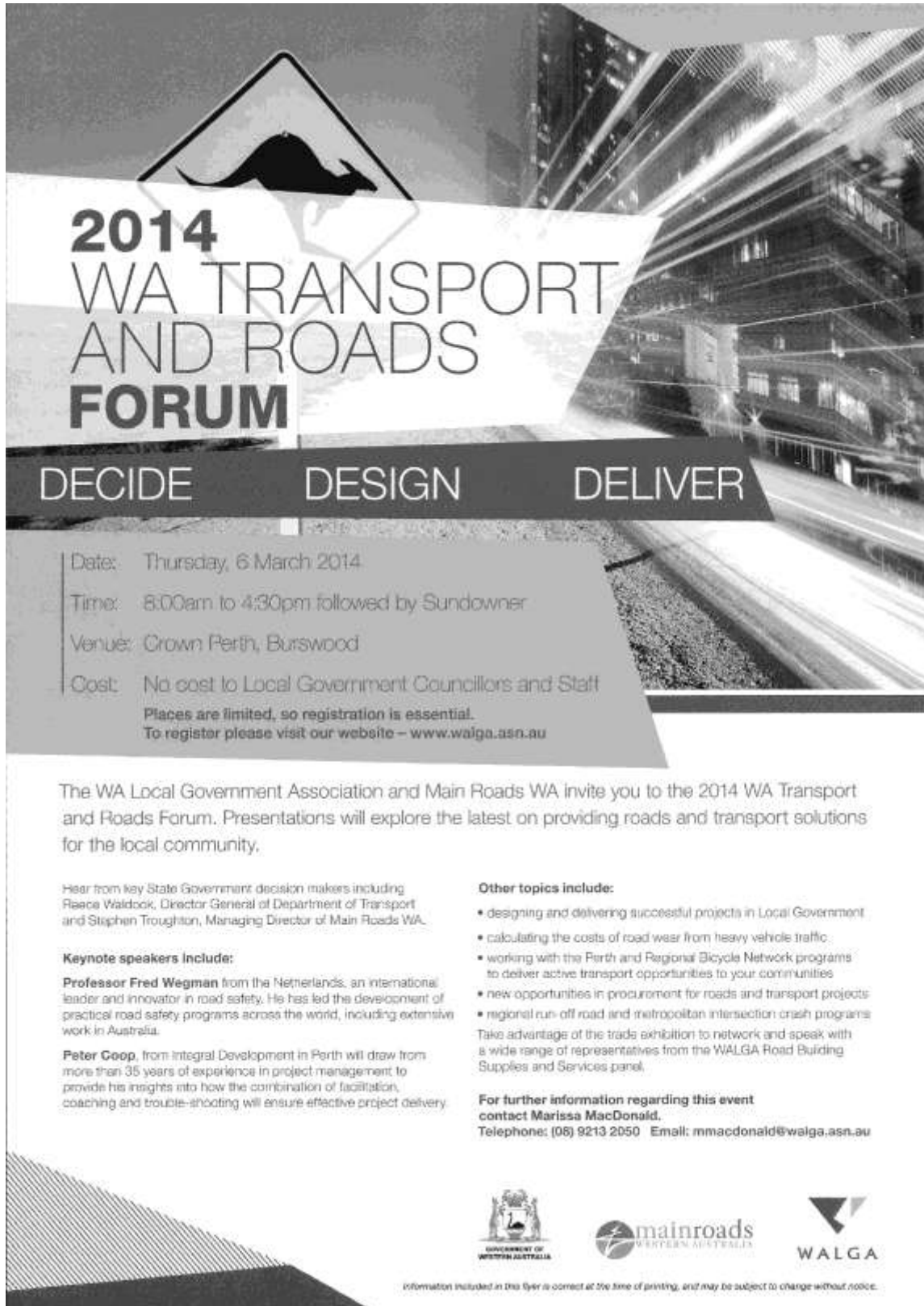
VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.9

That approval be granted to Councillors (names to be inserted) to attend the 2014 WA Transport and Roads Forum.

APPENDICES 1



**2014
WA TRANSPORT
AND ROADS
FORUM**

DECIDE DESIGN DELIVER

Date: Thursday, 6 March 2014
 Time: 8:00am to 4:30pm followed by Sundowner
 Venue: Crown Perth, Burswood
 Cost: No cost to Local Government Councillors and Staff
 Places are limited, so registration is essential.
 To register please visit our website – www.walga.asn.au

The WA Local Government Association and Main Roads WA invite you to the 2014 WA Transport and Roads Forum. Presentations will explore the latest on providing roads and transport solutions for the local community.

Hear from key State Government decision makers including Reece Waldoock, Director General of Department of Transport and Stephen Troughton, Managing Director of Main Roads WA.




Keynote speakers include:
Professor Fred Wegman from the Netherlands, an international leader and innovator in road safety. He has led the development of practical road safety programs across the world, including extensive work in Australia.
Peter Coop, from Integral Development in Perth will draw from more than 35 years of experience in project management to provide his insights into how the combination of facilitation, coaching and trouble-shooting will ensure effective project delivery.

Other topics include:

- designing and delivering successful projects in Local Government
- calculating the costs of road wear from heavy vehicle traffic
- working with the Perth and Regional Bicycle Network programs to deliver active transport opportunities to your communities
- new opportunities in procurement for roads and transport projects
- regional run-off road and metropolitan intersection crash programs

Take advantage of the trade exhibition to network and speak with a wide range of representatives from the WALGA Road Building Supplies and Services panel.

For further information regarding this event contact Marissa MacDonald.
 Telephone: (08) 9213 2050 Email: mmacdonald@walga.asn.au

Information included in this flyer is correct at the time of printing, and may be subject to change without notice.

6.5.10 CONCEPT FOR AGED CARE FACILITY

LOCATION:	Kalbarri
FILE REFERENCE:	9.2.5
DATE OF REPORT:	10 December 2013
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Concept site location 2. Concept Design

SUMMARY:

Presentation of concept designs for a possible age or full time care facility in Kalbarri to enable Council to approach State and Federal Governments to encourage them to provide funding for the construction and operation of such a facility.

BACKGROUND:

At the October 2013 meeting of Council, approval was provide to expend funds to develop basic concept plans, including a site plan for an aged care hospice facility in Kalbarri to be used for further discussions with the Department of Health WA for the provision of full time health care services, and the Federal Government to fund the operational side of the facility.

The concept designs are now presented (see Appendices 1 and 2) for Council information.

COMMENT:

It is now proposed to first make contact with the Department of Health WA to meet and discuss the proposal which will not take place until the new year. Hopefully from those discussions the proposal can be progressed.

The CEO has already had interest from the Kalbarri community however the interest was more related to the community having a say in the design etc, and time frames. It is very important that the correct message is given to the community being that this is a concept proposal only, there are no final designs and there is no funding secured for the project and the Council will not be the funding or be the responsible authority for the development. Council is primarily being the voice for the community to get such a facility built in Kalbarri.

It is also advised that the architect who has provided the design has indicated that they release it on the understanding of their situation in disclosing intellectual property and therefore if the project is pursued then they be kept informed to allow them to submit a proposal for full design and specifications.

They also state that the plan is presented for information only and no brief formation or any analysis has been done in regard to accommodation requirements.

COMMUNITY CONSULTATION:

No consultation has been undertaken or expected to be undertaken in this early stage however if the project does come to fruition then community consultation would likely occur to gauge resident opinion on design etc.

STRATEGIC IMPLICATIONS:

*Local: Shire of Northampton Planning for the Future 2014-2023
Social & Community*

Strategy - Better services for the aged

Key Actions 4.3.1 Continue to liaise with relevant bodies to lobby for increased accommodation for the aged and infirm across the Shire.

4.3.2 Ensure health services infrastructure is meeting community demand, population trends and future growth.

Measurements of Success Lobby potential service providers both public funded and private to promote the development of accommodation and transport options.

Periodical review of community and population requirements in relation to health and aged services.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.10

For Council information.

APPENDICES 1



APPENDICES 2

