



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 Friday 20th November 2015 in the Council Chambers, Northampton commencing at 1.00pm.

At 11.00am there will be a presentation by Adrian Stewart from Midwest Development Commission and David Shelton from Western Power regarding details on future electricity supplies to the Midwest region including the Shire of Northampton.

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 'Garry L Keeffe', is placed above the name and title.

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

13th November 2015



~ **Agenda** ~

20th November 2015

NOTICE OF MEETING

Dear Elected Member

The next ordinary meeting of the Northampton Shire Council will be held on Friday 20th November 2015, at The Council Chambers, Northampton commencing at 1.00pm.

GARRY KEEFFE
CHIEF EXECUTIVE OFFICER

13th November 2015

SHIRE OF NORTHAMPTON

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Signed  _____

Date 13th November 2015

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

AGENDA
ORDINARY MEETING OF COUNCIL
20th November 2015

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 – 16th October 2015

5. RECEIVAL OF MINUTES -

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

10.1	OPENING	3
10.2	PRESENT	3
10.2.1	LEAVE OF ABSENCE	3
10.2.2	APOLOGIES	3
10.3	QUESTION TIME	3
10.4	CONFIRMATION OF MINUTES	4
10.4.1	CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 18 th September 2015	4
10.4.2	BUSINESS ARISING FROM MINUTES	4
10.5	RECEIVAL OF MINUTES	4
10.6	WORKS REPORT	5
10.7	HEALTH/BUILDING REPORT	6
10.7.1	BUILDING STATISTICS (ITEM 6.2.1)	6
10.7.2	FEES AND CHARGES REFUSE SITES - 2015/2016 REVIEW (ITEM 6.2.2)	6
10.7.3	PROPOSAL FOR HOLIDAY PARKS AND CAMPING GROUNDS LEGISLATION (ITEM 6.2.3)	6
10.8	TOWN PLANNING REPORT	6
10.8.1	PROPOSED GROUP DWELLING – RELOCATED BUILDINGS – LOT 285 (NO. 6) GOULD STREET, KALBARRI (ITEM 6.3.1)	6
10.8.3	PROPOSED ITINERANT FOOD VAN - KALBARRI (ITEM 6.3.3)	9
10.8.4	SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.4)	10
10.9	FINANCE REPORT	10
10.9.1	ACCOUNTS FOR PAYMENT (ITEM 6.4.1)	10
10.9.2	MONTHLY FINANCIAL STATEMENTS SEPTEMBER 2015 (ITEM 6.4.2)	10
10.10	ADMINISTRATION & CORPORATE REPORT	11
10.10.1	VEHICLE CHANGEOVER (ITEM 6.5.1)	11
10.10.2	RAKE PLACE VACANT LOTS (ITEM 6.5.2)	11
10.10.3	TOURISM PROMOTION (ITEM 6.5.3)	11
10.10.5	LOT 23 RAKE PLACE RESIDENCE – GST COSTS (ITEM 6.5.5)	11
10.10.6	LOT 452 ROBINSON STREET, NORTHAMPTON (ITEM 6.5.6)	12
10.10.7	CR's WILSON & GLIDDON (ITEM 6.5.7)	12
10.10.8	BUSH FIRE RISK MANAGEMENT PLANNING PROJECT (ITEM 6.5.8)	12
10.10.9	SOLAR LIGHTING – KALBARRI DISABLED FISHING PLATFORM (ITEM 6.5.9)	12
10.10.10	ALUMINIUM CAN COLLECTION POINT (ITEM 6.5.10)	12
10.10.11	INSURANCE COVER - DEFIBRILLATOR (ITEM 6.5.11)	13

SHIRE OF NORTHAMPTON

**Minutes of Ordinary Meeting of Council held at the Allen Centre Grey Street, Kalbarri on
16 October 2015**

10.11	SHIRE PRESIDENT'S REPORT	13
10.12	DEPUTY SHIRE PRESIDENT'S REPORT	13
10.13	COUNCILLORS' REPORTS	13
10.13.1	CR HOLT	13
10.13.2	CR GLIDDON	13
10.13.3	CR STOCK-STANDEN	14
10.13.4	CR SCOTT	14
10.14	INFORMATION BULLETIN	14
10.15	NEW ITEMS OF BUSINESS	14
10.15.1	PORT GREGORY PINK LAKE STOPPING AREA	14
10.15.2	TRACKING SYSTEMS FOR SHIRE VEHICLES	14
10.15.3	CR GLIDDON'S RETIREMENT FROM COUNCIL	15
10.15.4	CR WILSON'S RETIREMENT FROM COUNCIL	15
10.16	NEXT MEETING OF COUNCIL	15
10.17	CLOSURE	15

10.1 OPENING

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

10.2 PRESENT

Cr G Wilson	President	Northampton Ward
Cr C Simkin	Deputy President	Northampton Ward
Cr T Carson		Northampton Ward
Cr S Stock-Standen		Northampton Ward
Cr P Gliddon		Kalbarri Ward
Cr M Scott		Kalbarri Ward
Cr M Holt		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mrs Hayley Williams	Principal Planner	
Mr Neil Broadhurst	Manager of Works	
Mrs Debbie Carson	Community Development Officer	
Mr Shane Krakouer	Cr-elect	
Mrs Roslyn Suckling	Cr-elect	

10.2.1 LEAVE OF ABSENCE

Nil

10.2.2 APOLOGIES

Cr Stanich

10.3 QUESTION TIME

Mr John Laverack addressed Council and asked the following questions:

- In relation to 4WD driving and off-road vehicle land use and questioned why an access sign had been removed, stating that it was putting beach users at risk.

CEO advised that he was not aware of the sign being removed and advised that this would be checked.

- Have any Kalbarri works been deferred due to the additional financial expenditure incurred by Council as a result of the fire in Northampton in April.

President advised that no works had been deferred as a direct result of the fire and that Council was utilising funds from its Land Development Reserve Fund to help with the remediation costs.

- Queried who was in control of the fire brigade and the water use on the chemical fire, why wasn't foam retardant used as well as whether appropriate bunding was in place to contain the chemical spill event.

CEO advised that the Department of Fire and Emergency Services (Geraldton) were in charge, use of large amounts of water on the fire was necessary to protect underground fuel tanks and neighbouring buildings, and the use of fire retardant foam was used as that also resulted in contamination of the drainage line.

CEO also advised that the issue of bunding is under the control of the Department of Minerals and Petroleum and AgSafe WA and is not under the jurisdiction of the Council. CEO also advised that verbal advice had been received that the landowner was inspected by AgSafe WA prior to the fire event and all required bunding was in place.

10.4 CONFIRMATION OF MINUTES

10.4.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 18th September 2015

Moved Cr GLIDDON, seconded Cr SCOTT

That the minutes of the Ordinary Meeting of Council held on the 18th September 2015 be confirmed as a true and correct record.

CARRIED 8/0

10.4.2 BUSINESS ARISING FROM MINUTES

Nil

10.5 RECEIVAL OF MINUTES

Moved CR STOCK-STANDEN, Seconded Cr SCOTT

That the minutes of the Horrocks Community Centre Selection Committee meeting be received.

CARRIED 8/0

10.6 WORKS REPORT

10.6.1 INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM (ITEM 6.1.1)

Noted

10.6.2 NORTHAMPTON COMMUNITY CENTRE CAR PARK LINE MARKING AND SIGNAGE FOR SCHOOL DROP-OFF AND PICKUP AREA (ITEM 6.1.2)

Moved Cr STOCK-STANDEN, seconded Cr HOLT

That Council instruct Management to undertake improvement works to the Northampton District High School area including the installation of additional line marking and signage to Lot 469 being the sealed car parking area at the Northampton Community Centre, and that these works are approved as authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

10.6.3 CONSIDERATION FOR ROAD WORKS COOLCALALAYA ROAD (ITEM 6.1.3)

Moved Cr CARSON, seconded Cr HOLT

That due to other major road project commitments involving grant funding and Council resources and other priority road works that are to be undertaken in the current and future budgets, that no gravel sheeting of Coolcalalaya Road be undertaken at this stage and patching and maintenance grading to be continued. Council will review this situation when the Binnu West Road and White Cliffs Road projects have been completed.

CARRIED 8/0

10.6.4 KALBARRI SUPERMARKET/GILGAI TAVERN CAR PARK AREA CONCEPT PLANS AND ADVERTISING (ITEM 6.1.4)

Moved Cr SCOTT, seconded Cr PIKE

Council undertake advertising of the concept plans for car parking arrangements within the Kalbarri Supermarket / Gilgai Tavern area for public comment.

CARRIED 8/0

Neil Broadhurst departed the meeting at 1:45pm.

10.7 HEALTH/BUILDING REPORT

10.7.1 BUILDING STATISTICS (ITEM 6.2.1)

Noted

10.7.2 FEES AND CHARGES REFUSE SITES - 2015/2016 REVIEW (ITEM 6.2.2)

Moved Cr SCOTT, seconded Cr HOLT

That Council defer the matter and management investigate alternative tip charge options (eg ticketing system) to provide to the Principal Building Surveyor, as well as develop a 2-3 year plan that will reduce or remove the requirement for road verge side collections, and that these be reported back to Council for consideration in future budgets. Additionally, a charge of \$5 to be levied for 240L and 200L drums dumped in the putrescibles waste, and for this charge to be advertised to come into effect in January 2016.

CARRIED 8/0

**10.7.3 PROPOSAL FOR HOLIDAY PARKS AND CAMPING GROUNDS
LEGISLATION (ITEM 6.2.3)**

Noted

10.8 TOWN PLANNING REPORT

**10.8.1 PROPOSED GROUP DWELLING – RELOCATED BUILDINGS – LOT 285
(NO. 6) GOULD STREET, KALBARRI (ITEM 6.3.1)**

Moved Cr CARSON, seconded Cr STOCK-STANDEN

That Council:

- 1 Grant formal development approval for a grouped dwelling and outbuilding to be constructed upon Lot 285 (No. 6) Gould Street, Kalbarri subject to the following conditions:
 - a) Development shall be in accordance with the attached approved plan(s) dated 16 October, 2015 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;

- b) 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;
- c) The proposed outbuilding shall be located a minimum of 1 metre from the rear (south) and side (west) boundaries as shown in red on the attached approved plans dated 16 October 2015;
- d) Development shall be in accordance with the approved building materials and colour schedule for the proposed grouped dwelling, outbuilding and car port;
- e) The space between the ground level and the floor level of the relocated dwellings shall be suitably enclosed to the approval of the Local Government;
- f) All verandah posts, rafters, downpipes, gutters and fascias are to be painted or replaced in a colour and/or materials that are from the approved building materials and colour schedule to the approval of the Local Government;
- g) Any soils disturbed or deposited on site shall be stabilised to the approval of the Local Government;
- h) Installation of crossing place/s to the standards and specifications of the Local Government;
- i) 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;
- j) A building permit shall be issued by the Local Government prior to the commencement of any work on the site;
- k) In accordance with Shire of Northampton Local Planning Policy 'Relocated Dwellings and Second Hand Cladding Materials' the applicant is required to make payment to the Shire of Northampton a bond to the amount of \$1500.00 that must be accompanied by a statutory declaration, signed by the applicants and appropriately witnessed, indicating that the bond will be forfeited to Council if:
 - (i) The works described in the development approval and building permit are not carried out within a period of one year from the date of issue of the necessary building permit; and
 - (ii) Any notice duly served upon the builder is not promptly complied with.

- l) Access and car parking areas to be paved/sealed, drained and thereafter maintained to the approval of the local government;
- m) The Applicant/Owner is required to make arrangements with and to the satisfaction of the Water Corporation, for the provision of reticulated sewerage to all lots/units within the subdivision/development;
- n) Should the development be intended for strata titling/subdivision in the future then the applicant is advised that the group dwellings are to be developed in order to achieve the minimum site area per dwelling in accordance with 5.1.1 of the *Residential Design Codes* (2013); and
- o) Should the development be intended for strata or survey strata titling in the future please be advised that the Western Australian Planning Commission may require the provision of common property within the strata or survey strata subdivision in accordance with the *Residential Design Codes* (2013).

Notes:

1. If the development/use the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;
2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained;
3. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.

CARRIED 6/2

10.8.2	PROPOSED RELOCATED SINGLE DWELLING – LOT 255 (NO. 58) FLORA BOULEVARD, KALBARRI (ITEM 6.3.2)
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Moved Cr HOLT, seconded Cr SCOTT

That Council:

1. Defer the application and management obtain legal advice to establish what is the precise definition of a residential structure, to allow Council to further consider this application.

2. Upon legal and advice and consideration of this advice, Council to review existing Shire of Northampton Local Planning Policies that address both new and second-hand transportable buildings, as well as any prefabricated structure, and prepare a new Local Planning Policy that will address these types of developments in all zones across the Shire.

CARRIED 5/3

10.8.3 PROPOSED ITINERANT FOOD VAN - KALBARRI (ITEM 6.3.3)
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Moved Cr CARSON, seconded Cr PIKE

That Council:

1. Grant formal development approval for the operation of an itinerant food van at the additional location – car park within Red Bluff Road Reserve subject to compliance with the following:
 - a) The itinerant food van shall operate at the additional location indicated upon the attached approved plan(s) dated 16 October 2015 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.
 - b) This approval is valid until 25 September 2017, after which the development will be returned to Council for further consideration.
 - c) All conditions contained within Planning Approval 2014-038 granted by Council on 22 August 2014 are applicable to this approval and the itinerant food van shall operate in accordance with these conditions and this amendment.

Notes:

1. If the development/use the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect
2. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained

3. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.

CARRIED 8/0

10.8.4 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 6.3.4)

Noted

ADJOURNMENT – AFTERNOON TEA

Council adjourned for afternoon tea at 3:00pm.

Meeting reconvened at 3:13pm with the following in attendance:

Cr Wilson, Cr Simkin, Cr Carson, Cr Stock-Standen, Cr Gliddon, Cr Scott, Cr Holt, Cr Pike, Chief Executive Officer Garry Keeffe, Mrs Hayley Williams Principal Planner, Mrs Debbie Carson Community Development Officer, Mr Shane Krakouer Cr-elect, Mrs Roslyn Suckling Cr-elect.

10.9 FINANCE REPORT

10.9.1 ACCOUNTS FOR PAYMENT (ITEM 6.4.1)

Moved Cr PIKE, seconded Cr GLIDDON

That Municipal Fund Cheques 20711 to 20759 inclusive totalling \$93,321.75, Municipal EFT payments numbered EFT14152 to EFT14271 inclusive totalling \$684,421.05, direct Debit payments numbered GJ0302 to GJ0309 totalling \$20,079.55, Trust Fund Cheques 2076 to 2079, totalling \$1,030.00 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

10.9.2 MONTHLY FINANCIAL STATEMENTS SEPTEMBER 2015 (ITEM 6.4.2)

Moved Cr CARSON, seconded Cr HOLT

That Council adopts the Monthly Financial Report for the period ending 30 September 2015.

CARRIED 8/0

10.10 ADMINISTRATION & CORPORATE REPORT

10.10.1 VEHICLE CHANGEOVER (ITEM 6.5.1)

Moved Cr CARSON, seconded Cr SCOTT

That Council purchases an Isuzu MUX for the Principal Building Surveyor at a net cost after trade-in of \$5,750, and the Ford Everest for the CEO at a net cost after trade-in of \$18,094.

CARRIED 8/0

10.10.2 RAKE PLACE VACANT LOTS (ITEM 6.5.2)

Moved Cr STOCK-STANDEN, seconded Cr SIMKIN

That Council reduce the sale prices of the available vacant lots in Rake Place (being Lots 22, 24, 25 and 29) by 10%.

CARRIED 8/0

10.10.3 TOURISM PROMOTION (ITEM 6.5.3)

Moved Cr GLIDDON, seconded Cr PIKE

That Council not pursue the additional advertising proposed on the basis that it does not offer Council value for money.

CARRIED 8/0

**10.10.4 PROPOSED PURPOSE OF LOT 21 HAMPTON ROAD, NORTHAMPTON
(ITEM 6.5.4)**

Noted

10.10.5 LOT 23 RAKE PLACE RESIDENCE – GST COSTS (ITEM 6.5.5)

Moved Cr SCOTT, seconded Cr GLIDDON

That Council approves the use of the Land Development Reserve Funds for the completion of the new staff residence at Lot 23 Rake Place Northampton.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

10.10.6 LOT 452 ROBINSON STREET, NORTHAMPTON (ITEM 6.5.6)

Moved Cr STOCK-STANDEN, seconded Cr HOLT

That Council commit that the use of the whole of Lot 452 Robinson Street be retained for Public Purposes for Railway Station incorporating railway heritage purposes only.

CARRIED 8/0

10.10.7 CR's WILSON & GLIDDON (ITEM 6.5.7)

Noted

10.10.8 BUSH FIRE RISK MANAGEMENT PLANNING PROJECT (ITEM 6.5.8)

Moved Cr GLIDDON, seconded Cr HOLT

That Council endorse the actions of the CEO to be a signatory to a Bushfire Risk Management Planning Project Grant Agreement in association with the Shires of Irwin and Carnamah for the engagement of a Bush Fire Risk Management Coordinator.

CARRIED 8/0

10.10.9 SOLAR LIGHTING – KALBARRI DISABLED FISHING PLATFORM (ITEM 6.5.9)

Moved Cr SIMKIN, seconded Cr STOCK-STANDEN

That Council purchases one HEI Solar Light for the Kalbarri disabled fishing platform with a galvanised light pole (non-powder coated).

CARRIED 8/0

10.10.10 ALUMINIUM CAN COLLECTION POINT (ITEM 6.5.10)

Moved Cr PIKE, seconded Cr STOCK-STANDEN

That Council approves the request from the Kalbarri Branch of the Order of Australasian of Old Bastards for the location of an aluminium can collection apparatus consisting of a caged trailer to be located on the Wood Street road verge as indicated on the map within the report subject to the following conditions:

1. That Council reserves the right to remove the trailer should it become in a state of disrepair.
2. That should the collection trailer become a general dumping site and not for its intended use of collection of aluminium cans, then it is to be removed from site immediately.

CARRIED 8/0

10.10.11 INSURANCE COVER - DEFIBRILLATOR (ITEM 6.5.11)

Cr Holt advised that the Kalbarri St John Ambulance has determined to insure their own defibrillators, so there is now no requirement of Council to consider the insurance of the defibrillator located at the Chinaman's Beach ablution facility as proposed.

Agenda item was withdrawn.

10.11 SHIRE PRESIDENT'S REPORT

Nil

10.12 DEPUTY SHIRE PRESIDENT'S REPORT

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

30/9/2015 Horrocks Community Centre Committee tender meeting

10.13 COUNCILLORS' REPORTS

10.13.1 CR HOLT

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

18/9/2015 SES Advisory Committee briefing of proposed changes to legislation that will impact on bush fire regulations

10.13.2 CR GLIDDON

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

19/9/2015 Zest Festival as a representative of the Shire and to meet and greet guests

- 21-24/9/2015 Visitor Centre Conference
5/10/2015 Met with Tim Shanahan with other Shire management re
Midwest Health matters
13/10/2015 Kalbarri Visitor Centre Committee meeting

10.13.3 CR STOCK-STANDEN

Since the last Council meeting Cr Stock-Standen reported on her attendance at:

- 30/9/2015 Horrocks Community Centre Committee tender meeting

10.13.4 CR SCOTT

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

- 30/9/2015 Horrocks Community Centre Committee tender meeting
5/10/2015 Met with Tim Shanahan with other Shire management re
Midwest Health matters

10.14 INFORMATION BULLETIN

Noted

10.15 NEW ITEMS OF BUSINESS

10.15.1 PORT GREGORY PINK LAKE STOPPING AREA

Cr Gliddon reported that visitors to the Port Gregory area are frequently stopping to view and photograph the Pink Lake, although there is no specially designated stopping or viewing area. Cr Gliddon therefore proposed that Council investigate the placement of a suitable site and viewing platform to meet this tourism need.

Moved Cr GLIDDON, seconded Cr STOCK-STANDEN

That Council investigate the identification of a site and placement of a viewing platform to allow visitors to view the Port Gregory Pink Lake and investigate possible funding opportunities for this infrastructure.

CARRIED 8/0

10.15.2 TRACKING SYSTEMS FOR SHIRE VEHICLES

Cr Simkin expressed concern about the safety of works employees when working alone in remote locations and proposed a solution of purchasing tracking devices for vehicles to identify the locations of employees in these instances.

Moved Cr SIMKIN, seconded Cr SCOTT

That Council investigate the purchase of tracking systems for vehicles for the safety of employees when out in the field (in consultation with works staff) and report their findings to Council for further consideration.

CARRIED 8/0

10.15.3 CR GLIDDON'S RETIREMENT FROM COUNCIL

Cr Wilson acknowledge that the meeting of Council would be Cr Gliddon's last as a Shire Councillor, having served on Council for twenty years, and expressed thanks to her for her support and commitment over this period.

Moved Cr WILSON, seconded Cr SIMKIN

A vote of thanks to Cr Gliddon for her time in Council over the past twenty years and for her commitment and guidance during that time.

CARRIED 8/0

10.15.4 CR WILSON'S RETIREMENT FROM COUNCIL

Cr Simkin acknowledge that the meeting of Council would be Cr Wilson's last as a Shire Councillor and as the Shire President, having served on Council for sixteen years, of which Cr Wilson has been President for six, and expressed thanks to him for his leadership and commitment over this period.

Moved Cr Simkin, seconded Cr GLIDDON

A vote of thanks to Cr Wilson for his time as President to the Council and also as a Councillor, and for the leadership and progress he has brought to the Shire during that time.

CARRIED 8/0

10.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on the 20th November 2015 commencing at 1.00pm at the Council Chambers, Hampton Road, Northampton.

10.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 4:32pm.

WORKS & ENGINEERING REPORT CONTENTS

6.1.1	INFORMATION ITEMS MAINTENANCE /CONSTRUCTION WORKS PROGRAM	2
6.1.2	PLANT ITEM - P118 CASE 395MDF TRACTOR MAJOR WORKS	4

6.1.1 INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM

REPORTING OFFICER:	Neil Broadhurst - MWTS
DATE OF REPORT:	12th November 2015
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 Monegarry, Horan, Ogilvie West, Hosken, Chilimony, Trevenson, Yerina Springs, Binu West, Hose, Erriary, Norman Well, Magee, Rob, Sandy Gully, Ogilvie East, Nolba Stock Route, Horan, Teakle, Isachar, Isachar Back, Tip Road, Drage, Ralph, White Cliffs, Bandy, Parker, Wundi, Olivier, Carson, Howe, Bateman, Little Bay, Bowes River, Hatch, Starling, Yarra, Oakabella East and Oakabella Roads.
- Gravel Patching/Sheeting carried out on WhiteCliffs, Johnson, Hatch, Ogilvie West, Yerina Springs, Yallabartharra, Rob, Sandy Gully and Swamps Road.

Maintenance Items

- Northampton – Northampton Community Centre lines and signs installed at school entry area.
- Northampton – Signs and associated infrastructure, various locations.
- Northampton Oval – Oval received de-compaction works and fertiliser.
- Kalbarri – Reticulation works, various areas.
- Kalbarri – Vegetation removal works, various areas.
- Kalbarri – Skate park vandalism, water fountain and tree damage.
- Rural Road area – Chemical spraying for woody weed control, various areas.

Other Items (Budget)

- Binu West construction works – Works completed.
- Northampton Tip – Containment cell works completed. Transfer of contaminated material to this site. Wind fencing installed.
- Northampton - Lions Park / Caravan park drain contamination works.
- Horrocks Road. – Culvert replacement works commenced.
- Horrocks Community Centre – Bulk earthworks and yellow sand pad works including wind fencing provisions.
- Kalbarri – Grey / Clotworthy Street intersection. Road train entry area, works commenced.
- Kalbarri – Refuse site. New hole installed.

Plant Items

- Repairs and pump works to truck water tank – Dtrans.

Staff/Personnel Items

- ‘Work for the Dole’ crew active in Northampton and Kalbarri town sites assisting with general town tidy-up works.

OFFICER RECOMMENDATION – ITEM 6.1.1

For Council information.

**6.1.2 PLANT ITEM – P118 CASE 395MDF TRACTOR
MAJOR WORKS**

FILE REFERENCE:	14.2.2
DATE OF REPORT:	11th November 2015
REPORTING OFFICER:	Neil Broadhurst
APPENDICES:	1. Nil.

BACKGROUND:

The plant item in question (P118) being a Case 395MDF Tractor is a 1993 model purchased by the Shire of Northampton the same year. The plant item has been based in Northampton and Kalbarri and for the last 10 years (approximately.) at Horrocks for use with the maintenance of the Horrocks golf course and other works.

The plant item is currently in the Northampton depot being assessed for works. At a minimum requires a new clutch and clutch plate. Apparently the following works are also pending or could need to be undertaken to ensure the plant item is in a safe working condition.

- Clutch and gear works – Has to be started in gear, cannot change gears when engine operating. Clutch completely inoperable.
- Hydraulics – Needs extensive works as the front hydraulics are barely able to lift. Possible hydraulic pump/cylinder overhaul and associated works.
- General maintenance – Concern raised in regards to what else might be found once works commence.

Council's mechanic has indicated works would have to be carried out in Geraldton as the items required to undertake the works are not available in the Northampton depot. In addition the mechanic has questioned the viability of undertaking repair works given the age and the unknown cost of other works that may be found.

Initial costing/verbal quote to undertake above works if all are required would be in the proximity of \$10,000.00 (Verbal quote pending actual inspection of plant item provided by Purcher International)

FINANCIAL & BUDGET IMPLICATIONS:

No specific allocation within the 2015/2016 approved budget other than general parts and repairs (Schedule 14 – 02/7332).

STATUTORY IMPLICATIONS:

Nil.

COMMENT:

Management has concerns as to the condition of the plant item and the overall cost of works required as opposed to the overall value of the plant item. Management would also question the need for the plant item (or similar) to be based in Horrocks given the Horrocks golf clubs recent purchase of a self propelled mower to undertake mowing maintenance works.

Any works required to be undertaken that needs a loader or similar plant item could be undertaken by existing council plant fleet items or contractor resources.

Council are requested to consider the option to either undertake maintenance works to the plant item in question or essentially write off the plant item for release or sale.

An option that Council may wish to consider would be the donation of the tractor to the Horrocks golf course group in the current condition that the tractor is now in on the understanding that any maintenance, repairs and registration etc. would be the responsibility of this group. The Horrocks golf course group have been involved in discussions concerning the plant item and have expressed a wish in retaining the services of an operational tractor with loader at the Horrocks golf course.

CONCLUSION:

That Council consider the issue of maintenance requirements for plant item P118 being the Case 395MDF tractor and direct management accordingly.

VOTING REQUIREMENT:

Simple majority required.

OFFICER RECOMMENDATION – ITEM 6.1.2

For Council comment/direction to management.

SHIRE OF NORTHAMPTON

WORKS CREW 12 MONTHLY PROGRAM AND PROGRESS REPORT (2015/2016)

(November 2015)

2015/2016 Budget Works	Status	Comments
<u>Regional Road Group Projects</u>		
Kalbarri Road Bitumen edge reinstatement - carry over 2014/2015	COMPLETE	
Kalbarri Road Reseal 46 - 52 slk		
<u>Roads to Recovery</u>		
Northampton - Stephen Street Asphalt seal from NWCH to Fitzgerald Street.		
Horrocks - Mitchell Street Add kerbing and Slurry/Asphalt seal		
Horrocks Road Replace timber culvert at Bowes River turnoff	COMMENCED	Contractor component awarded to WBHO - Onsite 12th October
Chilimony Road Apply Reseal to 14/15 pavement repairs		
Chilimony Road Reconstruct 8.85 - 10.10 and 11.7 - 12.85 slk		
Kalbarri Road Shoulder Recondition 46 to 54 slk		
<u>Royalties for Regions Funding</u>		
Binnu West Road Stage 1 of 2, Construct and seal	COMPLETE	
Horrocks Community Centre Construction - Bulk Earthworks	COMPLETE	
Cont.		

2015/2016 Budget Works	Status	Comments
<p><u>MUNICIPAL FUND CONSTRUCTION</u> (Carry over 2014/15)</p> <p>Northampton - Bateman Street Widen North side from NWC to Barlow (inc footpath)</p> <p>Northampton - West Street Upgrade to stormwater infrastructure</p> <p>Horrocks - Gance Street Construct carpark and beach access area (south carpark)</p> <p>Harvey Road Pavement Repairs</p> <p><u>Kalbarri</u></p> <p>Central Foreshore Carpark Reseal carpark VMR, Sallys tree area</p> <p>Northern boat ramp Reseal carpark area</p> <p>Walker Street Install kerb to east side of seal edge</p> <p>Smith Street / Carlton Street intersection Upgrade and additional drainage</p> <p>Clotworthy Street / Grey Street intersection Construct and seal carpark area</p> <p><u>Horrocks</u></p> <p>Mitchell Street Slurry seal and add kerb to west side</p>		
<p><u>OTHER WORKS - SPECIFIC / MAINTENANCE</u></p> <p>North Road - NWC to Chilmony (Gravel sheeting)</p> <p>Ogilvie East Road - Nolba to Balla Whellarra</p> <p>Balla Whellarra Road - 1.1km yellow sand</p> <p>Cont.</p>	<p>COMPLETED</p>	

2015/2016 Budget Works	Status	Comments
<u>MUNICIPAL FOOTPATHS</u>		
Northampton - Stephen Street Carry over works from 2014/2015	COMPLETE	
Northampton - Hampton toilets Bateman Street to toilets	COMPLETE	
Kalbarri - Malaluca trail Repairs to existing (Provisional Sum)		
<u>OTHER WORKS - Ovals/Foreshores/Parks/Gardens</u>		
Northampton oval Decompaction works	COMPLETE	
Kalbarri - Marina Foreshore Park New BBQ.		BBQ in Kalbarri depot
Kalbarri - CBD area carpark Develop concept plans		Concept drawings completed for public consultation Concept drawings advertised for public/owner comment - comments to December meeting
Horrocks Jetty Maintenance works to pier supports		
Horrocks - Foreshore Park New BBQ, pad and shelter to replace existing		BBQ in Northampton depot Shelter ordered
Gregory Refuse Site Establish new dump area.		
Gregory Caravan Park Removal of Tamarisk trees along Simkin Place boundary	COMPLETE	
Gregory Water Supply Establish new alignment and replace pipeline		
<u>OTHER WORKS - Depots</u>		
Kalbarri Depot Chemical Shower installation		
Kalbarri Depot Office front cover/awning Cont.		

2015/2016 Budget Works	Status	Comments
<u>PLANT ITEMS - Major</u>		
Northampton - Grader Purchase new - trade/sell P193 Caterpillar 12H	COMPLETE	Delivered 9th September
Northampton - Crew Cab Light Truck Purchase New - trade/sell P174 Crew Cab Truck		
Northampton - Leading Hand Const (D/Cab Utility) Purchase New - trade/sell P212 Toyota Hilux		
Northampton - Mechanic (S/Cab Utility) Purchase New - trade/sell P205 Ford Ranger		
Northampton - Grader Ute (S/Cab Utility) Purchase New - trade/sell P198 Ford Ranger		
Northampton - Ranger Ute (Extra Cab Utility) Purchase New - trade/sell P192 Ford Ranger		
Kalbarri - Maint Light Truck Purchase New - trade/sell P167 Maint Truck		
Aggregate spreader boxes Purchase 1 x New	COMPLETE	Delivered 4th September
<u>PLANT ITEMS - Minor/Other/Sundry tools</u>		
Traffic counters x 2	COMPLETE	
Northampton - Rotary Drill/Jack Hammer	COMPLETE	
Northampton - Small chainsaw		
Northampton - Polesaw	COMPLETE	
Northampton - Generator 4 - 5 KVA	COMPLETE	
Northampton - Chainsaw Chaps x 4	COMPLETE	
Northampton - Gardeneres - Hedge Clippers		
Northampton - Gardeners - Wet/Dry vacuum	COMPLETE	
Northampton - Gardeners - Lawnmowers	COMPLETE	
Kalbarri - Whipper Snipper	COMPLETE	
Kalbarri - Back Pack blower	COMPLETE	
Kalbarri - Trailer Ramp for exist trailer	COMPLETE	
Two Way Radios - Uniden to suit x 4 (2 x Nton, 2 x Kalb)	COMPLETE	

HEALTH AND BUILDING REPORT CONTENTS

6.2.1	BUILDING STATISTICS FOR THE MONTH OF OCTOBER 2015	2
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6.2.1 INFORMATION ITEM: BUILDING STATISTICS

DATE OF REPORT:	13th November 2015
RESPONSIBLE OFFICER:	Glenn Bangay – Principal EHO/Building Surveyor

1. BUILDING STATISTICS

Attached for Councils' information are the Building Statistics for October 2015.

OFFICER RECOMMENDATION – ITEM 6.2.1

For Council information.

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - OCTOBER 2015

Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Materials 1. Floor 2. Wall 3. Roof	Area m2	Value	Fees
									1. App Fee 2. BCIF 3. BRB 4. Other
5/10/2015	1365	D & C Arnold Post Office KALBARRI	L Nairn Pty Ltd PO Box 261 KALBARRI	Lot 868 Sequita Way KALBARRI	Dwelling	1. Concrete 2. C/Bond 3. C/Bond	128	\$260,000	1. 827.28 2. 520.00 3. 356.20 4. 0.00
21/10/2015	1367	Chillimony Farms PO Box 665 NORTHAMPTON	WBS Group PO Box 910 NORTHAM	Lot 40 Jib Jib Rd ALMA	Shed	1. Gravel 2. Steel 3. Steel	120	\$141,460	1. 452.67 2. 282.92 3. 193.80 4. 0.00
26/10/2015	1375	Shire of Northampton PO Box 61 NORTHAMPTON	Geraldton Building Services PO Box 2074 GERALDTON	Loc 9501 North Court HORROCKS BEACH	Community Hall	1. Concrete 2. H/Plank 3. C/Bond	397	\$782,276	1. 0.00 2. 0.00 3. 1071.71 4. 0.00
26/10/2015	1372	M & C Sparling PO Box 215 KALBARRI	Owner/Builder	Lot 495 Harvey Place KALBARRI	Shed	1. Concrete 2. C/Bond 3. C/Bond	47	\$9,990	1. 95.00 2. 0.00 3. 61.65 4. 0.00

TOWN PLANNING CONTENTS

6.3.1	PROPOSED HOLIDAY ACCOMMODATION – LOT 255 (NO. 58) FLORA BOULEVARD, KALBARRI.	2
6.3.2	LEGAL ADVICE - AGRICULTURAL SUPPLIES WITHIN THE TOWN CENTRE ZONE - NORTHAMPTON TOWNSITE	16
6.3.3	PROPOSED STORAGE SHED FOR AGRICULTURAL SUPPLIES - LOT 33 (NO. 210) HAMPTON ROAD, NORTHAMPTON	27
6.3.4	PROPOSED SINGLE HOUSE AND OUTBUILDING - PREFABRICATED SHED STRUCTURE - LOT 751 HORROCKS ROAD, SANDY GULLY.....	35
6.3.5	SUMMARY OF PLANNING INFORMATION ITEMS	49

6.3.1 PROPOSED HOLIDAY ACCOMMODATION – LOT 255 (NO. 58) FLORA BOULEVARD, KALBARRI

LOCATION:	Lot 255 (No. 58) Flora Boulevard, Kalbarri
FILE REFERENCE:	10.6.1.1 / 58 FLO / A4132
APPLICANT:	D Jones
OWNER:	E Rundle
DATE OF REPORT:	6 November 2015
REPORTING OFFICER:	Hayley R Williams – Principal Planner
APPENDICES:	
	1. Illustration of proposed relocated building to be used for holiday accommodation
	2. Application details

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.*

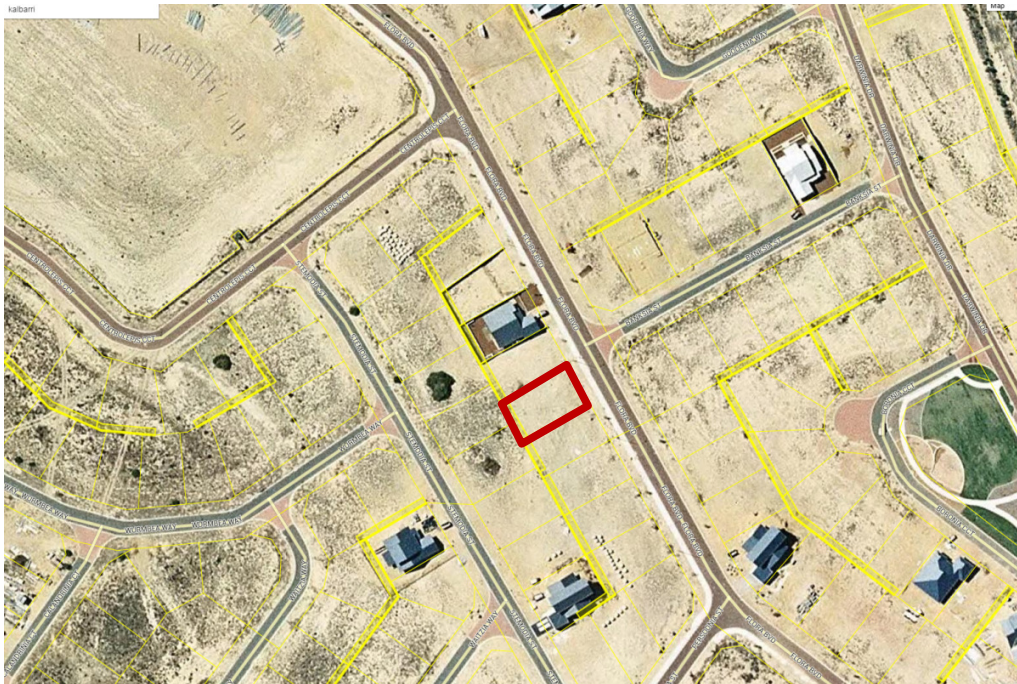
SUMMARY:

Council initially considered this application at its Ordinary Meeting held on 16th October 2015. Since this meeting additional legal advice has been sought and the application has been assessed based not only on the works component - relocated building but the use component - holiday accommodation also. This report recommends refusal of the application.

Figure 1 – Location Plan – Lot 255 (No. 58) Flora Boulevard, Kalbarri



Figure 2 – Site Plan – Lot 255 (No. 58) Flora Boulevard, Kalbarri



BACKGROUND:

An application has been received for the development of a relocated building to be used for holiday accommodation upon Lot 255 (No. 58) Flora Boulevard, Kalbarri. Figure 1 provides a Location Plan for the subject property.

The development is comprised of one transportable building, in the form of a 12.0 metre by 3.0 metre donga. An illustration of the transportable building is included in **Appendix 1**.

The proposed relocated building is to be sited at the front of the lot with the following setbacks:

Front (internal boundary) –	6.0m
Side (adjoining lot) -	1.0m
Side (adjoining lot) -	4.5m
Rear (adjoining Lot) -	22.0m

The relocated building has a proposed setback of 6.0 metres from the front boundary, 1.0 and 4.5metres from the side boundaries. It is proposed to be setback 22 metres from the rear boundary.

The applicant proposes to utilise colorbond steel for the wall and roof cladding. The relocated building is rectangular in shape measuring 12.0 x 3.0 metres with a total area of 36m². The roof is proposed to have a minimal pitch of 10 degrees. The finished floor level of the relocated building is proposed to correspond with natural ground level with the footings being constructed 1.5 metres into the ground.

The proposed relocated building has a vehicular access (driveway) with a 4.5 metre width and two (2) car bays are provided at the rear of the building.

The floor plan consists of two bedrooms, kitchen and living area and two bathrooms. A copy of the applicant's site, floor and elevation plans have been included as **Appendix 2** to this report.

Since initially lodging the application and after being made aware of the need for additional works to remediate the relocated building, the Applicant has modified the proposed building by including an additional 5% to the roof pitch (10% in total) and a deck and pergola to the front elevation.

The Applicant/Owner has stated that the proposed use of the relocated building is for holiday accommodation purposes and not for permanent residential dwelling. In making this statement it is appropriate to address the development as holiday accommodation and not has a single house.

The Proposal:

In consideration of the application the following information is provided:

Lot Size	543m ²
Existing Development	Vacant
Existing Services	Water, Power, Phone & Sewer.
Access & Frontage	Flora Boulevard
Topography	Sloping site
Vegetation	Cleared
Surrounding Land Uses	Residential R20

Planning and Development (Local Planning Scheme) Regulations 2015

Further to legal advice received the "Deemed Provisions" that exempt a transportable single house from obtaining planning approval would not apply in this instance given that the Owner intends to use the building for holiday accommodation purposes.

COMMUNITY CONSULTATION:

To date advertising has not been undertaken, however, given that the proposed development is to be used for holiday accommodation, public notice should be given in accordance with Clause 6.4 of *Town Planning Scheme No. 9*.

FINANCIAL & BUDGET IMPLICATIONS:

Should Council refuse this application 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:

State: Planning and Development Act 2005

Local: Shire of Northampton Town Planning Scheme No. 9 –Kalbarri Townsite

The land is zoned “Residential R20” under *Town Planning Scheme No. 9 – Kalbarri Townsite* with a “Holiday Accommodation” listed as an SA which means that the use is not permitted unless Council has granted Planning Consent after giving notice in accordance with Clause 6.4.

The objectives of the Residential zone include:

- (a) *to ensure that land uses are compatible and complementary to the residential purpose of the Zone;*
- (b) *to provide a mix of housing types to cater for the range of demands created by a diverse population, which chooses to live in and visit the town;*
- (c) *promote and safeguard health, safety, convenience, the general welfare and the amenities of the residential areas and their inhabitants;*
- (d) *ensure that other uses and activities compatible with the predominant use are allowed for;*
- (e) *promote “modified grid” subdivision patterns for new development as a means of improving legibility in preference to the widespread use of culs de sac;*
- (f) *promote the use of water sensitive urban design; and*
- (g) *promote the orientation of dwellings and lots to encourage energy efficiency.*

The definition of “holiday accommodation” is: one or more buildings used for the short-term accommodation of tourists.

Residential Design Codes (2015)

Although the application has been previously assessed against the *Residential Design Codes of Western Australia* and complied it is considered immaterial given the use of the proposed development is for holiday accommodation.

Town Planning Scheme Provisions & Standards

Clause 5.10 contains the following provisions in regard to relocated buildings: Relocated buildings are described as:

“...a building which has been previously constructed on a building site whether within the Scheme Area or elsewhere and whether occupied or not.”

Clause 5.21 contains the following provisions in regard to relocated buildings:

“A relocated building may not be transported to and placed on any lot or utilised for any purpose within the Scheme Area without the prior written approval of Council and in accordance with any conditions contained in such approval.

In considering whether or not to grant approval for a relocated building Council shall have special regard to:

- a) *the existing appearance and proposed external materials and finishes of the building, and any alterations proposed thereto;*
- b) *the amenity of the locality, including the existing buildings in the area;*
- c) *the visual prominence of the site on which the building is to be located;*
- d) *any landscaping or screening proposed for the site; and*
- e) *all applicable statutes, by-laws and regulations relating to buildings applicable both to the relocated building and the lot upon which it is to be located following transportation.*

In granting an approval for a relocated building Council may impose conditions which require landscaping to be established within a specified time and thereafter maintained.”

These provisions of the Scheme will be further discussed in the Comment section of this report.

POLICY IMPLICATIONS:

Local: Shire of Northampton Local Planning Policy - Relocated Dwellings and Second-hand Cladding Materials.

Local Planning Policy – Relocated Dwellings & Second Hand Cladding Materials (2013)

Council adopted the Relocated Dwellings & Second Hand Cladding Materials Local Planning Policy on 21 July 2005 and the policy was amended on 22 February

2013. However the intent of this policy is to govern second-hand buildings and second-hand building materials and can not be applied in this case.

The other Local Planning Policy that performs a similar function in guiding the application process and regulating prefabricated shed structures addresses the same key issues but again cannot be applied due to the subject matter being considered different.

As a result of increasing applications for transportable dwellings that are new but are in a style that is more appropriate for mine workers accommodation, the above policies will be modified to ensure that these types of proposals can be carefully guided in addition to the controls contained with the Town Planning Scheme. However, this will be guided by the deemed provisions of the Local Planning Scheme Regulations.

A Local Planning Policy shall not bind Council in respect of any application for Planning Consent but Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve before making its decision.

STRATEGIC IMPLICATIONS:

Nil.

COMMENT:

The proposed relocated building and its use as holiday accommodation is not considered to comply with the objectives and standards outlined by *Town Planning Scheme No. 9- Kalbarri Townsite*.

Visual Appearance

Clause 5.21 of Scheme No. 9 relates specifically to relocated buildings and states that Council shall have special regard to the existing appearance and proposed external materials and finishes of the buildings. The Applicant proposes to use colorbond steel for wall cladding in a cream colour, the pergola, gutters and down pipes are proposed to be painted in a colour to match. The roof cladding is also proposed to be colorbond steel.

The extensive use of colorbond steel on a transportable structure only assists in exacerbating the look of the building as a typical mining donga and is not considered to be an appropriate form of development within the Residential zone.

Under the provisions of *Town Planning Scheme No. 9* the amenity of the locality including existing buildings in the area is a key consideration. Examples of existing buildings in close proximity to the proposed development are included below.



No. 49 Flora Boulevard, Kalbarri (25 metres from proposed development)



No. 4 Banksia Street, Kalbarri (45metres from proposed development)



No. 61 Flora Boulevard, Kalbarri (90metres from proposed development)

It is further noted Lot 255 Flora Boulevard is visually prominent. The site where the building is to be located is on a small residential block of 543m², there is no significant vegetation present to screen the proposal and it is located on the elevated side of Flora Boulevard.

The proposed development of a relocated building to be used as holiday accommodation is considered to be at odds with the objectives of the Residential zone and scheme provisions for the following reasons:

1. The proposed land use of holiday accommodation taking place in the built form of a donga is not considered to be a compatible or complimentary to the residential purpose of the zone;
2. Although providing a mix of housing types is considered to be important in accommodating the demands of a diverse population, the type and style of development proposed for holiday accommodation is not considered appropriate in the residential zone;
3. The proposed development and its use would be detrimental to the amenity of the residential area and its inhabitants due to the prominent siting and visibility of the relocated building and its use as holiday accommodation has not been supported by any management plans or the like.
4. The proposed development is considered to be detrimental to the amenity of the locality given that it does not address the streetscape in the same manner as other existing buildings in the area.
5. The site on where the relocated building is proposed is visually prominent and no detailed information has been provided as to how landscaping will be provided to treat the front elevation.

6. Although restrictive covenants on the Eco Flora Estate have expired the proposed development would not have complied with the covenants that provided for a high level of amenity for the locale.

VOTING REQUIREMENT:

Absolute Majority Required: No.

CONCLUSION:

It is recommended that Council refuse to grant development approval to the proposed relocated building to be used as holiday accommodation as it is not considered to comply with the objectives and standards set out by *Town Planning Scheme No. 9*.

OFFICER RECOMMENDATION – ITEM 6.3.1	REFUSAL
<p>That Council refuse to grant formal development approval to the a relocated building to be used for "Holiday Accommodation" upon Lot 255 No. 58 Flora Boulevard, Kalbarri for the following reasons:</p>	
<ol style="list-style-type: none"> 1. The proposed land use of holiday accommodation taking place in the built form of a donga does not accord with Clause 3.1.2.1 (a) of <i>Town Planning Scheme No. 9 – Kalbarri Townsite</i> as it is not considered to be a compatible or complimentary to the residential purpose of the zone; 2. In accordance with Clause 3.1.2.1 (b) of <i>Town Planning Scheme No. 9 – Kalbarri Townsite</i> the type and style of development proposed for holiday accommodation is not considered appropriate in the residential zone; 3. The proposed development is not considered to accord with Clause 3.1.2.1 (c) of <i>Town Planning Scheme No. 9 - Kalbarri Townsite</i> as its use would be detrimental to the amenity of the residential area and its inhabitants due to the prominent siting and visibility of the relocated building; 4. The proposed development is not considered to accord with Cl. 5.21 (b) of <i>Town Planning Scheme No. 9 - Kalbarri Townsite</i> as it not considered to adequately address the amenity of the locality given the type and nature of existing buildings that are in the immediate vicinity; 	

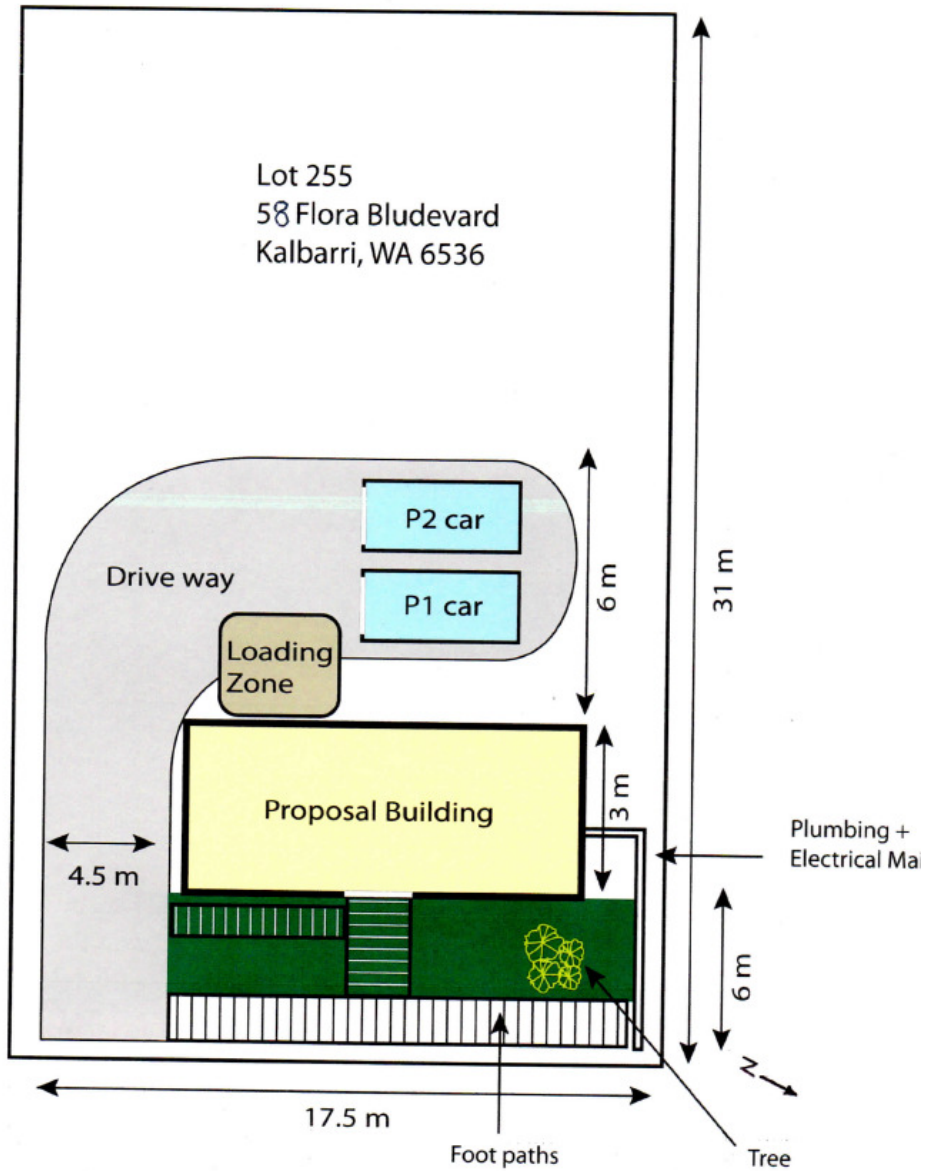
5. The proposed development is on a site that is visually prominent and therefore it is not considered an appropriate form of development as per C 5.21 (c) of Town Planning Scheme No. 9 - Kalbarri Townsite.

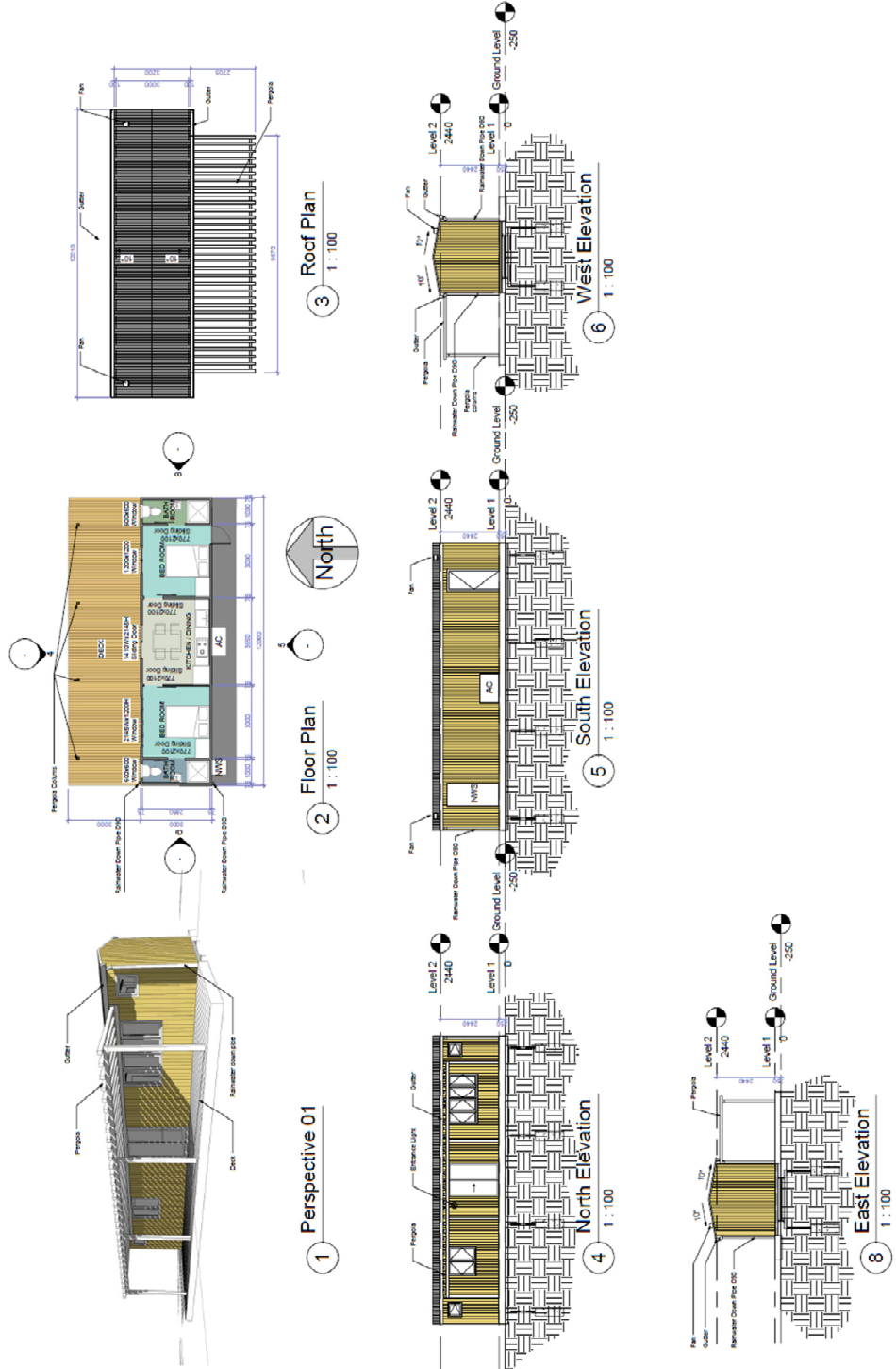
Note 1: *If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.*

APPENDIX 1 – Illustration of Proposed Relocated Single Dwelling



APPENDIX 2 – Application Details





6.3.2 LEGAL ADVICE - AGRICULTURAL SUPPLIES WITHIN THE TOWN CENTRE ZONE - NORTHAMPTON TOWNSITE

LOCATION:	Northampton Townsite
FILE REFERENCE:	10.8.1.3
DATE OF REPORT:	6 November 2015
REPORTING OFFICER:	Hayley Williams -Principal Planner
APPENDICES:	
1.	Legal Advice - McLeods Barristers and Solicitors

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:

Legal advice has been received for the use of "Agricultural Supplies" within the Town Centre zone in the Northampton Townsite. A copy of this legal advice is included in **Appendix 1** of this report.

BACKGROUND:

Shire staff wrote to McLeods Barristers and Solicitors seeking legal advice on the following matters:

1. *Use Class Definitions and interpretations for businesses that store and sell chemicals used in agricultural production, including hazardous chemicals and their permissibility or otherwise in the Town Centre zone;*
2. *If the use class is not permissible within the Town Centre zone the nature and extent of non-conforming use rights for these land uses, can these be conferred and/or relied upon when Council considers an Application for Planning Approval;*
3. *Any other matters that may be applicable to the determination of:*
 - a. *The full redevelopment of CT & L Woodcocks Business at Lot 118 Hampton Road; and*
 - b. *The additional development and improvement of businesses, such as the development of a shed to store chemicals for agricultural production, contained on Lots 198 and 4 Hampton Road.*

FINANCIAL & BUDGET IMPLICATIONS:

There are costs associated with obtaining legal advice on this matter.

STATUTORY IMPLICATIONS:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10

COMMENT:

The legal advice received is comprehensive and addresses the matter of land use classification and non-conforming use rights for primarily CT & L Woodcocks, although the advice is also extended to other properties with similar uses.

The conclusion of the legal advice is that whilst there is no particular use that encompasses all the activities that occur on Lot 118 the use of "Shop" would be the best fit. This is a Permitted Use within the Town Centre zone. Given there are a number of uses occurring on site that cannot be definitively included in any one use class it is may be more appropriate to include it as a use not specifically mentioned in the Zoning Table. This would then need to be dealt with under cl. 64 of the "Deemed Provisions" of the LPS Regulations which requires Council to determine that the use may be consistent with the objectives of the Town Centre zone and that public advertising of the application be undertaken.

However, should Council determine that it is not inappropriate to regard the farm shop use, including the storage of products including chemicals, and the sale of fuel from bowsers into vehicles, as involving a discretionary use on par with an 'A' use. Having regard to the fact that each a petrol filling station and a service stations has an 'A' permissibility designation in LPS 10 and the use class 'Shop' has a 'P' permissibility designation then an application could be considered at the discretion of Council without requiring advertising. It is also noted that it would be open to Council to impose appropriate conditions to deal with the special elements of the use, including the storage of hazardous chemicals.

VOTING REQUIREMENT:

Absolute Majority Required: No.

OFFICER RECOMMENDATION – ITEM 6.3.2

For Council information.

Appendix 1 – Legal Advice, McLeods Barrister and Solicitors



Our Ref
Your Ref

DM:SM:NORT-38327
10.8.1.3 / OCR26622

26 October 2015

Ms Hayley Williams
Principal Planner
Shire of Northampton
PO Box 61
NORTHAMPTON WA 6535



McLEODS
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Denis McLeod
Neil Douglas
David Nadebaum
Andrew Roberts
Peter Wittkuhn
Flora Gargich
Peter Gillett
David Nicholson

By email: planner@northampton.wa.gov.au

Dear Hayley

Agricultural Supplies and Storage of Chemicals in Town Centre

On 24 September I received the instructions in your 21 September letter, and I attempted then to give you an immediate reply. Unfortunately the matter had some complexities which required more extensive consideration but I have considered the issues and am offering my advice and comments below.

Background facts

I rely in my advice and comments on the following background facts:

- (a) Northampton is one of the four major towns in the Shire of Northampton (**Shire**). Northampton is the town which principally provides support for the strong rural community of the Shire.
- (b) Planning for the Shire is provided for in the Shire of Northampton Local Planning Scheme No. 10 (**LPS 10**) in which the first aim of the Scheme is given in cl.1.6 as –

‘To support the sustainable use of rural land for broadacre grazing and crop production, while encouraging economic growth by facilitating more intensive and diversified use of rural land in appropriate areas;’.
- (c) There have for some time been a number of agribusinesses in the Northampton Town Centre zone of LPS 10 providing support for the rural hinterland. Those businesses include:
 - (i) CT & L Woodcock at Lot 118 (No. 214) Hampton Road, Northampton (**Lot 118**) (temporarily discontinued);
 - (ii) CRT Supplier, at Lot 198 (No. 222) Hampton Road, Northampton; and
 - (iii) Elders at Lot 4 (No. 228) Hampton Road, Northampton.

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26 October 2015
Shire of Northampton

McLeods
Page 2

Agricultural Supplies and Storage of Chemicals in Town Centre

- (d) On 19 April 2015, a fire occurred at the CT & L Woodcock premises at Lot 118. The fire spread quickly through those premises and to the neighbouring business of Gary Harrisons, Landmark at Lot 33 (No. 210) Hampton Road. I was initially instructed that both premises were completely destroyed in the fire, but by telephone on 26 October you instructed me that only a shed on Lot 33 was destroyed.
- (e) As the company occupying the Landmark building at Lot 33 has made a decision to develop a site within the Northampton Industrial Estate, it is not relevant to the advice in this letter. I don't propose to refer to it further.
- (f) Although no formal application for planning approval has been submitted to the Shire, the owner of Lot 118 has discussed with Shire employees his plans to rebuild the business with the same uses and activities.
- (g) The Council of the Shire is seeking a legal opinion on the matters set out below, given the sensitivity of the issues associated with the destruction of a local business and the impact the disaster has had on the wider community.

Advice required

Against the background of those facts, the Shire is seeking legal advice regarding the following matters:

- 1 Use class definitions and interpretations for businesses and store and sell chemicals used in agricultural production, including hazardous chemicals and their permissibility or otherwise in the Town Centre zone.
- 2 If the use class is not permissible within the Town Centre zone the nature and extent of non-conforming use rights for these land uses, can these be conferred and/or relied upon when Council considers an Application for Planning Approval?
- 3 Any other matters that may be applicable to the determination of:
 - (a) The full redevelopment of CT & L Woodcock's business at Lot 118 Hampton Road; and
 - (b) The additional development and improvement of businesses, such as the development of a shed to store chemicals for agricultural production, contained on Lots 198 and 4 Hampton Road.

I offer my advice and comments on those matters as set out below.

26 October 2015
Shire of Northampton

McLeods
Page 3

Agricultural Supplies and Storage of Chemicals in Town Centre

Advice and comments

1 Use class definitions and interpretations for businesses and store and sell chemicals used in agricultural production, including hazardous chemicals and their permissibility or otherwise in the Town Centre zone.

1.1 The businesses formally at Lot 118, and presently continuing at Lot 198 and Lot 4 could all reasonably be described as farm shops, or as agricultural suppliers together with storage of chemicals, and sale of fuel. They seem to be typical agricultural suppliers or farm shop businesses, but surprisingly there is no use class in LPS 10 which specifically covers that type of use. They are businesses commonly found in regional towns which support a rural hinterland, and it is a fault of the Model Scheme Text which I presume was used for the preparation of LPS 10, that it did not make reference to such uses. It is a surprising omission as there would be few rural towns in WA servicing a rural hinterland which do not have one or more such businesses in or near the town centre.

1.2 In your instructions, you describe the former use of Lot 118 as follows –

‘... primarily for the storage and sale of agricultural and stock supplies, including chemicals for agricultural production. There were also hazardous chemicals stored at the premises. In addition to the aforementioned, a component of the site was used for the sale of hardware items, courier depot for various transport companies, along with containing fuel bowsers for ULP and Diesel.’

1.3 You describe the use of Lot 198 as follows –

‘... the storage and sale of agricultural supplies, namely chemicals used in farm production. There are also hazardous chemicals stored at the premises. This business operates in conjunction with a Home Hardware store and is under the same ownership.’

There have been recent enquiries from the owner of Lot 198 as with the owner of Lot 4 as to the redevelopment of the site including the construction of sheds to store chemicals.

1.4 You describe the use of Lot 4 (Elders) as follows –

‘... the storage and sale of agricultural and stock supplies, including chemicals for agricultural production. There are no other uses on the site.’

You have referred to enquiries from this business (as with Lot 198) as to the redevelopment of the site, including the construction of sheds to store chemicals.

1.5 Although there was a ‘Storage’ use class in the old Model Scheme Text in Appendix B of the *Town Planning Regulations 1967* (now repealed), there is no Storage use class

26 October 2015
Shire of Northampton

McLeods
Page 4

Agricultural Supplies and Storage of Chemicals in Town Centre

either referred to in the definitions in Schedule 1, or in the Zoning Table, of LPS 10. Nor is there a 'Storage' use class in the model provisions in Schedule 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)* which came into operation on 19 October 2015, replacing the *Town Planning Regulations 1967* and the Model Scheme Text in its Appendix B.

1.6 The uses or activities which you have described as being carried on formally and proposed for the future at Lot 118 include the following:

- Sale of agricultural and stock supplies including hardware items, chemicals for agricultural production, and including hazardous chemicals;
- Storage of the stock supplies and chemicals;
- Sale of ULP and Diesel fuel from fuel bowsers;
- Courier depot for various transport companies.

1.7 Although the descriptions of the uses and activities for Lot 198 and Lot 4 were not precisely the same as those which you have described in perhaps more detail for Lot 118, I will assume for the purpose of this advice that they are the same.

1.8 I have considered a number of use classes which are defined and also included in the Zoning Table of LPS 10 including the following:

- Factory unit building;
- Fuel depot;
- Rural, hazardous, light, and service industry (Industry use classes);
- Petrol filling station;
- Service station;
- Shop.

1.9 The term 'Factory Unit Building' is defined in Schedule 1 of LPS 10 to mean –

‘... an industrial building or structure, or group of buildings or structures designed, used or adapted for use as two or more separately occupied production or storage areas.’

The premises in question do not seem to be appropriately described as industrial buildings. Nor do they seem to be used or adapted for use as 'separately occupied production or storage areas'. There is no basis for saying that they are production

26 October 2015
Shire of Northampton

McLeods
Page 5

Agricultural Supplies and Storage of Chemicals in Town Centre

areas, and in my opinion they are only storage areas as incidental to the predominant shop type use.

- 1.10 I immediately rule out any kind of industry use class as being possibly relevant to the three businesses in question, as each of the uses such as rural industry, hazardous industry, light industry or service industry includes necessarily the element of 'industry', and the term 'industry' is defined in Schedule 1 to mean 'the carrying out of any process in the course of trade or business ...'. So far as I can ascertain from your instructions, none of the three businesses in question carries out any industrial process on their sites, and their uses really involve the storage and sale of rural related goods as referred to above. None of the industry use classes is relevant in my opinion.
- 1.11 I have also excluded from consideration the use class 'Fuel depot' defined in Schedule 1 of LPS 10 as meaning any land or building used for the storage and sale in bulk of solid or liquid gaseous fuel. There is of course storage of diesel fuel and liquid gaseous fuel as part of the Lot 118 use, but it is stored for dispensing at bowser into final users' vehicles, on the basis of which the bowser fuel sales element is expressly excluded from the 'Fuel depot' use class.
- 1.12 I cannot see that the use class 'Petrol filling station' is relevant either, as there is no reference to the sale of petrol from Lot 118, and the 'Petrol filling station' use class definition in Schedule 1 specifically refers to the retail sale of petroleum products and motor vehicle accessories. Even though the sale of ULP and Diesel from bowser at Lot 118 may not specifically fit the petrol filling station definition, nevertheless there is a distinct similarity, and I note with interest that the Petrol filling station use class has an 'A' permissibility designation in the Town Centre zone of LPS 10.
- 1.13 I note also that the use class 'Service station' has an 'A' permissibility designation in the Town Centre zone, but the use class is defined in Schedule 1 of LPS 10 to mean premises used for the retail sale of petroleum products **and** the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles, and those activities do not appear to be catered for in the Lot 118 business at all. In my opinion, the Service station use class should be ruled out as a description of the use or one of the principal activities at Lot 118, but nevertheless there is a similarity by reason of the sale of ULP and Diesel from bowser at Lot 118, and the permissibility designation of 'A' for a service station in those circumstances has some relevance.
- 1.14 For all the uses and activities which you have described for Lot 118, the use class which seems most applicable is that of 'Shop' which significantly has a 'P' permissibility designation in the Town Centre zone. The term 'shop' in the relevant part of the definition in Schedule 1 of LPS 10 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 ...;'

The premises you have described for Lot 118 (and also Lot 198 and Lot 4) seem to have much in common with the 'Shop' use class, and in my opinion it would not be

26 October 2015
Shire of Northampton

McLeods
Page 6

Agricultural Supplies and Storage of Chemicals in Town Centre

unreasonable for the Council to have particular regard to the relevance of that definition and the fact that the 'Shop' use class has a 'P' permissibility designation, indicating that it is permitted in the Town Centre zone.

- 1.15 In fact it may even be open to the Council to conclude that the appropriate use class for the use is 'Shop', although in my opinion there are significant elements in the use described on Lot 118 which complicate the conclusion that the use fits squarely within the 'Shop' use class definition.
- 1.16 I have come to the conclusion that there is no use class which fits the range of uses and activities carried on in the past, and proposed to be carried on in the future at Lot 118, and also Lot 198 and Lot 4. In my opinion it is necessary to identify a distinct use, which will need to be treated as a 'use that is not specifically mentioned in the Zoning Table' under cl.4.4.2 of LPS 10. If a single term is needed to refer to the 'use not mentioned' in this case, then you might use a term such as 'farm shop' or 'agribusiness supplies', or 'rural supplies and storage'. Your staff, or the members of the Shire's Council, may have a more appropriate term to describe the kind of use which we are dealing with. It is not really a new or unique kind of use. As I have mentioned above, it seems to me to be the kind of use which would be present in most regional towns throughout WA which give support to a rural hinterland. In my experience, businesses of that kind were commonly operated by the stock agents such as Elders and Wesfarmers, and from my observations, Elders are still prominent in that kind of business in rural towns throughout the State. It is significant that the closely related use class 'Shop' has a 'P' permissibility designation in the Town Centre zone of LPS 10.

Conclusion as to use class

- 1.17 In my opinion, it would be reasonable for the Shire to recognise the business proposed to be restarted on Lot 118 as involving a use not specifically mentioned in the Zoning Table, which would need to be dealt with under the provisions of cl.4.4.2 of LPS 10. The Council has a discretionary decision to make, starting with the identification of the use class in question (eg. farm shop), and then the Council must go through the following decision-making process:
- (a) Determine that the use is consistent with the objectives of the Town Centre zone and is therefore permitted; or
 - (b) Determine that the use **may** be consistent with the objectives of the Town Centre zone and thereafter follow the advertising procedures of the Scheme in considering an application for planning approval; or
 - (c) Determine that the use is not consistent with the objectives of the Town Centre zone and is therefore not permitted.
- 1.18 In referring to (b) above, cl.4.4.2(b) refers to cl.9.4 of LPS 10. It must be remembered that cl.9.4 of LPS 10, the advertising provisions for the consideration of an 'A' use or a

26 October 2015
Shire of Northampton

McLeods
Page 7

Agricultural Supplies and Storage of Chemicals in Town Centre

use not listed, is now replaced by deemed cl.64 in Schedule 2 of the LPS Regulations. Under deemed cl.64(1), para.(b) relates to a use if the use is not specifically referred to in the Zoning Table for the scheme in respect of the zone in which the development is located, and where the local government determines that the use may be consistent with the objectives of that zone, and that notice of the application should be given. The advertising procedures are set out in deemed cl.64(3), (4) and (5).

- 1.19 In my opinion, and of course subject to the advice that you might give to Council, and the views of Council members, it may not be inappropriate to regard the farm shop use, including as it does the storage of products including chemicals, and the sale of fuel from bowsers into vehicles, as involving a discretionary use on a par with an 'A' use, having regard to the fact that each a petrol filling station and a service station has an 'A' permissibility designation in LPS 10, and the use class 'Shop' has a 'P' permissibility designation.
- 1.20 In my opinion, it would not be at all unreasonable for the Council to reach the conclusion that the 'farm shop' type use which is proposed to be re-established at Lot 118 could be treated as permissible in the discretion of the Council in the Town Centre zone. It would be open to the Council to impose appropriate conditions to deal with the special elements of the use including the storage of hazardous chemicals. Although the details of construction of buildings is commonly dealt with at the building permit stage, given the concern for the storage of hazardous and flammable chemicals and substances on the site, located as it will be in the Town Centre, and the fact of the history of the disastrous fire of 19 April 2015, in my opinion conditions on planning approval aimed at carefully controlling the storage of flammable and hazardous materials, would be appropriate and defensible. Consideration might perhaps be given to the fire rating standard of buildings, particularly those in which chemicals and other hazardous or flammable materials will be stored.
- 2 If the use class is not permissible within the Town Centre zone the nature and extent of non-conforming use rights for these land uses, can these be conferred and/or relied upon when Council considers an Application for Planning Approval?**
- 2.1 I have offered the opinion above that the use proposed to be re-established at Lot 118 could be treated as a use not listed, or to use the terminology of cl.4.4.2 of LPS 10, as a use that is not specifically mentioned in the Zoning Table. However it is of course possible that the Council will decide in its discretion that it should not approve the use on Lot 118, and should when the opportunity arises to relocate the similar businesses carried on at Lot 198 and Lot 4, do what is within the power of the Council to encourage the relocation of those businesses out of the Town Centre zone. That is a matter which I have not contemplated in detail by reason of the advice and comments which I have given above.
- 2.2 In any event, in my opinion this is not a case where non-conforming use rights are relevant. It is only relevant to consider non-conforming use rights in regard to a use which is or was not permissible under LPS 10. On my evaluation of the previous and

26 October 2015

Shire of Northampton

Agricultural Supplies and Storage of Chemicals in Town Centre

McLeods

Page 8

intended future use of Lot 118, I have not seen it as involving a prohibited use. It is my view that the use proposed for Lot 118 should be regarded as permissible in the discretion of the Council.

- 2.3 I might mention incidentally that there is a distinct possibility that if the Council was to resolve to deal with the proposed use at Lot 118 under cl.4.4.2 as a use not listed, the applicant may disagree with that assessment, and may assert that the use should be treated by the Council as involving the 'Shop' use, which is permitted in the Town Centre zone. It is possible that there would be an appeal against the Council refusal, on that or related grounds, but the Council must of course make its decisions in dealing with the application without regard to the possibility of an appeal against an unfavourable decision.
- 2.4 In any event, in my opinion non-conforming use right questions do not arise. If in some way the Council was to treat the use as involving a non-conforming use, then I raise the further point that it is not apparent that the destruction of the premises by fire involves a discontinuance of the use covered by cl.4.11 of LPS 10. It would be more appropriate for it to be dealt with under cl.4.13 which deals with the situation of a building used for a non-conforming use being destroyed to 75% or more of its value. In that case, the business can be reinstated on the site 'with the planning approval of the local government'. There is no reason to suggest that the planning approval of the Shire required under cl.4.13 would be a discretionary decision, probably of the same nature as the discretionary decision which arises under cl.4.4.2 if the Council was to treat the proposal as involving a use not listed, or not specifically referred to in the Zoning Table of LPS 10.
- 3 **Any other matters that may be applicable to the determination of:**
- (a) **The full redevelopment of CT & L Woodcock's business at Lot 118 Hampton Road; and**
- (b) **The additional development and improvement of businesses, such as the development of a shed to store chemicals for agricultural production, contained on Lots 198 and 4 Hampton Road.**
- 3.1 It is not entirely clear to me that the CT & L Woodcock business requires a planning approval to be re-established. LPS 10 deals with the discontinuance of a non-conforming use, but I have formed the view as indicated above that the CT & L Woodcock business formerly carried on at Lot 118, and proposed to be continued after destruction of the premises by fire, was not a non-conforming use. LPS 10 does not however deal with the discontinuance of conforming uses.
- 3.2 To understand the point I am raising here, I refer to the situation where business premises may be occupied and used continuously for 10 years, and then the proprietor becomes ill with a serious illness, and the premises have closed down for 12 months. Or the proprietor may operate so successfully, with such good profits, that the proprietor is able to take an extended trip overseas, and closes the business premises

26 October 2015
Shire of Northampton

McLeods
Page 9

Agricultural Supplies and Storage of Chemicals in Town Centre

down in the meantime. In those cases, as in the case of destruction of a business premises by fire, there would be an interruption to the continued use, but no abandonment. It would be reasonable for the Council in any of those circumstances to treat the use right as continuing on the premises, but simply interrupted. If the Shire was to adopt that approach, then it could reasonably form the view that no planning approval is required for the continuation on Lot 118 of the same use as previously existed.

- 3.3 I should make clear the fact that if the Shire was to adopt that approach, and was to form the view that no planning approval is required for the resumption of the same use as was previously carried on before the fire, it would still be necessary for the applicant to obtain the Council's approval for the building development component. The development application may be seen as an application for planning approval for the development of the buildings required to house the proposed use, as well as a proposal for the carrying on of the use. If the approach referred to above is adopted by the Shire, under which no planning approval is required for the resumption of the interrupted use, it would be proper for the Shire to form the view that planning approval is still required for the building development. That would enable the Council to impose appropriate conditions on the building development, ensuring that the buildings for storage of hazardous or flammable materials will be appropriately constructed to minimise the risk of damage from fire, explosion or spillage.
- 3.4 I believe that the advice and comments which I have given above are broad enough to deal with the proposal by the proprietors of Lot 198 and Lot 4 for the development of a shed to store chemicals for agricultural production. Assuming the Council accepts my advice and comments relating to the characterisation of the use, there should be no difficulty in dealing with the construction of an appropriate shed, from the point of view of permissibility, and the principal issues for the Council to deal with would be the form and specifications of the shed to ensure that there is minimal risk for the Town Centre in continuing the storage of hazardous or flammable materials in an appropriate building.

I trust the above advice satisfies your requirements. There are a number of novel issues raised and discussed above, and I will be happy to discuss them with you further if you require explanation or elaboration.

Yours sincerely



Denis McLeod

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Email: dmcleod@mcleods.com.au

**6.3.3 PROPOSED STORAGE SHED FOR AGRICULTURAL SUPPLIES - LOT 33 (NO. 210)
HAMPTON ROAD, NORTHAMPTON**

LOCATION:	Lot 33 (Not 210) Hampton Road, Northampton
FILE REFERENCE:	10.8.1.3 / 210 HAM / A1686
APPLICANT:	G Harrison
OWNER:	GJH Holdings P/L
DATE OF REPORT:	6 November 2015
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	
1.	Application Details

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:

An application for development approval has been received for the construction of a storage shed for agricultural supplies on Lot 33 (No. 210) Hampton Road, Northampton. Based on legal advice received and support from the Shire's Heritage Advisor in regard to development within the Town Centre Conservation Precinct, this report recommends approval of the application subject to conditions.

Figure 1 – Location Plan – Lot 33 (No. 210) Hampton Road, Northampton

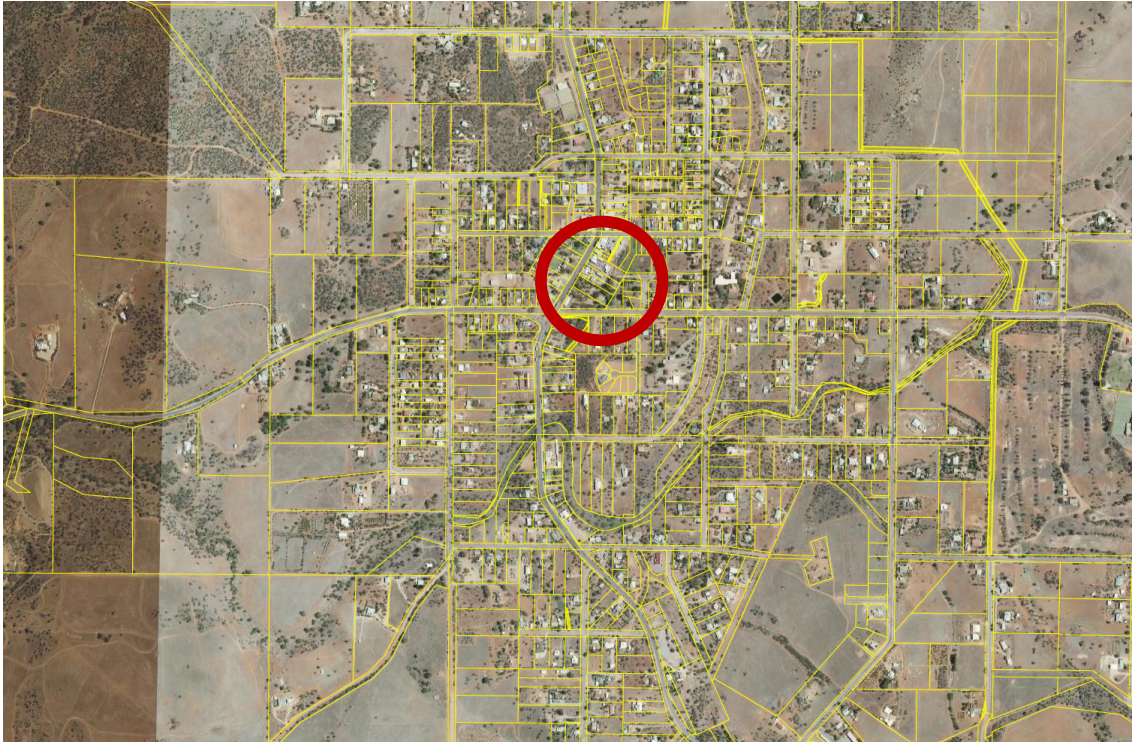


Figure 2 – Site Plan - Lot 33 (No. 210) Hampton Road, Northampton



BACKGROUND:

The application for development approval proposes to construct an outbuilding on the site of the previous shed to the rear of the Post Office building. The shed will measure 20m x 6.5m (130 square metres) which is slightly larger than the original shed. Although it is not noted on the plans, it is understood that the roof and wall cladding will be colorbond in the trimdeck profile and the Eucalypt colour scheme.

The new shed will have a gable roof at an 11 degree pitch while the southern façade will feature 2 large sliding doors to facilitate access to the building. The sloping site will necessitate the construction of a 1 metre high retaining wall on the eastern side of the new shed which will also be used as a loading ramp. A copy of the Application, including site plan, floor plan and elevations is provided in **Appendix 1**.

The subject site includes the Northampton Post Office which is a single storey red brick building with a corrugated iron dutch gable roof. A separate roof covers the front verandah which has been partly enclosed to the northern end. A 1950's brick addition which extends out to the building line on the southern end of the building has been partly disguised by the addition of a surrounding verandah which covers the footpath. A large colorbond shed to the rear was damaged by a fire earlier in the year and has been removed from the site.

The place is included in the Shire of Northampton Municipal Inventory of Heritage Places as Place No. 87 and has been afforded a management category of 2: "Considerable Significance" - Very important to the heritage of the locality. Management Recommendation: Conservation of the place is highly recommended. Any proposed change should not unduly impact on the heritage values of the place and should retain significant fabric wherever feasible.

The proposed use of the outbuilding is for the storage of agricultural supplies but will not include the storage or sale of chemicals from the site.

The Proposal:

In consideration of the application the following information is provided:

Lot Size	2266m ²
Existing Development	Post Office, Shop
Existing Services	Water, Power & Phone.

Access & Frontage	Hampton Road
Topography	Slope to eastern rear boundary
Vegetation	Cleared
Surrounding Land Uses	Town Centre, Church, Service Station, Shop



Figure 3 – Site Photo – Lot 33 (No. 210) Hampton Road, Northampton

COMMUNITY & GOVERNMENT CONSULTATION:

The application was referred to the Shire of Northampton's Heritage Adviser - Ms Tanya Henkel. The comments received are supportive of the application, the buildings site location and the materials proposed to be used are considered appropriate in Town Centre Conservation Precinct.

FINANCIAL & BUDGET IMPLICATIONS:

Nil. However should Council refuse this application 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:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10

The land is zoned "Town Centre" under *Local Planning Scheme No. 10*. Based on the legal advice contained with Item 6.3.2 the use is considered to fall within the definition of "Shop" which is a permitted use within the Town Centre zone.

The objective of the Town Centre zone is to:

To accommodate a range of mixed uses in order to foster a sense of community and strong local identity.

The land is also contained within the Town Centre Conservation Special Control Area 4. The purpose and intent of this SCA is:

- (a) To ensure all development is in accordance with either established heritage principles or with their context; and
- (b) To ensure all development will accord with objectives and guidelines established for the Special Control Area.

Planning Approval is a requirement of SCA 4 and development needs to have reference to Schedule 14 of the Local Planning Scheme. A heritage assessment has been performed and the proposed development is considered to comply with the heritage provisions of the Schedule.

Table 3 - Development Requirements includes the following provisions for development within the Town Centre zone.

Zone	Minimum Setbacks ¹	Open Space/ Landscaping (% of site)
Town Centre	Front/ Street – Nil ² Rear – see Footnote ³	10%

Footnotes:

- 2. *The Front/ Street setback within the Town Centre zone is a mandatory setback and as such it is both the minimum and maximum permitted.*
- 3. *The minimum setback is to be the same as if it were a residential development assessed under the provisions of the Residential Design Codes based on the height, length and openings in the wall/s adjacent the rear boundary.*

The proposed development will be setback behind the existing building and located well off the rear boundary. The Applicant proposes a setback of 1.0 metre to the closest side boundary. The proposed setbacks are considered appropriate. Given the nature of the proposed development replacing a shed that was previously onsite it is not considered necessary to request any additional landscaping measures.

POLICY IMPLICATIONS:

Local: Shire of Northampton Local Planning Strategy (2009)

The land is contained within the Northampton Townsite and the aim of this precinct is to function as the administrative centre of the Shire and service centre for the surrounding rural hinterland.

The proposed development is considered to address the following Strategy and Action of the Local Planning Strategy:

Strategy: Conserve heritage buildings/places and enhance the existing character of Northampton.

Action: Ensure that new developments in the town are sympathetic to adjacent heritage buildings.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2013-2023

Nil.

COMMENT:

The proposed development of an outbuilding to store products associated with the Agricultural Supplies business is considered to comply with the objectives and requirements of the Town Centre zone and the Town Centre Conservation Special Control Area 4.

Location of the Proposed Outbuilding

The proposed outbuilding will have minimal impact on the heritage values of the Northampton Post Office or the surrounding streetscape of Hampton Road. The subject site is both to the rear of, and set below, the existing heritage building, with a clear separation between the original building and the new structure.

Material and Colour of the Proposed Outbuilding

The selection of colorbond roof and wall cladding in the trimdeck profile for the outbuilding is considered appropriate given the separation from the heritage building and the fact that it will be largely obscured from view from the street. The

colour selection is in keeping with the landscape and will not detract from the built form of the townscape.

Use of Outbuilding for Storage of Agricultural Supplies

Given the use is not proposing to store chemicals on site and will be offering for sale agricultural supplies it is considered to fit within the parameters of the definition of "Shop".

....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.

A 'Shop' is considered a permitted use within the Town Centre zone.

Chemical Damage and Clean-up to Site

The Development Approval will be issued subject to compliance with the Final Scope Report from Lancall.

VOTING REQUIREMENT:

Absolute Majority Required: No.

CONCLUSION:

It is recommended that development approval be granted to the proposed outbuilding to be used a storage for agricultural supplies subject to conditions.

OFFICER RECOMMENDATION – ITEM 6.3.3	APPROVAL
<p>That Council grant formal development approval to the proposed outbuilding to be used for storage of agricultural supplies, upon Lot 33 (No. 210) Hampton Road, Northampton subject to the following conditions:</p>	
<p>1.</p>	<p>Development shall be in accordance with the attached approved plan(s) dated 20 November 2015 and subject to any modifications required as a consequence of any condition(s) of this approval. The</p>

endorsed plan(s) 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 building or land (not the subject of this approval) requires further application and development approval for that use/addition;
3. A building permit shall be issued by the local government prior to the commencement of any work on the site;
4. 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;
5. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;
6. The proposed development is subject to compliance with the Final Scope Report prepared by Lancall; and
7. The proposed development shall be constructed of trimdeck colorbond in Eucalypt colour scheme to match the existing sheds on Lot 33.

Advice Note

1. *If the development/use the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;*
2. *Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained; and*
3. *If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.*

6.3.4 PROPOSED SINGLE HOUSE AND OUTBUILDING - PREFABRICATED SHED STRUCTURE - LOT 751 HORROCKS ROAD, SANDY GULLY

LOCATION:	Lot 751 Horrocks Road, Sandy Gully
FILE REFERENCE:	10.8.1.1 / L751 HERR
APPLICANT:	West Steel Sheds
OWNER:	CR Smith & AJ Polain Smith
DATE OF REPORT:	6 November 2015
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	
1.	Application details

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:

An application for development approval has been received for a single house and outbuilding in the form of a prefabricated shed structure on Lot 751 Horrocks Road, Sandy Gully. The Applicant/Landowner is also seeking approval for temporary accommodation. This report recommends approval of the development subject to conditions.

Figure 1 – Location Plan –

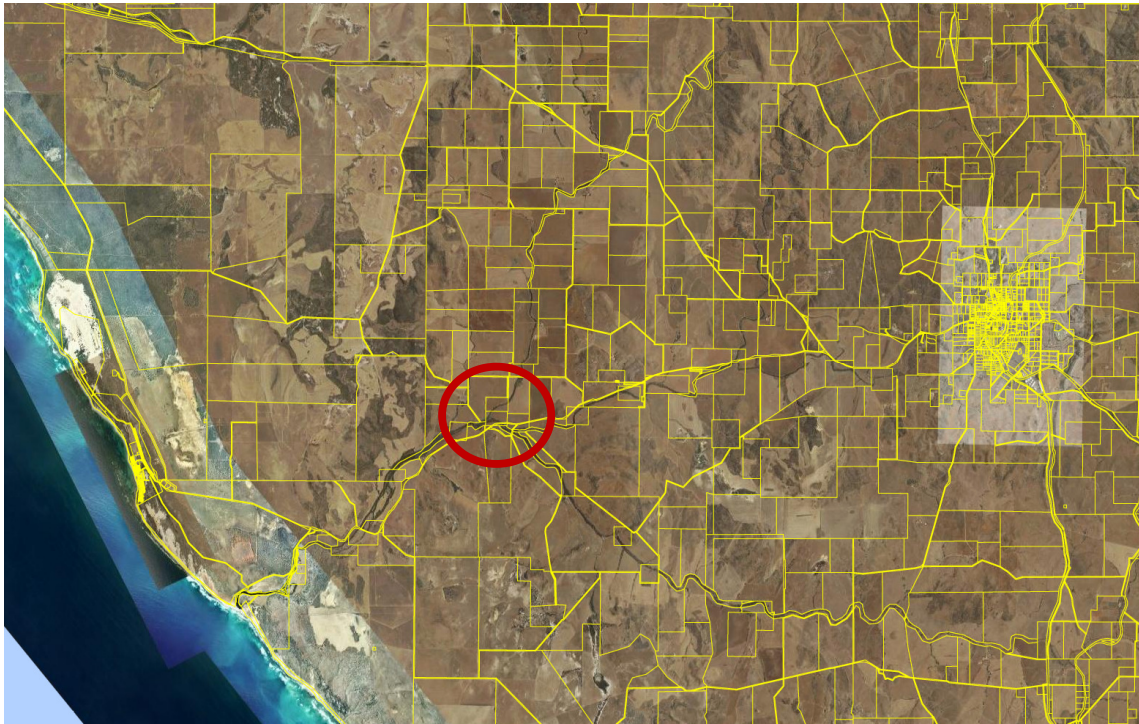
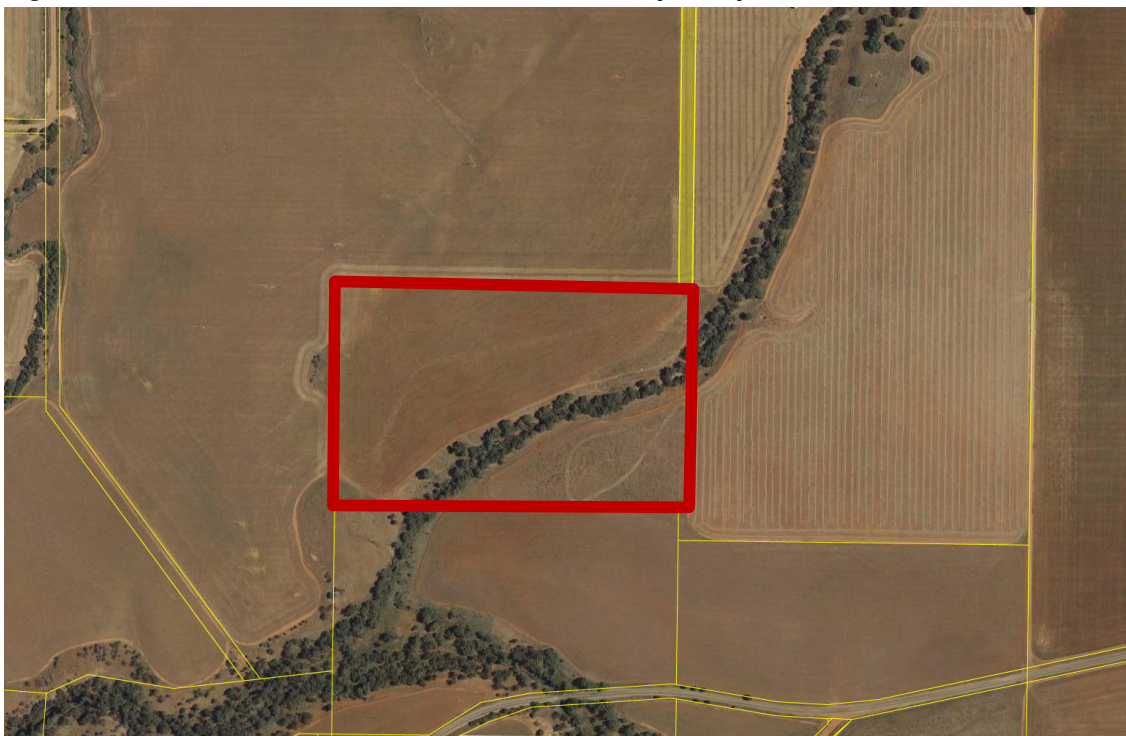


Figure 2 – Site Plan - Lot 751 Horrocks Road, Sandy Gully



BACKGROUND:

Lot 751 is a vacant lot which has been previously cropped. It has no existing dwelling or outbuildings on site. Access is via an easement from Suckling Road, Sandy Gully.

The proposed development contains one large building, a portion of which will contain a residential use (135m²) and the other a shed for general storage (270m²).

The proposed development will be setback 10 metres from the closest boundary (northern rear boundary) and will be setback approximately 600 metres from Horrocks Road and 500 metres from Suckling Road.

The proposed development is to be constructed of colorbond steel in classic cream with ironstone gutters and flashing.

The residential component will be connected to the shed with a door way access between the two. The development includes two bedrooms, kitchen, bathroom, living and study. It is also noted that the shed contains an additional toilet and shower along with laundry and kitchenette facilities.

A copy of the submitted site, floor and elevation plans have been included as **Appendix 1** to this report.

It is also noted the Lot 751 is under offer and the current landowners have signed the form to enable the development application to proceed ahead of settlement.

The Proposal:

In consideration of the application the following information is provided:

Lot Size	16.2ha
Existing Development	Vacant, Agriculture Extensive
Existing Services	Power
Access & Frontage	Access via easement from Suckling Road
Topography	Undulating
Vegetation	Cleared
Surrounding Land Uses	General Rural

COMMUNITY & GOVERNMENT CONSULTATION:

Nil.

FINANCIAL & BUDGET IMPLICATIONS:

Nil. However should Council refuse this application 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:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10 - Northampton District

The land is zoned “General Rural” under *Local Planning Scheme No. 10* with a “Single House” listed as a use that is permitted.

The objective of the “General Rural” zone is:

“To provide for the sustainable use of land for the agricultural industry and other uses complimentary to sustainable agricultural practices, which are compatible with the capability of the land and retain the rural character and amenity of the locality.”

The proposed development of a single house and outbuilding is considered to be a compatible with the capability of the land and will retain the rural character and amenity of the locality.

The development requirements set out by the Scheme for the General Rural zone are:

Zone	Minimum Setbacks ¹	Open Space/ Landscaping (% of site)
General Rural	Front/ Street – 20m Side – 10m Rear – 20m	N/A

5.13.5.2 of the Scheme relates to outbuildings within the General Rural zone. The Scheme states:

Outbuildings for lots which are:

- *less than 20ha. in area;*
- *abutting or within a townsite boundary;*
- *subject to future increase in subdivision potential identified in the Local Planning Strategy;*
- *in an area of visual prominence; or*
- *in an area of heritage/high landscape amenity;*

shall be limited to 240m² in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m measured from natural ground level.

The proposed outbuilding's area is considered to be in excess of the Scheme requirements although it complies with the maximum permissible height of 6.5m.

Clause 5.10.2 relates to Temporary Accommodation:

5.10.2.1 The local government may approve the temporary occupation of a caravan, or other vehicle, or structure on a lot, only if it has approved an application for the development of a habitable building on the lot, in accordance with the Building Regulations.

5.10.2.2 The time permitted for such temporary occupation shall not exceed 12 months, unless otherwise approved by the local government.

5.10.2.3 In determining an application for the extension of a temporary approval, the local government must be satisfied that there has been a genuine effort to complete the approved habitable building on the lot, pursuant to the original temporary occupation approval.

The future landowner is proposing to reside on site during the construction of the single house and outbuilding. In order to address the above provisions of the Scheme and its associated local planning policy it is recommended a condition be placed on the approval limiting the time of temporary accommodation to 12 months.

Clause 5.9.4 addresses domestic water supply and states:

Where a reticulated water supply is not available, the local government will require the provision of an adequate sustainable potable water supply for domestic use and the provision of a separate water supply for land management and fire fighting purposes, of combined minimum capacity as determined by the local government.

The Applicant/Owner is proposing to have a suitable water supply of 90,000 litres.

POLICY IMPLICATIONS:

Local: Shire of Northampton Local Planning Policy - Outbuildings

The objectives of the Shire's 'Outbuildings' Local Planning Policy are:

- “3.1 To allow for a regional variation to the Residential Design Codes for Element 10 – Incidental Development.*
- 3.2 To provide clear definition of what constitutes an “outbuilding”.*
- 3.3 To ensure that outbuildings are not used for habitation or commercial purposes by controlling building bulk (size and height).*
- 3.4 To limit the visual impact of outbuildings.*
- 3.5 To encourage the construction of outbuildings in materials and colours that complement the landscape and amenity of surrounding areas.”*

The policy also includes provisions relating to Rural land, generally less than 20ha in size, where it is considered that it might be in a visually prominent area or an area with high landscape amenity. If it is considered to fall within these parameters then outbuildings should be constructed in accordance with the following:

- c) Rural Residential & Rural Smallholdings – 240m² in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m measured from natural ground level*

Given that the lot is 16.2ha and it is in an area with high landscape amenity, due to its proximity to Horrocks Road, Clause 4.2(c) is considered to apply.

A Local Planning Policy shall not bind Council in respect of any application for Planning Consent but Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve before making its decision.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2013-2023

Nil.

COMMENT:

The proposed development of a single house and shed for general storage is considered to comply with the requirements of the *Shire of Northampton Local Planning Scheme No. 10* and its associated Local Planning Policies with the exception of the total area of the proposed outbuilding.

Outbuilding Size

The size of the proposed shed is in excess of that permitted by the Scheme and Local Planning Policy which allows up to 240m². However, given that the shed is proposed to be built in an appropriate colour palette and will be well setback from any major road, the visual impact of the outbuilding is considered to be limited. The construction materials and colours is also considered to complement the landscape and amenity of the rural zone and therefore is considered to comply with the objectives of the Local Planning Policy.

Construction of Outbuilding and Single House Concurrently

Clause 4.2.1 of the Outbuildings Local Planning Policy relates to the erection of an outbuilding on vacant residential, rural residential and rural smallholding zoned land. Therefore it is not considered appropriate to enforce a bond for the concurrent construction of the single house and outbuilding. However conditions can be placed on the approval requiring that should the applicant wish to seek approval for Temporary Accommodation then a separate application will need to be made. This will ensure that the Applicant/Owner will have a limited time to construct the dwelling component of the development.

VOTING REQUIREMENT:

Absolute Majority Required: No.

CONCLUSION:

It is recommended that Council grant development approval to the proposed single house and outbuilding on Lot 751 Horrocks Road, Sandy Gully subject to conditions.

OFFICER RECOMMENDATION – ITEM 6.3.4	APPROVAL
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That Council grant formal development approval to the single house and outbuilding on Lot 751 Horrocks Road, Sandy Gully subject to the following conditions:

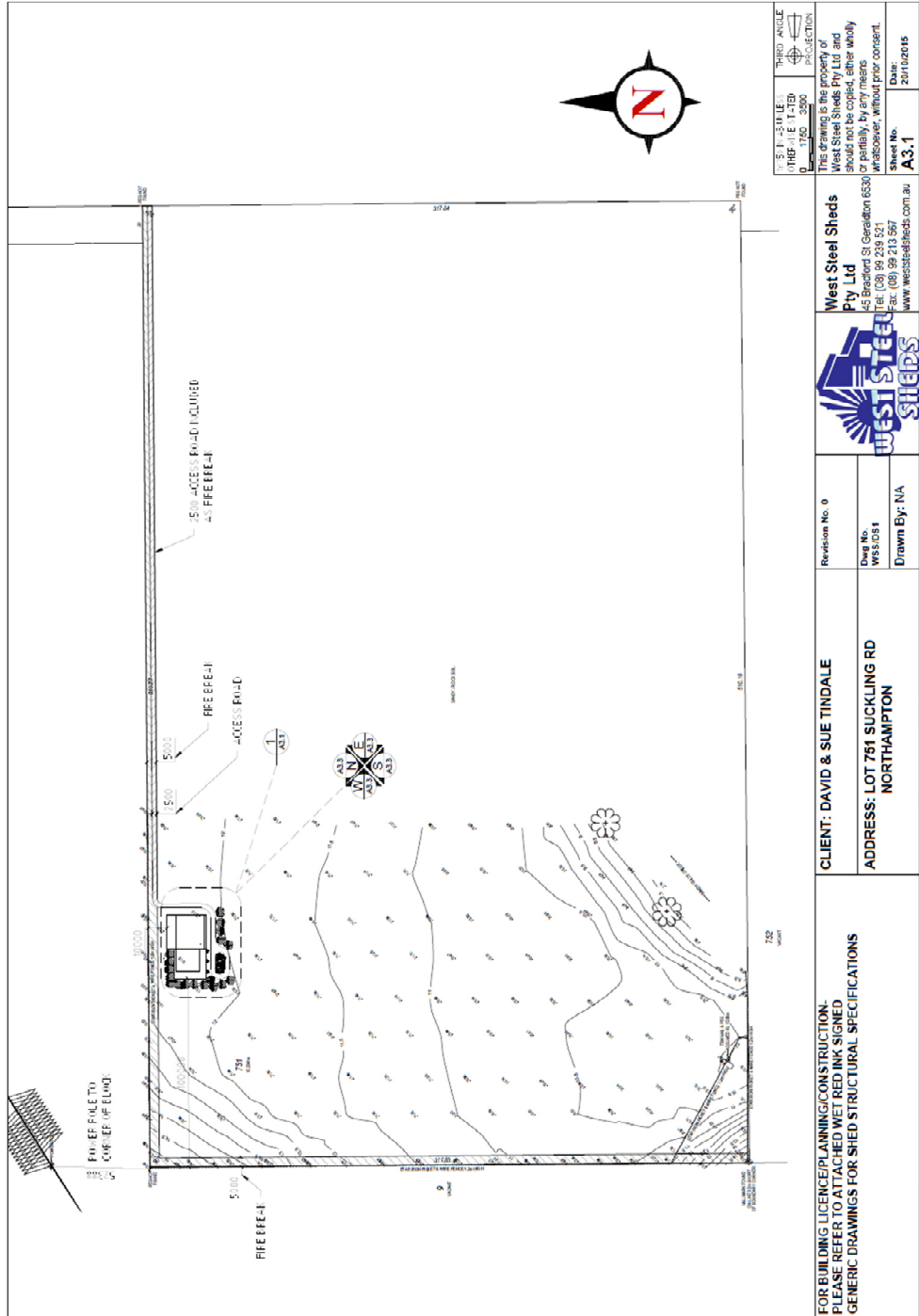
- 1. Development shall be in accordance with the attached approved plan(s) dated 20 November 2015 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;**
- 2. Any additions to or change of use of any part of the building or land (not the subject of this approval) requires further application and development approval for that use/addition;**
- 3. A building permit shall be issued by the local government prior to the commencement of any work on the site;**
- 4. All stormwater is to be disposed of on-site to the specifications and approval of the local government;**
- 5. Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;**
- 6. The approved 270m² outbuilding (i.e. Class 10 area as classified by the Building Code of Australia) is only to be used for general and vehicle storage purposes and minor maintenance upon vehicles housed therein to the approval of the Local government and shall NOT be used for habitation, commercial or industrial purposes;**
- 7. A wastewater apparatus shall be provided and maintained in accordance with the *Health (Treatment of Sewerage & Disposal of Effluent & Liquid Waste) Regulations 1974* to the approval of the Shire of Northampton's Environmental Health Officer;**
- 8. Prior to occupation or use of the development, all land indicated as landscaped area on the attached approved plan(s) dated 20 November 2015 are to be landscaped effectively and maintained thereafter to the approval of the local government;**

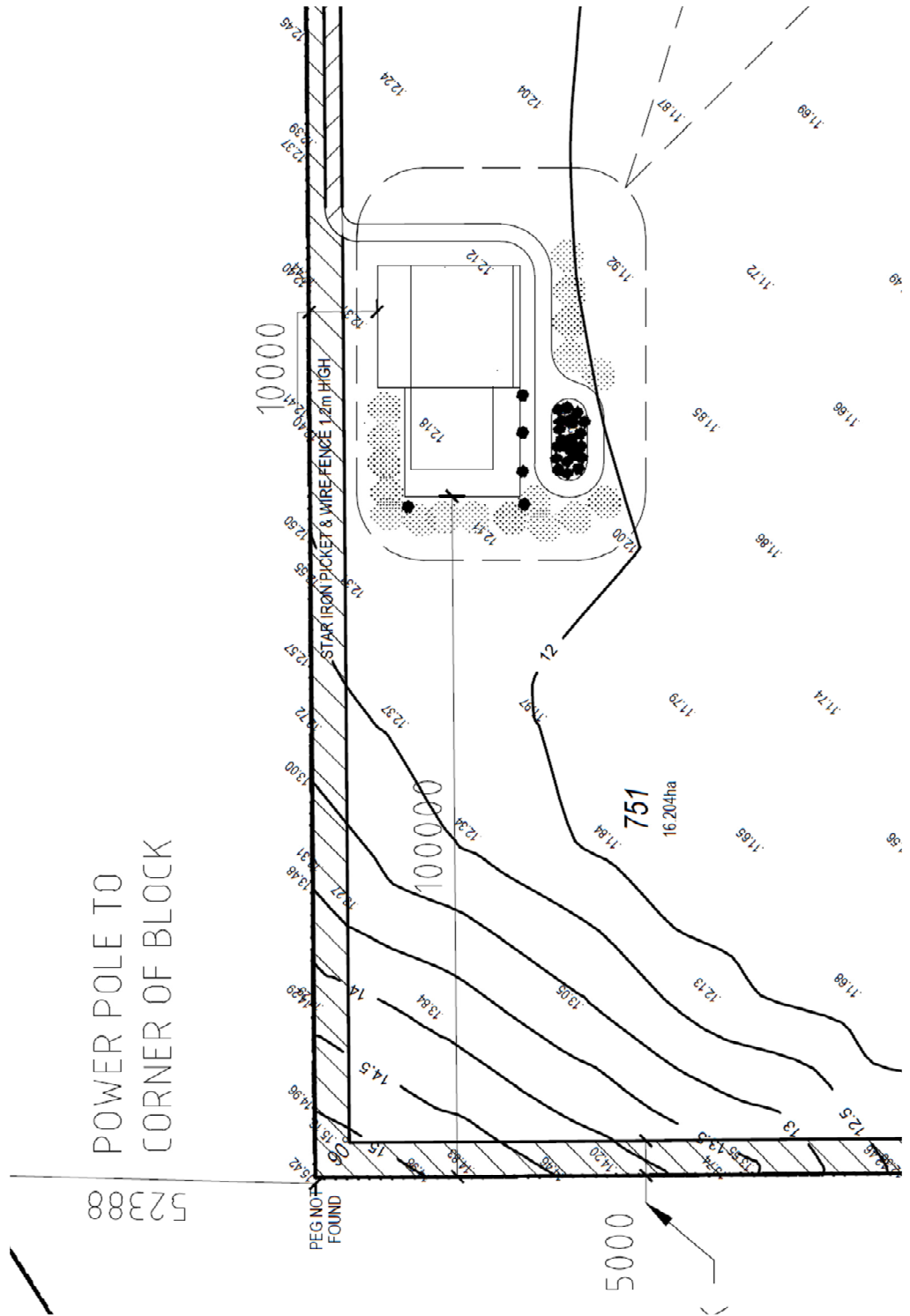
9. **Vehicle access roads and designated car parking areas shall be constructed and drained to a compacted gravel standard, and thereafter maintained to the approval of the local government;**
10. **The proposed single house shall be provided with a total water supply capacity of 90,000 litres as shown on the attached approved plans dated, 20 November 2015; and**
11. **Temporary accommodation onsite within a caravan is permitted to a maximum of 12 months pursuant to regulation 11(2)(c) of the *Caravan Parks and Camping Grounds Regulations 1997*.**

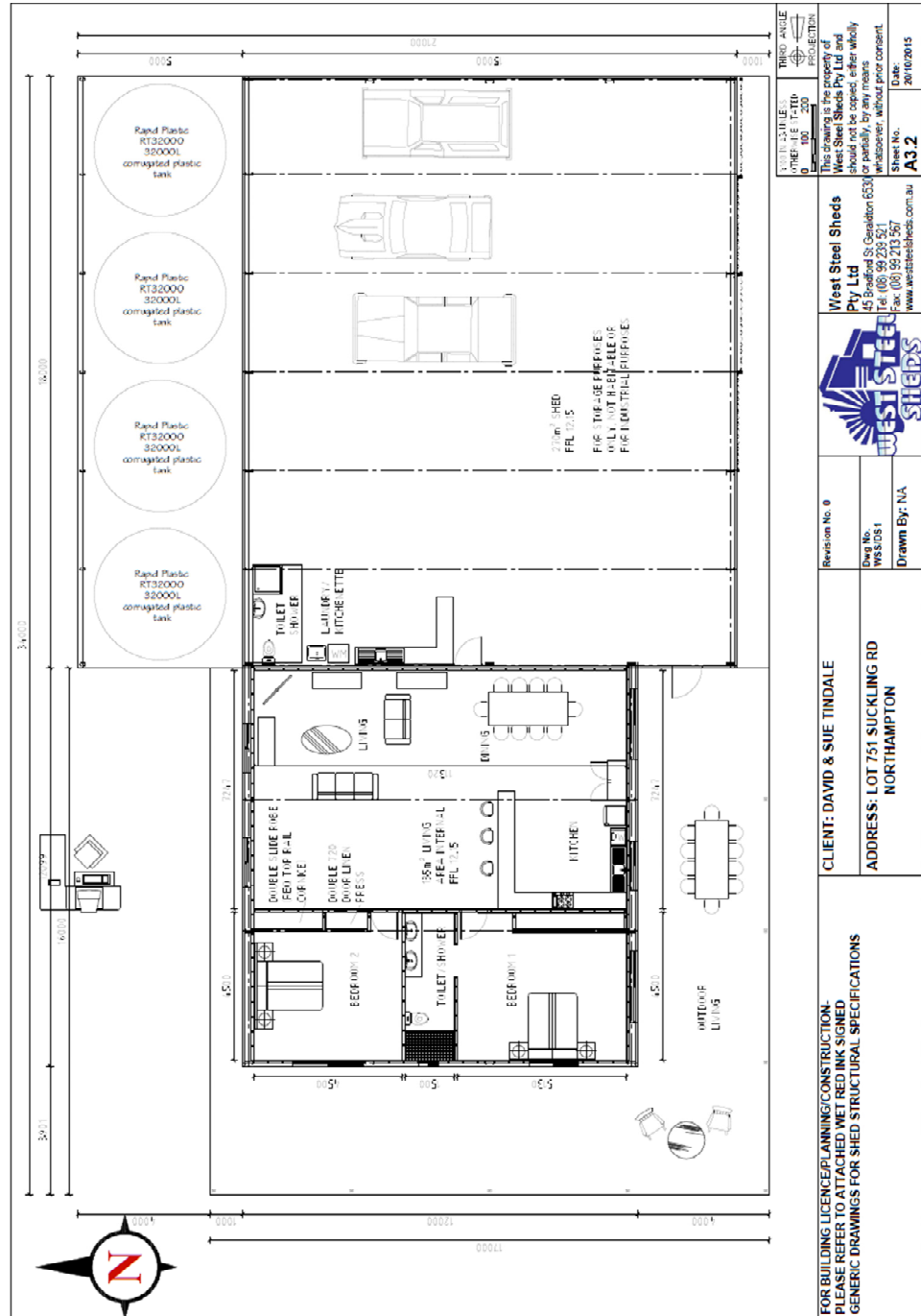
Advice Note

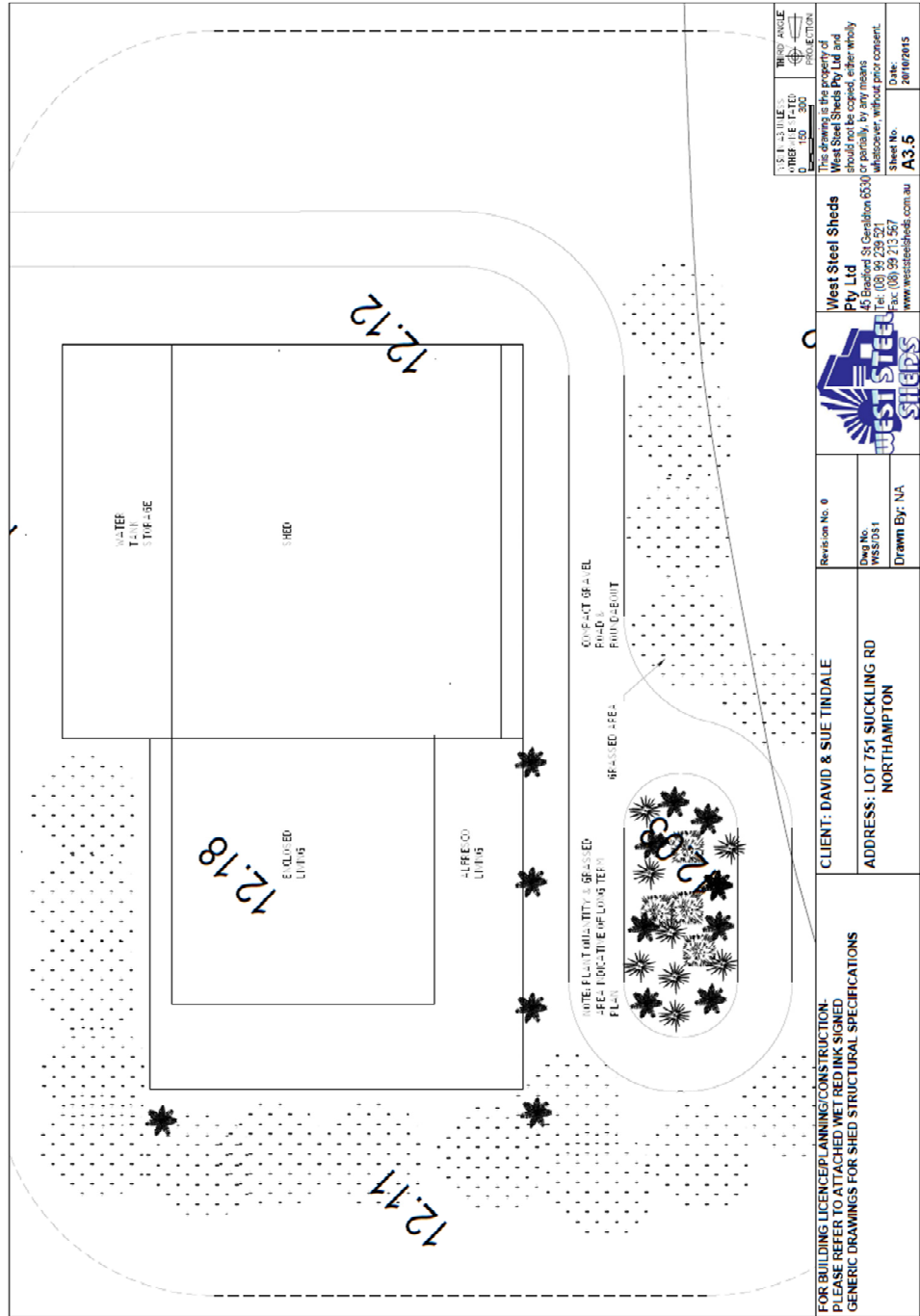
1. *If the development/use the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect;*
2. *Where an approval has lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained;*
3. *If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of determination.*

APPENDIX 1 – APPLICATION DETAILS









6.3.5 SUMMARY OF PLANNING INFORMATION ITEMS

DATE OF REPORT: 6 November 2015
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.

REF	APPLICANT	LOCATION	PROPOSED DEVELOPMENT / USE	DATE
046	R & V Triscari	LOT 28 (NO. 4) RAKE PLACE, NORTHAMPTON	OUTBUILDING	30 October 2015
047	D Jenkins	LOT 45 (NO.34) JACQUES BOULEVARD, KALBARRI	SINGLE HOUSE, ANCILLARY DWELLING AND OUTBUILDING	30 October 2015
048	P & J Tupman	Lot 9 (No. 18) Mitchell Street, Horrocks	Carport and additions to single house	4 November 2015

OFFICER RECOMMENDATION – ITEM 6.3.5

For Council Information

TOWN PLANNING REPORT – LATE ITEM

6.3.6	PROPOSED CHEMICAL STORAGE SHED - LOT 198 (NO. 222) HAMPTON ROAD, NORTHAMPTON.....	2
6.3.7	IN-PRINCIPLE SUPPORT – PARKING OF COMMERCIAL VEHICLES – LOT 2 (NO. 123) SEVENTH AVENUE, NORTHAMPTON	16
6.3.8	PRELIMINARY ADVICE - PROPOSED SUBDIVISION & CREATION OF CONSERVATION RESERVE - LOT 10792 GEORGE GREY DRIVE, KALBARRI.....	25

6.3.6 PROPOSED CHEMICAL STORAGE SHED - LOT 198 (NO. 222) HAMPTON ROAD, NORTHAMPTON

LOCATION:	Lot 198 (Not 222) Hampton Road, Northampton
FILE REFERENCE:	10.8.1.3 / 222 HAM / A1322
APPLICANT:	Tilka Pty Ltd – C Hasleby
OWNER:	Tilka Pty Ltd
DATE OF REPORT:	17 November 2015
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	
1.	Application Details

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:

An application for development approval has been received for the construction of a chemical storage shed on Lot 198 (No. 222) Hampton Road, Northampton. Based on legal advice received the use is considered to be a “use not specifically referred to” under *Local Planning Scheme No. 10* and it is recommended Council consider the application in accordance with cl.64 of the “Deemed Provisions” of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Figure 1 – Location Plan – Lot 198 (No. 222) Hampton Road, Northampton

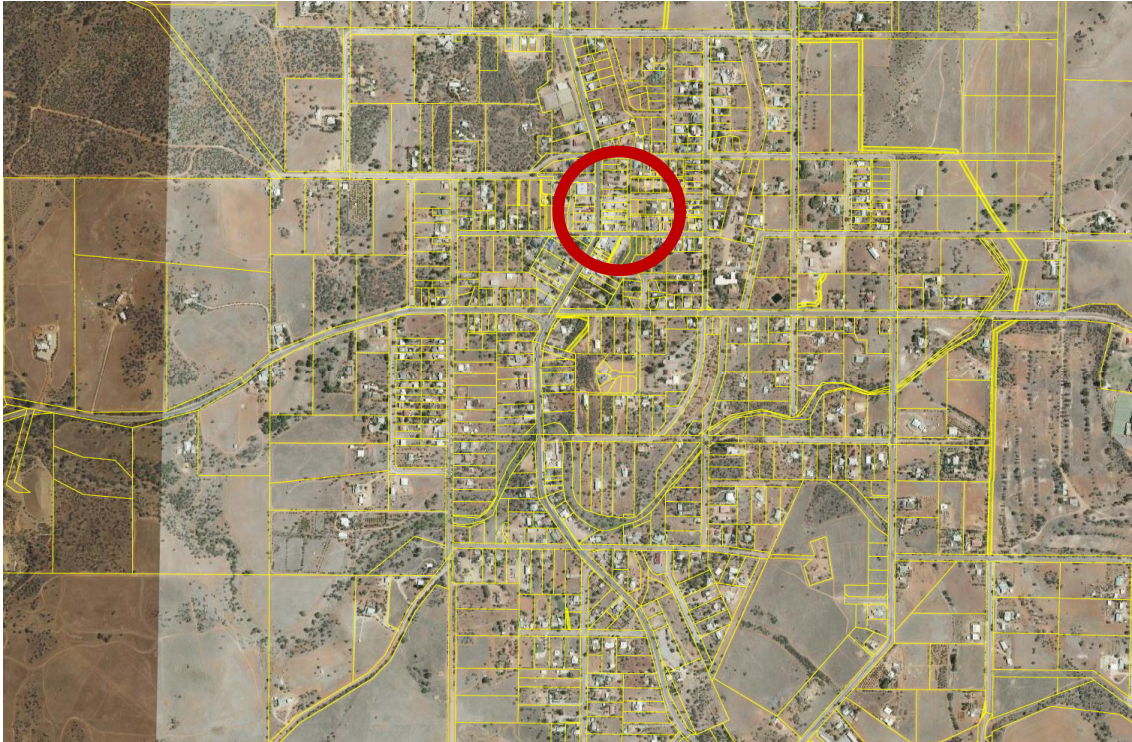


Figure 2 – Site Plan - Lot 198 (No. 222) Hampton Road, Northampton



BACKGROUND:

The application for development approval proposes to construct a large shed to the rear of the lot, behind the existing building and sheds. To be setback 1m from the side boundary along Mary Street and 4m off the rear boundary of Lavender Lane, the shed will measure 12m by 20m (total area of 240 square metres). The proposed wall height is 4.8m with a pitched gable roof up to a maximum height of 6m. The plans indicate that the shed walls will be clad with colorbond sheeting while the roof will be zincalume, however no profile is noted. Similarly no colour scheme is noted on the plans, however it is understood the applicant’s preference is for cream wall sheeting. Although the plans indicate that new fencing will be installed to the boundary, the applicant has stated to the Shire Planner that the existing fencing is to be retained. A copy of the Application, including site plan, floor plan and elevation is provided in **Appendix 1**.

The proposed use of the shed is for the storage of chemicals which are currently held on site.

Lot 198 is located on the north eastern corner of the intersection of Hampton Road and Mary Street, with the old Bank building addressing Hampton Road. The timber framed building has a hipped zincalume roof and a lean-to roof to the rear. The site slopes downwards along Mary Street and contains several outbuildings, including an existing chemical store. These structures are steel framed and clad with colourbond sheeting. The existing outdoor chemical storage area to the eastern end of the lot presents a somewhat haphazard appearance which is further exacerbated by the permeable fencing style.

The place is included in the Shire of Northampton Municipal Inventory of Heritage Places as Place No. 64 and has been afforded a management category of 4: “SOME SIGNIFICANCE. Contributes to the heritage and/or historical development of the locality. Management Recommendation: Conservation of the place is desirable. Any proposed change to the place should be in sympathy with the heritage values of the place.”

The Proposal:

In consideration of the application the following information is provided:

Lot Size	1412m ²
Existing Development	Single house, Shop, Agricultural Supplies

Existing Services	Water, Power & Phone.
Access & Frontage	Mary Street, Lavender Lane
Topography	Slope to eastern rear boundary
Vegetation	Cleared
Surrounding Land Uses	Town Centre, Church, School, Shop, Residential

Figure 3 – Site Photo – Lot 198 (No. 222) Hampton Road, Northampton



Figure 4 – View from Hampton Road along Mary Street, Northampton



COMMUNITY & GOVERNMENT CONSULTATION:

The application has been referred to the Shire of Northampton's Heritage Adviser - Ms Tanya Henkel for comment. The detail of her report is contained with the Comment section of this report.

Should Council consider that the use may be consistent with the objectives of the Town Centre zone then, advertising procedures in accordance with cl.64 of the Deemed Provisions needs to be undertaken as per the requirements outlined below:

The local government may advertise, or require the applicant to advertise, an application for development approval in one or more of the following ways —

- (a) *by giving notice of the proposed use or development to owners and occupiers of properties in the vicinity of the development who, in the opinion of the local government, are likely to be affected by the granting of development approval, including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days from the day on which the notice is given to the person;*
- (b) *by publishing a notice of the proposed use or development in a newspaper circulating in the Scheme area including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days from the day on which the notice is published;*
- (c) *by publishing a notice of the proposed use or development by electronic means in a form approved by the local government CEO including a statement that submissions may be made to the local government by a specified day being a day not less than 14 days from the day on which the notice is published;*
- (d) *by erecting a sign or signs in a conspicuous place on the land the subject of the application giving notice of the proposed use or development for a period of not less than 14 days from the day on which the sign is erected including on each sign a statement that submissions may be made to the local government by a specified day being a day not less than 14 days from the day on which the sign is erected.*

It is considered that notice in accordance with Clause (a) above is considered sufficient.

FINANCIAL & BUDGET IMPLICATIONS:

Nil. However should Council refuse this application 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:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10

The land is zoned “Town Centre” under *Local Planning Scheme No. 10*. Based on the legal advice contained with Item 6.3.2 the use is considered to be a “use not listed” and therefore Council needs to determine the proposal in light of cl. 64 of the “Deemed Provisions” of the *Planning and Development (Local Planning Schemes) Regulations 2015* which refer to advertising being required for a proposed development if it:

b) relates to a use if:

- (i) the use is not specifically referred to in the zoning table for this Scheme in respect of the zone in which the development is located; and*
- (ii) the local government determines that the use may be consistent with the objectives of that zone and that notice of the application should be given.*

The objective of the Town Centre zone is to:

To accommodate a range of mixed uses in order to foster a sense of community and strong local identity.

The land is also contained within the Town Centre Conservation Special Control Area 4. The purpose and intent of this SCA is:

- (a) To ensure all development is in accordance with either established heritage principles or with their context; and*
- (b) To ensure all development will accord with objectives and guidelines established for the Special Control Area.*

Planning Approval is a requirement of SCA 4 and development needs to have reference to Schedule 14 of the Local Planning Scheme. A heritage assessment is

currently being undertaken by the Shire of Northampton’s Heritage Advisor with comments and recommendations not yet being received.

Table 3 - Development Requirements includes the following provisions for development within the Town Centre zone.

Zone	Minimum Setbacks ¹	Open Space/ Landscaping (% of site)
Town Centre	Front/ Street – Nil ² Rear – see Footnote ³	10%

Footnotes:

2. *The Front/ Street setback within the Town Centre zone is a mandatory setback and as such it is both the minimum and maximum permitted.*
3. *The minimum setback is to be the same as if it were a residential development assessed under the provisions of the Residential Design Codes based on the height, length and openings in the wall/s adjacent the rear boundary.*

Schedule 14 of the Scheme includes provisions relating to development within the Town Centre Conservation Precinct (SCA4). Acceptable setbacks for this precinct are nil front/street and side setbacks. Rear setbacks are governed by the requirement for car parking and access arrangements.

The proposed development will be setback behind the existing buildings and located 4.0m off the rear boundary. The Applicant proposes a setback of 1.0 metre to the closest side boundary, Mary Street. The proposed setbacks are considered appropriate given the Town Centre zoning, however consideration also needs to be given to the heritage impact and recommendations of the Heritage Advisor should be considered before making a final determination.

Given that the particular use of the site is not listed in the Scheme cl.5.12.1.2 applies which states:

Where a particular use of land is not specified in Table 2, the local government shall determine the number of car parking spaces to be provided on the site having regard to the nature of the proposed development, the number of employees likely to be on the site, the need to keep roads and streets free of obstructions and the amenity of the area

It is considered that existing car parking for the agricultural chemical supply business is provided for on the adjacent lots is considered sufficient. However, Council may wish to consider the need to secure formal arrangements for car parking between the lots.

POLICY IMPLICATIONS:

Local: Shire of Northampton Local Planning Strategy (2009)

The land is contained within the Northampton Townsite and the aim of this precinct is to function as the administrative centre of the Shire and service centre for the surrounding rural hinterland.

The proposed development is considered to address the following Strategy and Action of the Local Planning Strategy:

Strategy: Conserve heritage buildings/places and enhance the existing character of Northampton.

Action: Ensure that new developments in the town are sympathetic to adjacent heritage buildings.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2013-2023

Nil.

COMMENT:

Use not specifically referred to

As per legal advice the proposed development is considered to be a use that is not specifically referred to in the zoning table of Local Planning Scheme No. 10. It is considered that the proposed use is consistent with the objectives of the Town Centre zone, as the Town Centre zone should accommodate a range of mixed uses along that foster a sense of community and local identity. This is further supported by the objectives of the Local Planning Strategy that refers to Northampton as being not only an administrative centre but a service centre for the surrounding rural hinterland. It is therefore recommended that Council undertake advertising procedures in accordance with cl.64 of the Deemed Provisions.

Location of the Proposed Shed

The proposed shed is to be located to the eastern end of Lot 198 which slopes downwards from Hampton Road. It will be located behind existing buildings and this, combined with the natural slope of the land, will result in the new shed being masked from view from Hampton Road. However the new building will be highly visible from Mary Street owing to its large scale, bulk and minimal setback. The built fabric of Mary Street is fairly mixed with the carpark and motel units of the Northampton Motor Hotel (LGHI Place No. 71) located directly opposite on the southern side of the street, while the Mary Street Centre (LGHI Place No. 72) is situated to the east of Lavender Lane. Further east the street takes on a more residential character and includes two residences identified in the Shire's Heritage Inventory (57 Mary Street – LGHI Place No. 73 and 56 Mary Street – LGHI Place No. 74). It should be noted that Mary Street provides for the main access to the historic and State Registered Northampton Railway Station and as such would be expected to carry a reasonable degree of visitor traffic. Additionally the pedestrian footpath runs along the northern side of the street and hence immediately adjacent to the proposed development. The 1m setback from Mary Street is consistent with Town Centre planning provisions. It should be noted that the site of the new shed currently accommodates an array of items being stored and presents a somewhat haphazard appearance.

Scale of the Proposed Shed

While the proposed shed is large in scale and, with a maximum 6m height, will present as a fairly dominant feature of that section of the Mary Street streetscape, it is nevertheless permitted under Town Centre planning provisions. The compromise outcome is that the new shed will provide for the storage of items currently on the site and hence present a more orderly appearance from the street.

Materials and Colour Palette of the Proposed Shed

The selection of colorbond wall cladding and zincalume roof sheeting is acceptable however the Shire's Heritage Advisor suggests that Council consider conditioning the development approval to ensure uniformity of material for the new shed and as such use colorbond for the roofing to match the walls. At present the existing buildings on the site have a combination of cladding profiles (both custom orb and trim deck). While the preference would be for the cladding of the new shed to be custom orb, the use of trim deck to match the adjacent smaller shed would be

acceptable. However, the Heritage Advisor has stated that no additional profile should be introduced to the site.

The use of cream for both the walls and roof is acceptable and will tone with other built elements on the site and in the near surrounds.

Fencing and Screening of the Site

The Shire's Heritage Advisor recommends that fencing of the entire site be consistent in material, style and colour to afford a more friendly pedestrian experience along the northern side of Mary Street. To this end screen plantings should also be considered, particularly if the existing permeable mesh fencing is to be retained on the site. Guidance should be sought with regards to the most appropriate vegetation for the site in terms of local water-wise species and the confined area in question.

VOTING REQUIREMENT:

Absolute Majority Required: No.

CONCLUSION:

It is recommended that Council determine that the proposed development may be consistent with the objectives of the Town Centre zone and follow the advertising procedures contained within cl.64(3)(a) of the "Deemed Provisions" of the *Planning and Development (Local Planning Schemes) Regulations 2015*. At the conclusion of the advertising period and should no objections be received Council grant delegated authority to the CEO to grant formal development approval for the chemical storage shed in accordance with the recommendations of the Shire of Northampton's Heritage Advisor.

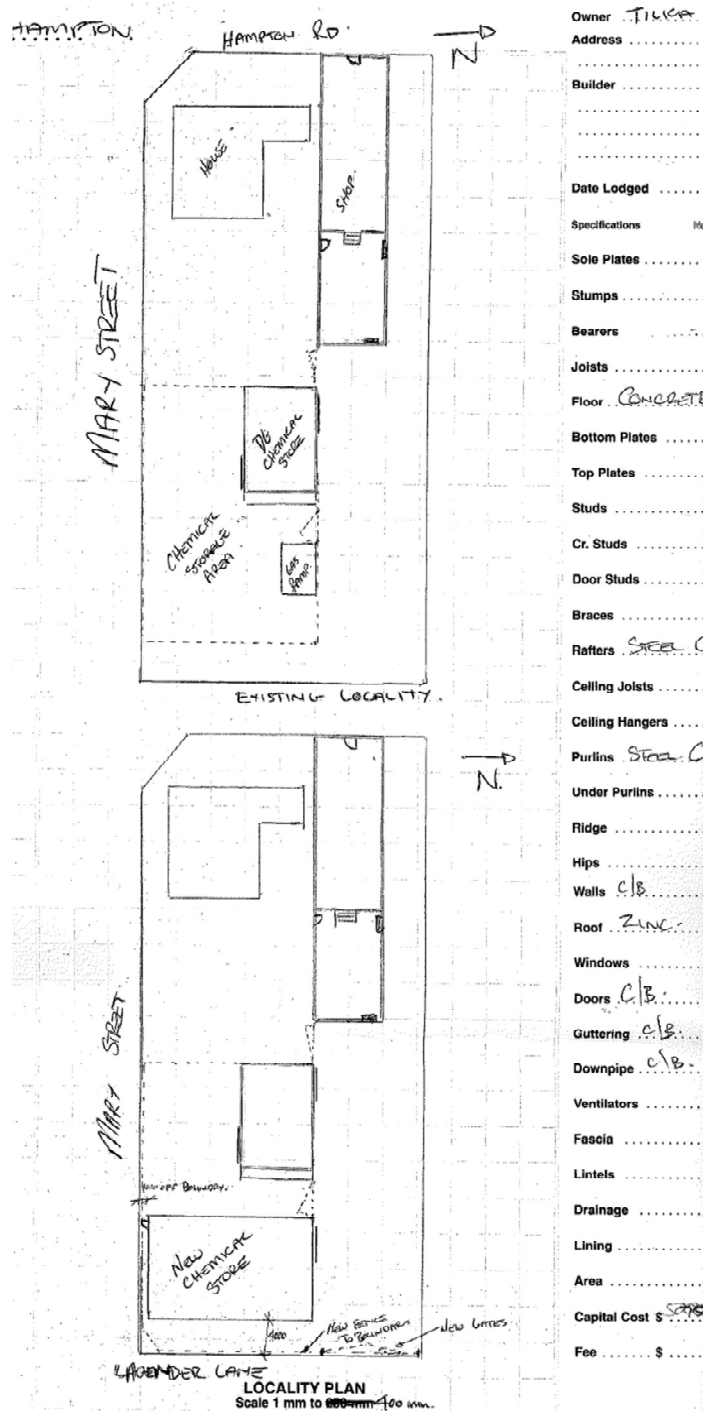
OFFICER RECOMMENDATION – ITEM 6.3.6

That Council resolve to:

- Determine that the proposed development may be consistent with the objectives of the Town Centre zone and follow the advertising procedures contained within cl.64(3)(a) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*;**

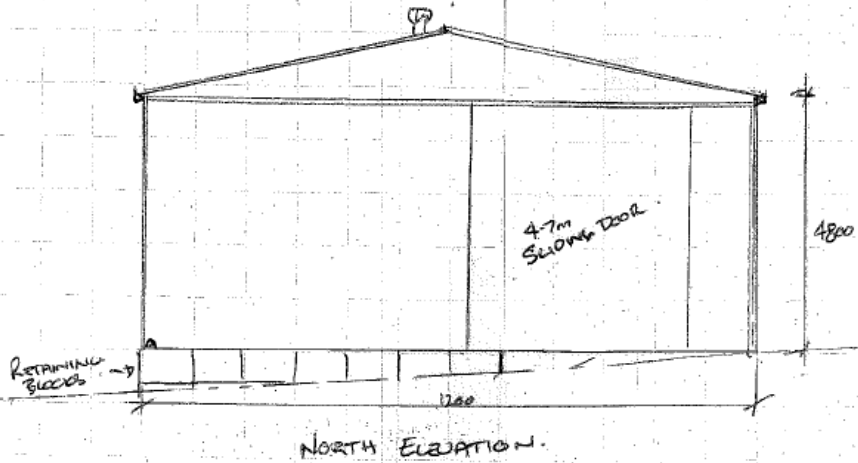
- 2. At the conclusion of the advertising period and should no objections be received Council grant delegated authority to the CEO to grant formal development approval for the chemical storage shed in accordance with the recommendations of the Shire of Northampton's Heritage Advisor.**

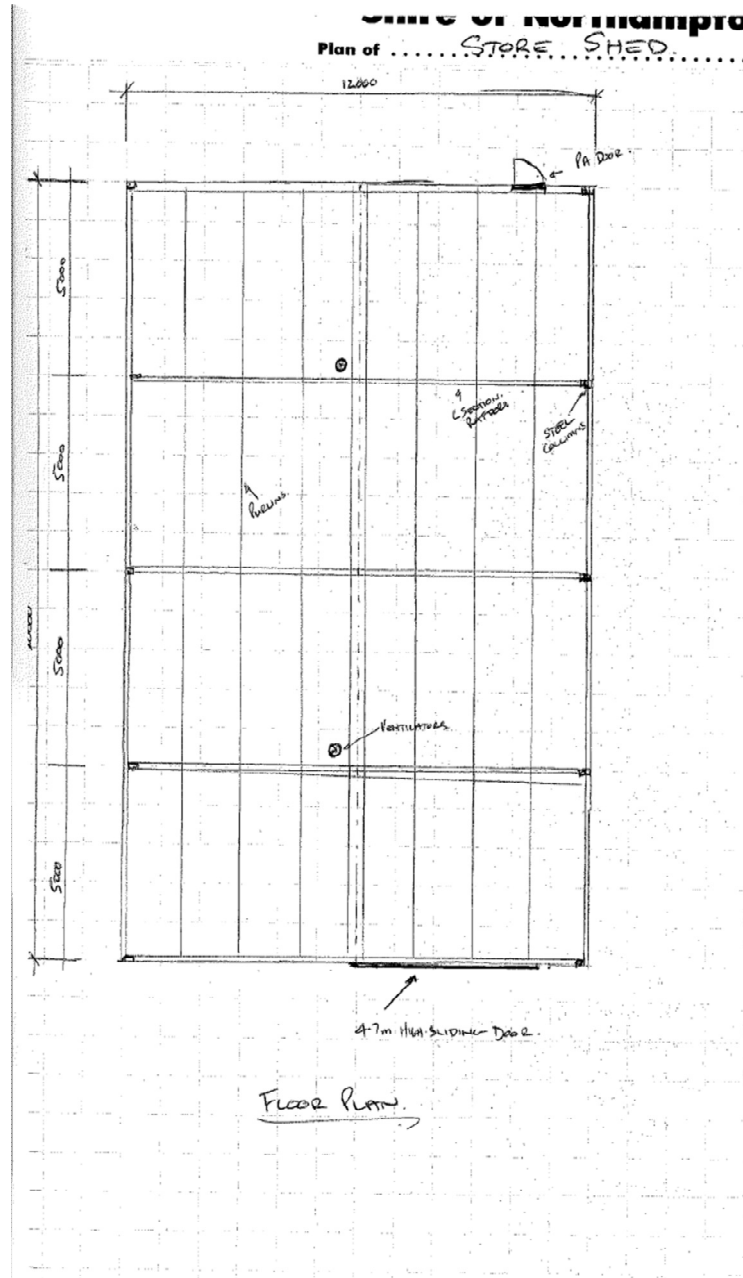
APPENDIX 1 – APPLICATION DETAILS



PLAN

.....proposed to be erected on St. ...222... HAMPTON RD NORTHAMP





6.3.7 IN-PRINCIPLE SUPPORT – PARKING OF COMMERCIAL VEHICLES – LOT 2 (NO. 123) SEVENTH AVENUE, NORTHAMPTON

LOCATION:	Lot 2 (No. 123) Seventh Avenue, Northampton
FILE REFERENCE:	10.8.1.3 / 123 SEV / A
APPLICANT:	Mark Scott
OWNER:	TPVulhop Estate
DATE OF REPORT:	18 November 2015
REPORTING OFFICER:	Hayley Williams – Principal Planner
APPENDICES:	
1.	Correspondence from Mark Scott
2.	Letter of support from adjoining landowner

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:

Correspondence has been received from Mr Scott, enquiring about the feasibility of parking commercial vehicles on Lot 2 (No. 123) Seventh Avenue, Northampton. The property is not yet in his ownership and he is seeking preliminary support for the proposal.

Figure 1 – Location Plan – Lot 2 (No. 123) Seventh Avenue, Northampton

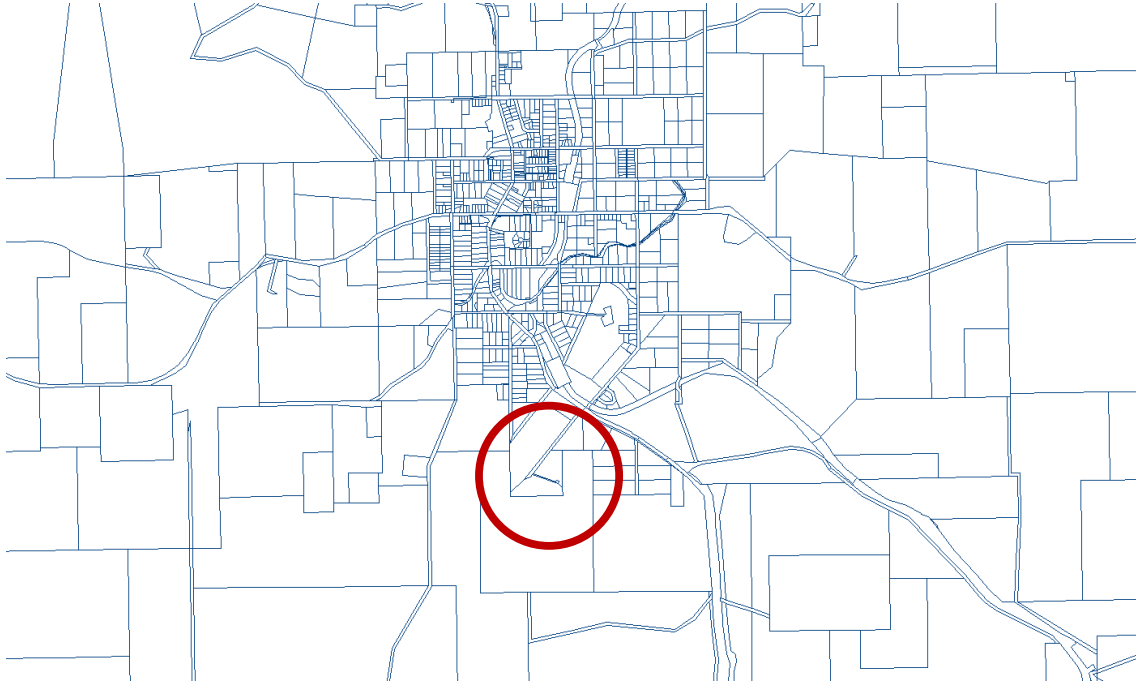


Figure 2 – Site Plan – Lot 2 (No. 123) Seventh Avenue, Northampton



BACKGROUND:

Correspondence has been received from the prospective purchaser Mr Scott concerning possibility of parking his commercial vehicles, which include a truck and four trailers on Lot 2 Seventh Avenue, Northampton.

The commercial vehicle and trailers are currently parked on Lot 5 (No. 22) Gwalla Street, Northampton. Mr Scott has sought to locate his truck and trailers on Lot 25 Gwalla Street, however as this is land is zoned “Residential” he has been unable to use the site for this purpose.

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

Mr Scott has also approached the adjoining landowners in Seventh Avenue and has received verbal support of his proposal from most. One landowner has also put this letter of support in writing, which is included in **Appendix 2**.

Mr Scott has also advised that in the future he would place an outbuilding on the property for maintenance purposes and would plant large amounts of screening vegetation. Mr Scott has also acknowledged the importance of preserving the Horrocks Wall which is located along Seventh Avenue and into Lot 2.

The Proposal:

In consideration of the application the following information is provided:

Lot Size	2.83ha
Existing Development	Vacant, Horrocks Wall
Existing Services	Power, Phone
Access & Frontage	Seventh Avenue
Topography	Undulating
Vegetation	Cleared
Surrounding Land Uses	Rural Residential

COMMUNITY CONSULTATION:

Should a formal development application be received it would be advertised in accordance with cl.64 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

It is noted there are 5 dwellings within 400 metres of Lot 2 that may be impacted upon by the proposal.

FINANCIAL & BUDGET IMPLICATIONS:

Nil. However should Council refuse this application 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:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 10

The land is zoned “Rural Residential” under *Local Planning Scheme No. 10 – Northampton District*.

The objective of the Rural Residential zone is:

To enable land to be used for residential purposes in a rural setting which provides for an alternative residential lifestyle.

The Scheme also includes provisions, cl.5.12.4, pertaining to the parking of commercial vehicles on rural residential zoned properties:

5.12.4.1 The local government may permit the parking of only one commercial vehicle on a lot in the “Residential”, “Rural Residential” or “Town Centre” zone provided:

- (a) the amenity of the neighbourhood in the opinion of the local government is not adversely affected;*
- (b) the vehicle forms an essential part of the occupation of an occupant of the dwelling;*
- (c) the vehicle does not exceed either 3 metres in height or 12 metres in length;*
- (d) any vehicle exceeding 8 metres in length is screened from public view; and*
- (e) no major repairs to the vehicle is undertaken and any minor repairs, maintenance, service or cleaning of any commercial vehicle or truck is undertaken in an area screened from public view.*

- 5.12.4.2 *Approval shall be issued on an annual basis only and if, in the opinion of the local government, the commercial vehicle is causing a nuisance or annoyance to owners or occupiers of land in the locality, the local government may not re-issue an approval.*
- 5.12.4.3 *A vehicle shall be considered to be parked on a lot for the purposes of these provisions if it remains on that lot for more than one hour in aggregate over any period of twenty four hours, unless the vehicle is being used bona fide in connection with ongoing construction work legally being carried out on the lot.*
- 5.12.4.4 *Commercial vehicles which are parked temporarily on a property for the purpose of delivering or loading goods associated with domestic residential use are exempt from clause 5.12.4.1.*

POLICY IMPLICATIONS:

Local: Shire of Northampton Local Planning Policy - Outbuildings

The Outbuildings Local Planning Policy provides the following provisions in relation to outbuildings within the Rural Residential zone:

Rural Residential & Rural Smallholdings – 240m² in aggregate area with a maximum wall height of 4.0m and a total maximum height of 6.5m measured from natural ground level.

Furthermore, the development of an outbuilding on a vacant rural residential zoned land will not be approved unless the following requirements have been satisfied:

- a) *The residence has been completed up to, and including, the pouring of a concrete house slab (although variation to this is permitted where the slabs for the residence and outbuilding are poured concurrently); or*
- b) *A building permit having been issued for the construction of the residence on the property with written evidence of a signed building contract with a registered builder for the construction of the residence, and a commitment date that is within 6 months by that builder for the commencement of construction of the residence; or*
- c) *In the case of an owner builder, a building permit for a residence has been issued by the local government and the applicant shall lodge with the local government a Statutory Declaration providing a commitment to construct a residence and an accompanying commencement date that is within 6 months.*

The applicant will also be required to lodge a bond of amount of \$10,000.00 that will be repaid to the applicant upon completion of the final inspection of the residence.

A Local Planning Policy shall not bind Council in respect of any application for Development Approval but Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve before making its decision.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2013-2023

Nil.

COMMENT & CONCLUSION:

The provisions of *Local Planning Scheme No. 10* provide an opportunity for the parking of commercial vehicles of land zoned Rural Residential.

Mr Scott is proposing to place the vehicle and trailers on the property without an outbuilding initially and without a dwelling with no timeframe given as to the eventual development, although it is anticipated this would occur with the sale of his Gwalla Street property. This is considered to be at odds with cl. 5.12.4.1(b) given there is no dwelling on the property.

It is also understood that the vehicle and trailers would not comply with the length and height requirements. This aspect may be overcome by appropriate storage of the vehicles, along with adequate screening and annual approval of the activity to ensure that it doesn't expand beyond the capacity granted approval initially.

Repairs and maintenance is proposed to occur within the outbuilding once it is developed, however, until such time as this occurs it is unclear as to where the vehicle and trailers would be serviced.

The proposed use of Lot 2 for the parking of a commercial vehicle and four trailers could be considered with the concurrent development of a dwelling and outbuilding. However, until such time as this occurs the proposed use of the site for parking of vehicles is not considered to comply with the provisions of the Scheme.

Council may consider this use is warranted on Lot 2 given that it currently impacts on a residential zone, however, should Council support be granted to the proposed use then it would be important to advertise the proposal to adjoining landowners, require significant plant screening and only issue approval for 12 months along with an annual renewal process which enables Council to gauge whether or not the use is causing a nuisance or annoyance to owners or occupiers of land in the locality.

VOTING REQUIREMENT:

Absolute Majority Required: No.

OFFICER RECOMMENDATION – ITEM 6.3.7

That Council consider.

APPENDIX 1 - CORRESPONDENCE FROM MARK SCOTT

Mark Scott PH- 0427196363
10-01-3
A1303 123 SEV
HW
P1236726

I am writing to Council, because I am unable to park my truck at Lot 25 Gwalla St. I currently park at Muscles yard but need to make a plan for the future. I am, Hoping please to seek approval to park my truck and four trailers at Lot 123 Seventh Ave. I have talked to neighbours and they are ok with what I want to do. At a later date I hope to build a shed 11m x 6m. only for maintenance purposes. There are no plans to expand the size of my business. Also over 300 trees have been ordered from Walkaway Tree Nursery to plant on the property.

Approval of this Application will be much appreciated.

Thank you
Mark Scott

NORTHAMPTON SHIRE COUNCIL				
File:				
11 NOV 2015				
Admin	Eng	Hth Bldg	Town Plan	Reg

APPENDIX 2 – LETTER OF SUPPORT, ADJOINING LANDOWNER

Hayley Williams

From: Angie & Colin Reid <carobbean@westnet.com.au>
Sent: Tuesday, 17 November 2015 11:06 AM
To: Hayley Williams
Subject: Mark Stockwell

I understand you need confirmation that I am happy with what Mark intends to do on his block on Seventh Ave, I am happy with what he has told me.
I am happy with his intensions.
Colin Reid.

6.3.8 PRELIMINARY ADVICE - PROPOSED SUBDIVISION & CREATION OF CONSERVATION RESERVE - LOT 10792 GEORGE GREY DRIVE, KALBARRI

LOCATION:	Lot 10792 George Grey Drive, Kalbarri
FILE REFERENCE:	10.6.4/ L10792 GEO / A4151
APPLICANT:	Whelans Town Planning - Mr V Butterly
OWNER:	Allsage Pty Ltd - Mr B Rourke
DATE OF REPORT:	18 November 2015
REPORTING OFFICER:	Hayley Williams - Principal Planner
APPENDICES:	
1.	Email from Whelans
2.	Proposed plan of subdivision and indicative boundary of reserve

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:

Correspondence has been received from Whelans Town Planning seeking Council's input into the appropriate management of the proposed Wittecarra Creek Conservation Area. It is noted that plans attached to this report are preliminary plans only, with no applications for approval to subdivide or development having been granted. The purpose of this report is to have Council consider and determine the possible management of land if reserved for conservation purposes.

Figure 1 – Location Plan – Lot 10792 George Grey Drive, Kalbarri

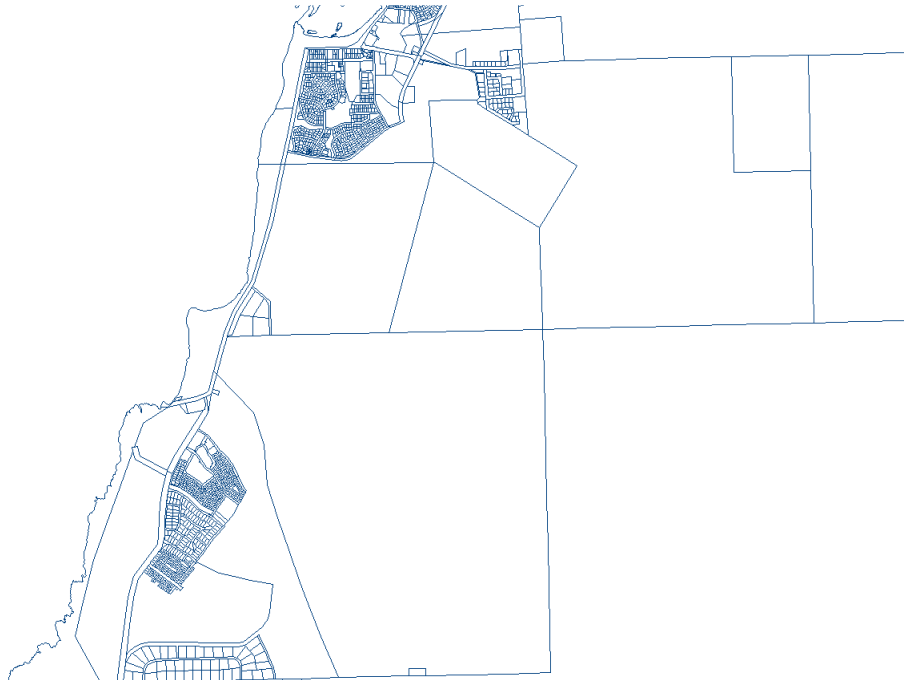


Figure 2 – Site Plan – Lot 10792 George Grey Drive, Kalbarri



BACKGROUND:

The current owner of Lot 10792 George Grey Drive, Kalbarri and their consultant, Whelans Town Planning have been undertaking a number of planning investigations into the development and future subdivision of the landholding. This has involved the engagement of environmental consultants, Biodiverse Solutions and a number of discussions with the Department of Parks and Wildlife (DPAW) and the Department of Water.

Whelans have recently advised Shire Staff that negotiations with the Department of Parks and Wildlife regarding the management of the proposed conservation area have resulted in DPAW stating that while they agree with the proposed boundaries, they are not prepared to manage the area.

Shire staff instructed Whelans to make a request in writing so that Council could consider the matter and determine if the Shire of Northampton should accept the future management of the area in the absence of any other Government agency accepting responsibility.

A copy of the email correspondence is included in **Appendix 1** along with a plan denoting the indicative boundary of the Wittecarra Creek Conservation Area in **Appendix 2**.

COMMUNITY & GOVERNMENT CONSULTATION:

Whelans have consulted the Department of Parks and Wildlife and the Department of Water in regard to the proposed Wittecarra Creek Conservation Area.

FINANCIAL & BUDGET IMPLICATIONS:

Financial implications arising would be related to the on-going management of the area set aside for the Wittecarra Creek Conservation Area. This may potentially include costs associated with fire management, weed eradication and pest control.

STATUTORY IMPLICATIONS:

State: Planning and Development Act 2005

Local: Shire of Northampton Town Planning Scheme No. 9 - Kalbarri Townsite

The land is zoned "Rural" under *Town Planning Scheme No. 9 - Kalbarri Townsite* with a Special Control Area for future structure planning of the area. Should the

Wittecarra Creek Conservation Area be reserved it is likely to have a more appropriate zone, such as a Reserve – Environmental Conservation.

POLICY IMPLICATIONS:

Local: Kalbarri Townsite Local Planning Strategy

Lot 10792 is located within PK3 of the Kalbarri Townsite Local Planning Strategy. The objectives for this area outlined by the Strategy are:

Long Term Residential :

The balance site area east of the Kalbarri Access Road in Port Kalbarri Structure Plan to be protected for long term residential requirements following substantial subdivision of Precinct SR1.

Subdivision and development to be subject to Use and Development provisions of PK1.

Protection and rehabilitation of existing creek lines in Recreation and Conservation Reserves.

Minimum 10m vegetated buffer to be retained and planted where necessary in future subdivision to all surrounding major road boundaries including major internal distributor.

The protection and rehabilitation of existing creek lines in Recreation and Conservation reserves is a key consideration of this planning precinct. It is considered especially important given previous structure plans that have had approval indicating developments such as a Marina in the Wittecarra Creek area.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2013-2023

The proposal to create a conservation area for Wittecarra Creek is also supported by the Shire of Northampton's Strategic Plan and Environmental Strategies:

- | | |
|-----------------------|---|
| Strategy – | Increased protection of native flora through green belts. |
| Key Actions – | Work with key community bodies to promote flora conservation and rehabilitation projects.
Encourage developers to retain natural vegetation on project sites |
| Measures of Success - | Area of natural reserve within the Shire
Presence of native flora in town centres
Presence of flora on land developments. |

COMMENT & CONCLUSION:

Although it is disappointing that the Department of Parks and Wildlife are unprepared to take on the management of the proposed Wittecarra Creek Conservation area, it is considered to be an important strategic objective of the Kalbarri Townsite Local Planning Strategy.

It is therefore considered appropriate for Council to consider the management of the proposed conservation area. However, it is also important for Council to seek additional information from DPAW and DOW regarding their requirements for the sustainable management and rehabilitation of the area. This may result in Council accepting management of the area once it is satisfied that any rehabilitation requirements have been met.

VOTING REQUIREMENT:

Absolute Majority Required: No.

OFFICER RECOMMENDATION – ITEM 6.3.8

For Council consideration

APPENDIX 1 - Email correspondence from Whelans

To the CEO and Principal Planner, Garry Keeffe and Hayley Williams,

You will be aware that we are town planners for the owner (new) of Lot 10792, Allsage Pty Ltd (Mr Brian Rourke). Mr Rourke is working toward the installation of a large solar farm in the south east corner of the property and is well-advanced in his negotiations with Western Power to transfer the power generated into the State Grid, and to benefit Northampton.

To that end we have been working with the Department of Parks and Wildlife and Department of Water in relation to approvals for the solar farm and other matters associated with the property.

A key part of the matters is the definition of the Wittecarra Creek Conservation Area in accordance with the Shire's Townsite Strategy.

Our environmental consultants, BioDiverse Solutions have completed their studies and have had extensive negotiations with the DPaW and DoW.

I attach our plan for the subject land that illustrates the location of the solar farm and the indicative boundary of the Wittecarra Creek Conservation Reserve. Also shown on the plan is the desire to create some large lots but it is acknowledged to do so will require an amendment to the town planning instruments.

The key reason for writing is to have the Shire Council determine the appropriate management of the Wittecarra Creek Conservation Area. This is because in our negotiations with DPaW whilst they agree with the boundary of the conservation area they are not prepared to manage it. Therefore, we seek advice from the Council how this will be achieved to meet the objectives of its Townsite Strategy.

My view is that the conservation area will remain in its present state and therefore the requirements for maintenance etc. will be minimal, if any at all. And believe that the Shire can accept the management. In which case the land owner will create a reserve that will be transferred to the Crown with a Management Order to the Shire of Northampton.

On this basis the reserve would be surveyed (at the owner's cost) but not fenced, and left in its present state.

Once we have your determination on the management we can proceed, which will entail:

- A development application for the Solar Farm,
- A request to rezone the land for the subdivision into seven rural lots, and

- Set aside the Wittecarra Conservation Creek Reserve.

I look forward to your advice on this matter.

Vernon Butterly
Town Planner




Suite 4, First Floor, 40 Hasler Road, Osborne Park WA 6017
PO Box 99, Mount Hawthorn WA 6915

Perth, Karratha, Broome, Kununurra, Kalgoorlie, Port Hedland

T: 08 6241 3309 M: 0411 593 058

E: Vernon.Butterly@whelans.com.au <http://www.whelans.com.au>

 Please consider the environment - do you really need to print this email?

Vernon Butterly
Senior Town Planner
Town Planning



Suite 4, First Floor, 40 Hasler Road, Osborne Park WA 6017
PO Box 99, Mount Hawthorn WA 6915

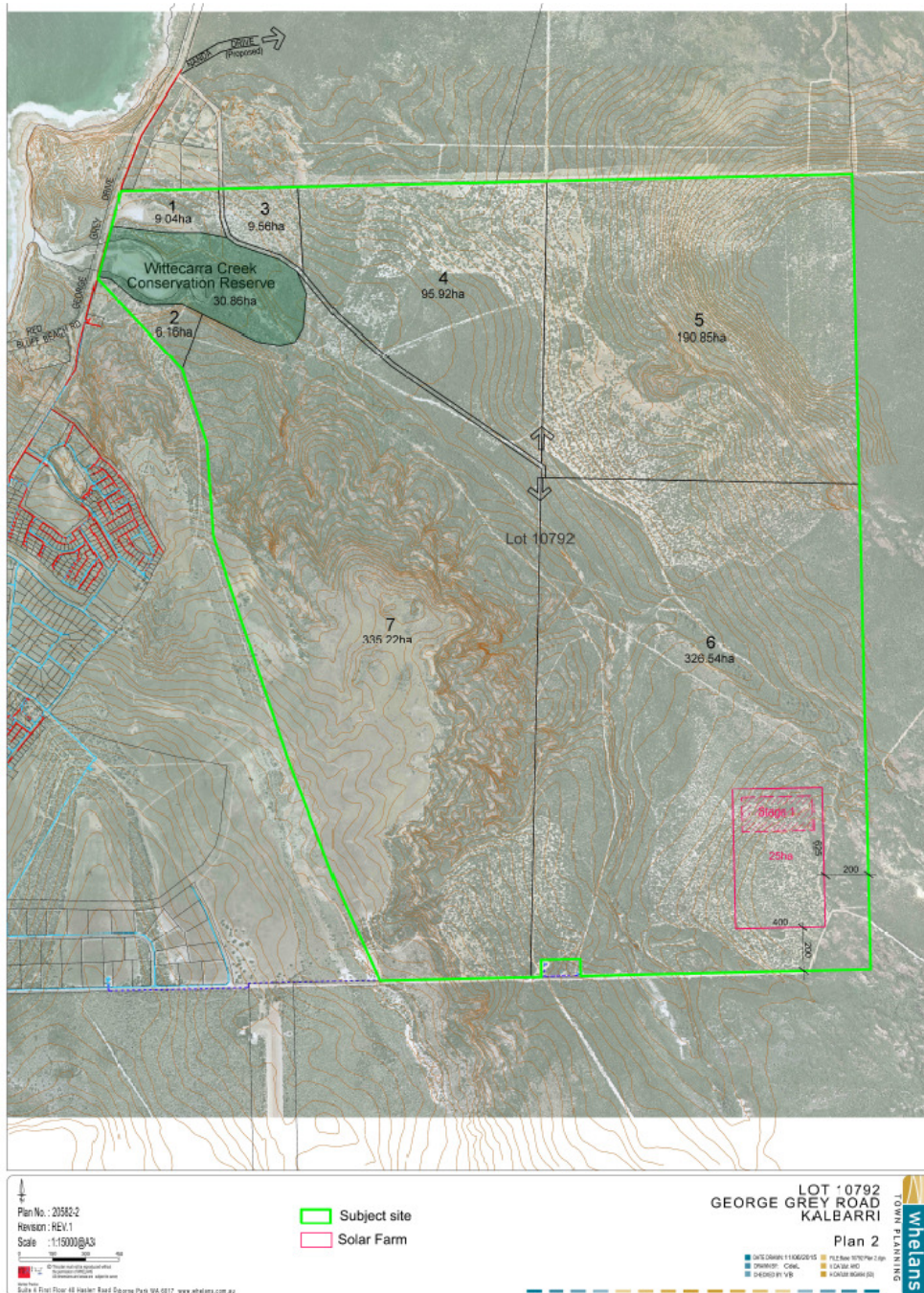
Perth, Karratha, Port Hedland, Brisbane

T: 08 6241 3309 | M: 0411 593 058

E: Vernon.Butterly@whelans.com.au | W: www.whelans.com.au

 Please consider the environment - do you really need to print this email?

APPENDIX 2 - Plan of proposed subdivision and indicative boundary for Wittecarra Creek Conservation Area



6.4.1	ACCOUNTS FOR PAYMENT	2
6.4.2	MONTHLY FINANCIAL STATEMENTS – OCTOBER 2015	11
6.4.3	SALE OF LAND – OVERDUE RATES	32

6.4.1 ACCOUNTS FOR PAYMENT

FILE REFERENCE:	1.1.1
DATE OF REPORT:	10 November 2015
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 20th November 2015, 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 20760 to 20797 inclusive totalling \$72,105.87, Municipal EFT payments numbered EFT14272 to EFT14407 inclusive totalling \$1,008,177.61, direct Debit payments numbered GJ1003 to GJ1009 totalling \$9,809.91, Trust Fund Cheques 2080 to 2097, totalling \$19,152.29 be passed for payment and the items therein be declared authorised expenditure.



**SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015**

Chq #	Date	Name	Description	Amount
20760	09-10-2015	STATEWIDE INSURANCE BROKERS PTY LTD	NCCA 15/16 CHILD CARE BUSINESS INS	1872.00
20761	09-10-2015	DEPARTMENT OF HOUSING	RATE REFUND	1124.73
20762	09-10-2015	PETTY CASH - NORTHAMPTON	PETTY CASH RECOUP	167.65
20763	12-10-2015	WESTERN POWER	HCC UNDERGROUND SUPPLY	10897.00
20764	14-10-2015	PETTY CASH - NCCA	PETTY CASH RECOUP, BOOKS, STATIONERY, BROOM	136.30
20765	21-10-2015	PAUL ALFRED HUSBANDS	RATE REFUND	136.00
20766	22-10-2015	TELSTRA	TELEPHONE CHARGES	1690.51
20767	28-10-2015	ALINTA ENERGY	GAS	279.80
20768	28-10-2015	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	265.23
20769	28-10-2015	AUSTRALIA POST	POSTAGE	204.86
20770	28-10-2015	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	448.36
20771	28-10-2015	REG BATTERSBY	INSTALL FIREBREAK	340.00
20772	28-10-2015	BT SUPER FOR LIFE	SUPERANNUATION CONTRIBUTIONS	524.98
20773	28-10-2015	CITY OF CANNING	DAMAGED BOOK	22.00
20774	28-10-2015	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	17519.76
20775	28-10-2015	DEPARTMENT OF TRANSPORT	RENEW JETTY LICENSES	76.30
20776	28-10-2015	GERALDTON MOWER & REPAIR SPECIALISTS	PARTS	657.10
20777	28-10-2015	KALBARRI GAS	GAS	135.00
20778	28-10-2015	MCLEODS BARRISTERS AND SOLICITORS	LEGAL ADVICE	1203.17
20779	28-10-2015	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	1722.05
20780	28-10-2015	NORTHAMPTON COMMUNITY CENTRE	SPORTS ADMINISTRATION	2428.44
20781	28-10-2015	PRIME SUPER	SUPERANNUATION CONTRIBUTIONS	429.12
20782	28-10-2015	REST SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	155.82
20783	28-10-2015	SYNERGY	ELECTRICITY CHARGES	17192.00
20784	28-10-2015	SHIRE OF NORTHAMPTON	ESL PAYMENTS	4217.41
20785	28-10-2015	TELSTRA	TELEPHONE CHARGES	960.85



SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

Chq #	Date	Name	Description	Amount
20786	28-10-2015	THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	52.25
20787	28-10-2015	WATER CORPORATION	WATER USE & SERVICE CHARGES	294.11
20788	28-10-2015	WREN OIL	OIL WASTE DISPOSAL	330.00
20789	28-10-2015	GODFREYS	NCCA HOOVER VOGUE VACUUM	499.00
20790	04-11-2015	GERALDTON BUILDING SERVICES & CABINETS	BA 15070 REFUND APP FEES	940.04
20791	04-11-2015	WA COUNTRY BUILDERS	REFUND PLANNING FEES	1210.86
20792	05-11-2015	L.E NAIRN PTY LTD	BA 1347 REFUND APP FEES	1052.00
20793	10-11-2015	MCLEODS BARRISTERS AND SOLICITORS	LEGAL ADVICE	481.69
20794	10-11-2015	PORT GREGORY CARAVAN PARK	FUEL	284.65
20795	10-11-2015	SYNERGY	ELECTRICITY CHARGES	409.05
20796	10-11-2015	TELSTRA	TELEPHONE CHARGES	1568.98
20797	10-11-2015	PETTY CASH - NORTHAMPTON	PETTY CASH RECOUP	176.80
				<u>\$72,105.87</u>

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

ELECTRONIC FUND TRANSFERS – MUNICIPAL ACCOUNT

EFT #	Date	Name	Description	Amount
EFT14272	08-10-2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS	15457.02
EFT14273	08-10-2015	ROBERT MCKENZIE	REIMB ESPLANDE ACCOMM	279.45
EFT14274	08-10-2015	GRANT MIDDLETON	REIMB INTERNET	199.80
EFT14275	09-10-2015	AUSTRALIAN TAXATION OFFICE	BAS SEPTEMBER 2015	9242.00
EFT14276	14-10-2015	BUDGET CAR AND TRUCK RENTAL	CAR HIRE	98.49
EFT14277	14-10-2015	DEVPRO UNIT DEVELOPMENTS	RAKE PLC, HOUSE - PROGRESS CLAIM	48517.05
EFT14278	14-10-2015	WELRICK TRANSPORT PTY LTD	SPREADER BOX	23320.00
EFT14279	16-10-2015	KALBARRI SES UNIT INC.	15/16 ESL 2ND INSTALLMENT	7025.00
EFT14280	22-10-2015	GLENN BANGAY	REIMB AIBS CONFERENCE FEES	2215.30
EFT14281	22-10-2015	B P ROADHOUSE NORTHAMPTON	REFRESHMENTS, FUEL	1152.36
EFT14282	22-10-2015	KEVIN BROWN	REIMB TELSTRA LINE RENTAL	49.75
EFT14283	22-10-2015	STELLA GREEN	NCCA REIMB PAINT	120.12
EFT14284	22-10-2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS	15426.43
EFT14285	22-10-2015	LB & BJ RYAN	REIMB TELSTRA LINE RENTAL	49.95
EFT14286	28-10-2015	ABROLHOS ELECTRICS	RETIC PUMP, ELECTRICAL	5795.46
EFT14287	28-10-2015	BLUESTAR EARTHMOVING	CONTIMINATION CELL - PLANT HIRE	16786.00
EFT14288	28-10-2015	BOSTON CONTRACTING	BINNU WEST RD WATER CART HIRE	3344.00
EFT14289	28-10-2015	BUDGET CAR AND TRUCK RENTAL	CAR HIRE	117.13
EFT14290	28-10-2015	BUNNINGS BUILDING SUPPLIES	PLANTER POTS PLANTS	253.17
EFT14291	28-10-2015	CHEM CENTRE	WATER SAMPLES	220.00
EFT14292	28-10-2015	CLAW ENVIRONMENTAL	DRUMS	2995.74
EFT14293	28-10-2015	COASTAL PLUMBING & GAS FITTING	PLUMBING	233.20
EFT14294	28-10-2015	COATES HIRE OPERATIONS PTY LIMITED	BINNU WEST PLANT HIRE	10086.93
EFT14295	28-10-2015	COBRA EARTHMOVING & CONSTRUCTION MACHINE	BINNU WEST RD GRADER HIRE	7865.00
EFT14296	28-10-2015	BOC GASES AUSTRALIA LTD	INDUSTRY GASES	88.29

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

EFT #	Date	Name	Description	Amount
EFT14297	28-10-2015	STAPLES	P/COPIER MTCE	952.00
EFT14298	28-10-2015	COURIER AUSTRALIA	FREIGHT	265.49
EFT14299	28-10-2015	COVS PARTS PTY LTD	PARTS	524.61
EFT14300	28-10-2015	DURACK INSTITUTE OF TECHNOLOGY	NCCA - CERT III CHILD CARE	656.31
EFT14301	28-10-2015	ELDERS RURAL SERVICES AUSTRALIA LTD	FENCE DROPPERS/SURVEY PEGS	117.60
EFT14302	28-10-2015	DEPARTMENT OF FIRE AND EMERGENCY	15/16 ESL	3647.02
EFT14303	28-10-2015	FREEMANS LIQUID WASTE PTY LTD	PUMP SEPTICS	907.50
EFT14304	28-10-2015	GEORGE GIUDICE PAVING	PAVING	674.26
EFT14305	28-10-2015	GREAT NORTHERN RURAL SERVICES	RETIC WORKS	673.40
EFT14306	28-10-2015	HALAM HOME HANDYMAN SERVICES	REPAIR/REPLACE RETIC SPRINKLERS	161.40
EFT14307	28-10-2015	HASLEBYS HARDWARE SUPPLIES	HARDWARE, FERTILISER, CEMENT	2098.38
EFT14308	28-10-2015	C + J HANSON PLUMBING CONTRACTORS	PLUMBING	1049.49
EFT14309	28-10-2015	HITACHI	PARTS	1025.80
EFT14310	28-10-2015	JASON SIGNMAKERS	SIGNS	977.35
EFT14311	28-10-2015	KALBARRI EXPRESS FREIGHT	FREIGHT	32.37
EFT14312	28-10-2015	KALBARRI WAREHOUSE	RETIC, HARDWARE	278.15
EFT14313	28-10-2015	KALBARRI CARRIERS	FREIGHT	172.48
EFT14314	28-10-2015	KALBARRI EDGE RESORT	COUNCIL DINNER	1792.50
EFT14315	28-10-2015	KIDS HUB TRAINING & CONSULTANCY	NCCA EDUCATOR PROF DEV	300.00
EFT14316	28-10-2015	KOMATSU AUSTRALIA PTY LTD	PARTS	1014.20
EFT14317	28-10-2015	KOORI KIDS PTY LTD	CONTRIBUTION NAIDOC SCHOOL INITIATIVE	500.00
EFT14318	28-10-2015	KALBARRI SITEWORKS	VERGE/DUP SLASHING	495.00
EFT14319	28-10-2015	LGISWA	15/16 INS 2ND INSTAL (WC, PROP, LIAB)	99185.89
EFT14320	28-10-2015	LGIS RISK MANAGEMENT	15/16 1ST INSTAL MW REGIONAL RISK COORD	5882.80
EFT14321	28-10-2015	LOGIC IT PTY LTD	NCCA COMPUTER MTCE	66.00
EFT14322	28-10-2015	THE LUSCOMBE SYNDICATE	NCCA CLEANING PRODUCTS	665.91

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

EFT #	Date	Name	Description	Amount
EFT14323	28-10-2015	MARK ARMSTRONG ELECTRICAL	AIRSTRIIP GENERATOR	2655.40
EFT14324	28-10-2015	LGRCEU	PAYROLL DEDUCTIONS	194.00
EFT14325	28-10-2015	GERALDTON TOYOTA	VEHICLE SERVICE	336.51
EFT14326	28-10-2015	CENTREL PTY LTD	FUEL PURCHASES	29139.87
EFT14327	28-10-2015	M L COMMUNICATIONS	NEW GRADER - 40 CH RADIO	469.01
EFT14328	28-10-2015	PACIFIC BRANDS WORKWEAR GROUP PTY LTD	UNIFORMS	490.00
EFT14329	28-10-2015	NORTHERN COUNTRY ZONE OF THE LOCAL GOVERNMENT ASS	15/16 ANNUAL SUBSCRIPTION	1700.00
EFT14330	28-10-2015	NORTHAMPTON AUTO ELECTRICS	PLANT REPAIRS	3210.02
EFT14331	28-10-2015	NORTHAMPTON PHARMACY	WC MEDICATIONS	337.95
EFT14332	28-10-2015	NORTHAMPTON FAMILY STORE	BOOTS	147.95
EFT14333	28-10-2015	CLEANPAK TOTAL SOLUTIONS	CLEANING PRODUCTS	255.16
EFT14334	28-10-2015	PATIENCE SANDLAND PTY LTD	PLANTER BOXES - POTTING MIX	92.00
EFT14335	28-10-2015	PLATINUM ELECTRICIANS MIDWEST	RAKE PC HOUSE SHED SUB MAINS	3023.10
EFT14336	28-10-2015	POOL & SPA MART	PHOTOMETER RED TABS DPD TABS	112.00
EFT14337	28-10-2015	QUANTUM SURVEYS	CONTAMINATION CELL - SURVEY SETOUT	1078.00
EFT14338	28-10-2015	JL & FA RALPH	GRAVEL	1656.00
EFT14339	28-10-2015	MIDWEST SWEEPING CONTRACTORS	STREET SWEEPING	1963.50
EFT14340	28-10-2015	LARRY SMITH PLANNING	KALBARRI LOCAL PLANNING SCHEME REVIEW	3000.00
EFT14341	28-10-2015	STAR TRACK EXPRESS	FREIGHT	80.66
EFT14342	28-10-2015	SUNFLAME ELECTRICAL	ELECTRICAL	285.00
EFT14343	28-10-2015	THE BANGAY SUPERANNUATION FUND	PAYROLL DEDUCTIONS	2730.16
EFT14344	28-10-2015	THURKLE'S DOZING	DOZER HIRE	7502.00
EFT14345	28-10-2015	VAC WEST INDUSTRIAL	VACUUM TRUCK - STORMWATER PITS	6432.80
EFT14346	28-10-2015	WESTRAC EQUIPMENT PTY LTD	PLANT REPAIRS	1125.00
EFT14347	28-10-2015	WEST AUSTRALIAN NEWSPAPERS LTD	ADVERTISING	2003.51
EFT14348	28-10-2015	WESTERN RESOURCE RECOVERY PTY LTD	PUMP SEPTICS	1200.00

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

EFT #	Date	Name	Description	Amount
EFT14349	28-10-2015	WESTLINE CONTRACTING	WHITELINING REGULATORY SIGN AREAS	3998.50
EFT14350	28-10-2015	WOODCOCK CT & L	STOCKLOCK, GLYPHOSATE, TRIMAC	8941.35
EFT14351	28-10-2015	DOWNER EDI WORKS PTY LTD	PREMIX	1455.69
EFT14352	29-10-2015	WILLIAMS & HUGHES	LEGAL ADVICE	2410.40
EFT14353	05-11-2015	FLEUR BEERE	RELIEF OFFICE CLEANING	300.00
EFT14354	05-11-2015	E & S KOPPENSTEINER	REIMB FUEL, TELSTRA, PLIERS	184.74
EFT14355	05-11-2015	WA SUPER	SUPERANNUATION CONTRIBUTIONS	14723.00
EFT14356	05-11-2015	ROBERT MCKENZIE	REIMB TELSTRA LINE RENTAL	45.00
EFT14357	06-11-2015	SIMON DRAGE	BOTANIC LINE - SHELTER PROG PAYMENT	14080.00
EFT14358	09-11-2015	WESTRAC EQUIPMENT PTY LTD	2015 CAT 12M GRADER	382112.50
EFT14359	03-11-2015	REGO REMINDER	5000 REGO REMINDER STICKERS - 50% DEP	2172.50
EFT14360	10-11-2015	ALAN CRAGAN BOBCAT & EXCAVATOR HIRE	PLANT HIRE	2508.00
EFT14361	10-11-2015	KALBARRI IGA	REFRESHMENTS	35.99
EFT14362	10-11-2015	AUSTRAL MERCANTILE COLLECTIONS	LEGAL EXPENSES	949.31
EFT14363	10-11-2015	FLEUR BEERE	RELIEF CLEANING	300.00
EFT14364	10-11-2015	B P ROADHOUSE NORTHAMPTON	FUEL, GOODS	243.85
EFT14365	10-11-2015	JUPPS CARPETS & CERAMICS PTY LTD	RAKE PC HOUSE - FLOOR COV, BLINDS	12149.00
EFT14366	10-11-2015	CENTRAL WEST PUMP SERVICE	NEW BORE PUMP, CABLES	14733.50
EFT14367	10-11-2015	CHAPMAN ANIMAL HOSPITAL	STERILISATION SUBSIDY	20.00
EFT14368	10-11-2015	CHEM CENTRE	WATER SAMPLES	315.70
EFT14369	10-11-2015	CHRISTIE PARKSAFE	2 X BBQ	12103.30
EFT14370	10-11-2015	CLARKSON FREIGHTLINES	FREIGHT	431.04
EFT14371	10-11-2015	COMPLETE LANDSCAPE SOLUTIONS	RAKE PC HOUSE - LOAM, RETIC, LAWN	9410.00
EFT14372	10-11-2015	STAPLES	P/COPIER MTCE	111.61
EFT14373	10-11-2015	CRAMER & NEILL REFRIGERATION	AIR CONDITIONING MTCE	330.00
EFT14374	10-11-2015	FREEMANS LIQUID WASTE PTY LTD	SERVICE SEPTIC TANK	813.00

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

EFT #	Date	Name	Description	Amount
EFT14375	10-11-2015	FULTON HOGAN	PRIME/SEAL (SECOND PART SG 1)	49429.50
EFT14376	10-11-2015	GARVON CONSTRUCTIONS	DEPOT DOOR - NEW PAD BOLT, LOCK	203.50
EFT14377	10-11-2015	GERALDTON LOCK & KEY SPECIALISTS	KEY CUTTING	66.00
EFT14378	10-11-2015	GERALDTON TROPHY CENTRE	POLO SHIRTS	143.25
EFT14379	10-11-2015	GERALDTON AUTO WHOLESALERS	2015 MUX WAGON 4X4 AUTO	6647.10
EFT14380	10-11-2015	HASLEBYS HARDWARE SUPPLIES	CONVERSION KIT, RETIC, HOSE, HARDWARE	2469.50
EFT14381	10-11-2015	C + J HANSON PLUMBING CONTRACTORS	PLUMBING	1611.50
EFT14382	10-11-2015	ROB HORSTMAN	NCCA REIMB HALL HIRE	60.00
EFT14383	10-11-2015	JASON SIGNMAKERS	SIGNS	1214.40
EFT14384	10-11-2015	MARK V & GAYLENE H JOHNSON	CROSSOVER	500.00
EFT14385	10-11-2015	KALBARRI HARDWARE & BUILDING SUPPLIES	HUNTER SPRINKLER, HARDWARE	1482.48
EFT14386	10-11-2015	KALBARRI EXPRESS FREIGHT	FREIGHT	95.92
EFT14387	10-11-2015	KALBARRI B P SERVICE STATION	FUEL	195.47
EFT14388	10-11-2015	KALBARRI LAWNMOWING SERVICE	LAWNMOWING	420.00
EFT14389	10-11-2015	KALBARRI NEWSAGENCY	BATTERY	9.50
EFT14390	10-11-2015	LGISWA	15/16 WC ADJUSTMENT	20049.36
EFT14391	10-11-2015	LGIS INSURANCE BROKING	15/16 MV INSURANCE ADJUSTMENT	993.59
EFT14392	10-11-2015	MOORE STEPHENS	AUDITS	1870.00
EFT14393	10-11-2015	NORTHAMPTON NEWSAGENCY	STATIONERY/NEWSPAPERS	1318.50
EFT14394	10-11-2015	NORTHAMPTON AUTO ELECTRICS	ELECTRICAL	315.70
EFT14395	10-11-2015	CLEANPAK TOTAL SOLUTIONS	CLEANING PRODUCTS	92.57
EFT14396	10-11-2015	PEAK CONSULTANTS PTY LTD	HCC ELECTRICAL SERVICES	478.50
EFT14397	10-11-2015	QUANTUM SURVEYS	HCC AERIAL PHOTOGRAPHY	1650.00
EFT14398	10-11-2015	OWEN SIMKIN	WATER CUSTODIAN	107.27
EFT14399	10-11-2015	STATEWIDE BEARINGS	PARTS	321.42
EFT14400	10-11-2015	2V NET IT SOLUTIONS	COMPTER MTCE	200.00



SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

EFT #	Date	Name	Description	Amount
EFT14401	10-11-2015	TOX FREE AUSTRALIA PTY LTD	REFUSE COLLECTION	11279.58
EFT14402	10-11-2015	LANDGATE	VALUATION EXPENSES	143.00
EFT14403	10-11-2015	IT VISION	COMPUTER MAINTENANCE	588.50
EFT14404	10-11-2015	VORTEX PLASTICS	CONTAIMINATION SITE PLASTIC LINER	31592.00
EFT14405	10-11-2015	WESTRAC EQUIPMENT PTY LTD	PARTS	125.47
EFT14406	10-11-2015	NORTHAMPTON TYRES	8 TYRES, TUBES, PUNCTURE REPAIR	3899.10
EFT14407	10-11-2015	WOODCOCK CT & L	FERTILISERS, HARDWARE	17453.80
				<u>\$1,008,177.61</u>

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

DIRECT DEBITS – MUNICIPAL ACCOUNT

Jnl #	Date	Name	Description	Amount
GJ1003	31/10/2015	NAB BANK FEES	FEES	2506.19
GJ1005	31/10/2015	CEO CORPORATE CARD	WESTNET	104.94
			BANK CHARGES	9.00
			RAKE PC HOUSE	275.00
			ENGINEERING EXPS	243.95
			MEMBERS EXP	783.00
			NR1 FUEL	161.01
			DPT ENVIRONMENT - LUCKY BAY	50.00
			TOWN PLANNING EXPS	389.95
			P241 VEHICLE LICENSE	305.10
			BANK CHARGES	9.00
GJ1006	31/10/2015	DCEO CORPORATE CARD	LANDGATE - VAL EXPS	24.60
			REFRESHMENTS	30.50
			OFFICE EXPS	120.00
				184.10
GJ1007	31-10-15	WESTNET	FEES	66.00
GJ1008	31-10-15	CEO SS LOAN 152	FACILITY FEE	2724.54
GJ1009	31-10-15	BANK FEES	BANK FEES	1523.19
				\$9,809.91

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 NOVEMBER 2015

TRUST FUND CHEQUES

Chq #	Date	Name	Description	Amount
2080	09-10-2015	GERALDTON NETBALL ASSOCIATION	KIDSPORT	106.00
2081	09-10-2015	KALBARRI JUNIOR FOOTBALL CLUB	KIDSPORT	455.00
2082	09-10-2015	SHIRE OF NORTHAMPTON	UNCLAIMED FUNDS TO A670 & A4808	2618.96
2083		Cancelled		
2084		Cancelled		
2085		Cancelled		
2086		Cancelled		
2087	19-10-2015	SHIRE OF NORTHAMPTON	BCITF AGENCY COLLECTION FEES	33.00
2088	19-10-2015	BUILDING & CONSTRUCTION INDUSTRY TRAINING FUND	BCITF LEVY PAYMENT	2323.26
2089	19-10-2015	BUILDING COMMISSION	BRB LEVY SEPT	1763.98
2090	19-10-2015	SHIRE OF NORTHAMPTON	BRB AGENCY FEE	35.00
2091	21-10-2015	SHIRE OF NORTHAMPTON	UNCLAIMED FUNDS TO A4048	547.09
2092	23-10-2015	DV & M SIMPSON	REFUND TRANSPORTABLE DWELLING BOND	5000.00
2093	04-11-2015	GARVON CONSTRUCTIONS	REFUND KERB BOND BA 13034	500.00
2094	05-11-2015	L E NAIRN PTY LTD	REFUND KERB DEPOSIT BA 1347	500.00
2095	06-11-2015	RAILWAYS JUNIOR BASKETBALL CLUB	KIDSPORT	270.00
2096		Cancelled		
2097	10-11-2015	DARREN HARRIS	REFUND TRANS HOUSE BOND BA 1008	5000.00
				\$19,152.29

6.4.2 MONTHLY FINANCIAL STATEMENTS – OCTOBER 2015

FILE REFERENCE:	1.1.1
DATE OF REPORT:	10 November 2015
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Grant Middleton
APPENDICES:	1. Monthly Financial Report for October 2015 2. Schedule Format provided as separate attachment (Appendix B)

SUMMARY

Council to adopt the draft 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 Draft Monthly Statements of Financial Activity for the period ending 31 October 2015 are attached, and include:

Compilation Report

Monthly Summary Information

Statement of Financial Activity by Program

Statement of Financial Activity By Nature or Type

Statement of Capital Acquisitions and Capital Funding

Statement of Budget Amendments (N/A)

Note 1 Significant Accounting Policies (presented annually)

Note 2 Explanation of Material Variances

Note 3 Net Current Funding Position

Note 4 Cash and Investments

Note 5 Budget Amendments (N/A)

Note 6 Receivables

Note 7 Cash Backed Reserves

Note 8	Capital Disposals
Note 9	Rating Information
Note 10	Information on Borrowings
Note 11	Grants and Contributions
Note 12	Trust
Appendix A	Details of Capital Acquisitions
Appendix B	Detailed Schedules (separate presentation)

FINANCIAL & BUDGET IMPLICATIONS:

Total income and expenditure at the close of October 2015 is generally on budget. The Cat 12M Grader has been delivered and the payment transferred during November. Rate revenue collections are advanced compared to prior years and municipal funds have been invested long term to ensure interest revenue is maximised.

Depreciation will be overstated for the remainder of the 2015/2016 financial year due to the revaluation of Infrastructure including Roads, Footpaths, Stormwater Drains, Parks and the Airport. The total value of Infrastructure increased from \$62,163,891 to \$150,605,890 with valuation services being provided by Talis for roads and APV for parks and the airport.

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 Draft Monthly Financial Report for the period ending 31 October 2015.

SHIRE OF NORTHAMPTON
MONTHLY FINANCIAL REPORT
For the Period Ended 31 October 2015

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

Compilation Report	
Monthly Summary Information	
Statement of Financial Activity by Program	
Statement of Financial Activity By Nature or Type	
Statement of Capital Acquisitions and Capital Funding	
Statement of Budget Amendments	
Note 1	Significant Accounting Policies (presented annually)
Note 2	Explanation of Material Variances
Note 3	Net Current Funding Position
Note 4	Cash and Investments
Note 5	Budget Amendments (presented as per budget review process)
Note 6	Receivables
Note 7	Cash Backed Reserves
Note 8	Capital Disposals
Note 9	Rating Information
Note 10	Information on Borrowings
Note 11	Grants and Contributions
Note 12	Trust
Appendix A	Details of Capital Acquisitions
Appendix B	Detailed Schedules (presented seperately)

Shire of Northampton

Compilation Report

For the Period Ended 31 October 2015

Report Purpose

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996, Regulation 34*.

Overview

Summary reports and graphical progressive graphs are provided on page 3, 4 and 5.
No matters of significance are noted.

Statement of Financial Activity by reporting program

Is presented on page 6 and shows a surplus as at 31 October 2015 of \$4,644,785.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

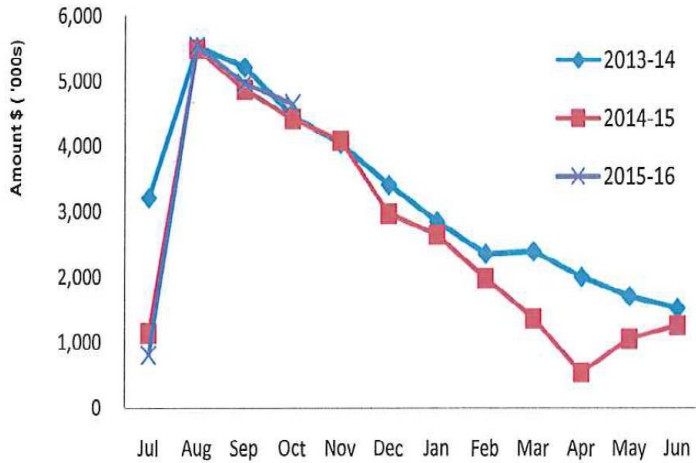
Preparation

Prepared by: Grant Middleton

Date prepared: 10/11/2015

Shire of Northampton
Monthly Summary Information
For the Period Ended 31 October 2015

Liquidity Over the Year (Refer Note 3)



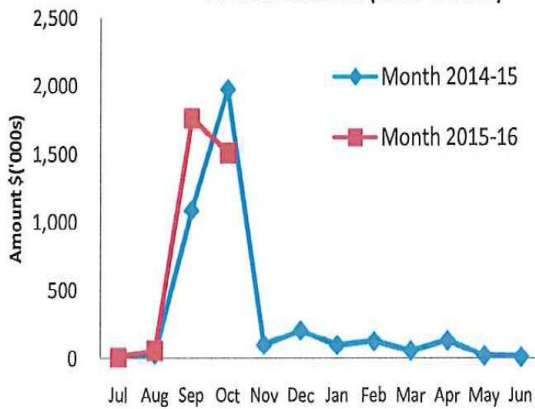
**Cash and Cash Equivalents
as at period end**

Unrestricted	\$ 3,367,456
Restricted	\$ 4,540,221
	<u>\$ 7,907,678</u>

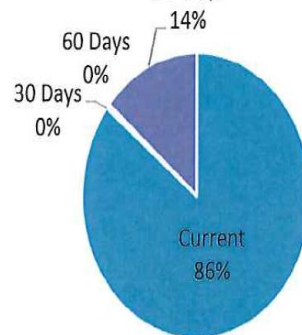
Receivables

Rates	\$ 1,012,913
Other	\$ 98,152
	<u>\$ 1,111,065</u>

Rates Receivable (Refer Note 6)



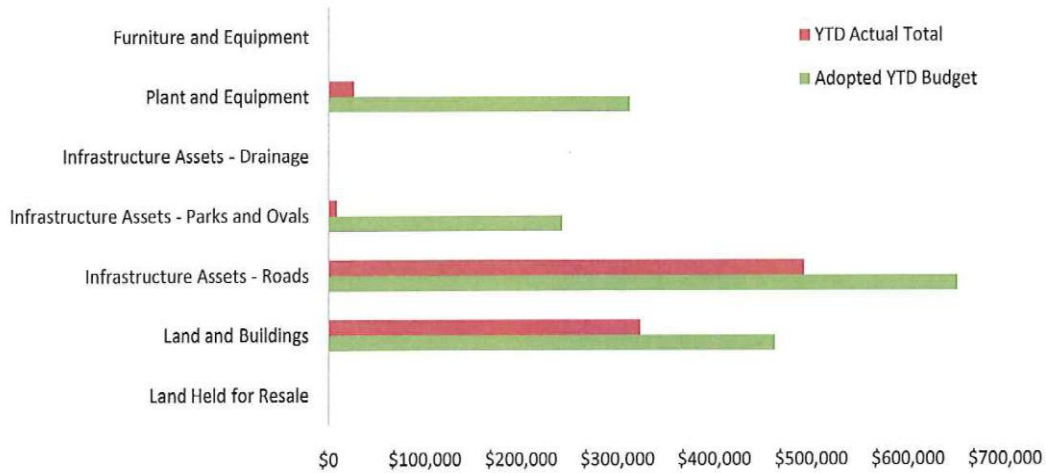
Accounts Receivable Ageing (non-rates)
(Refer Note 6)



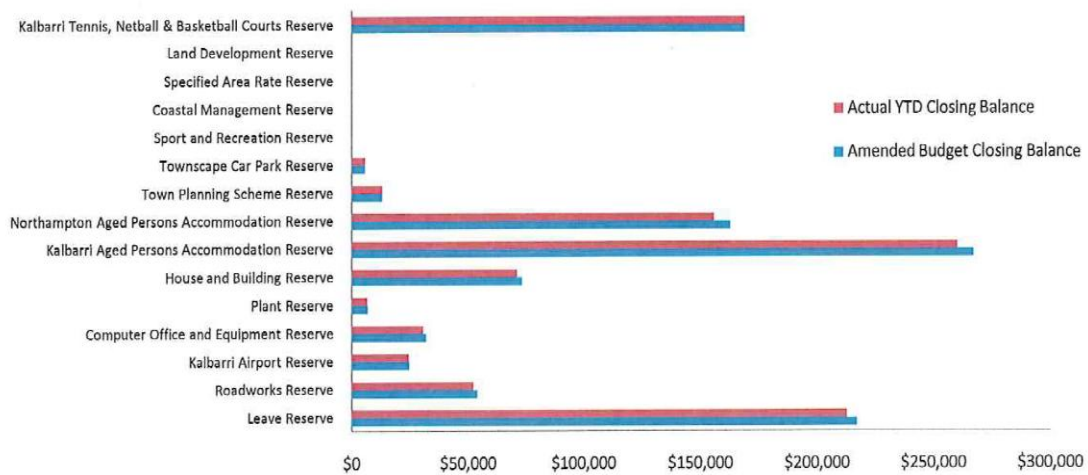
Comments

Shire of Northampton
Monthly Summary Information
For the Period Ended 31 October 2015

Capital Expenditure Program YTD (Refer Note 13)



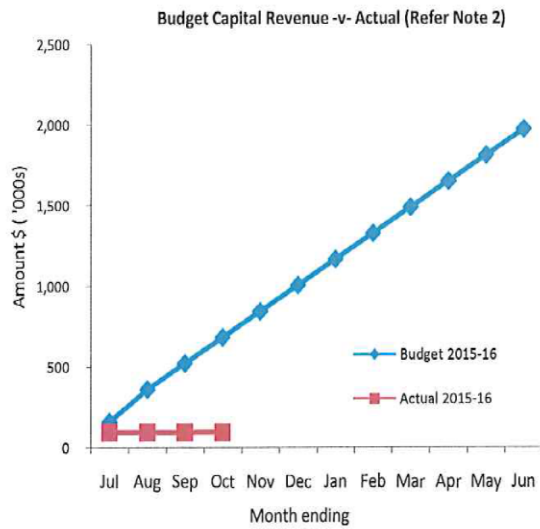
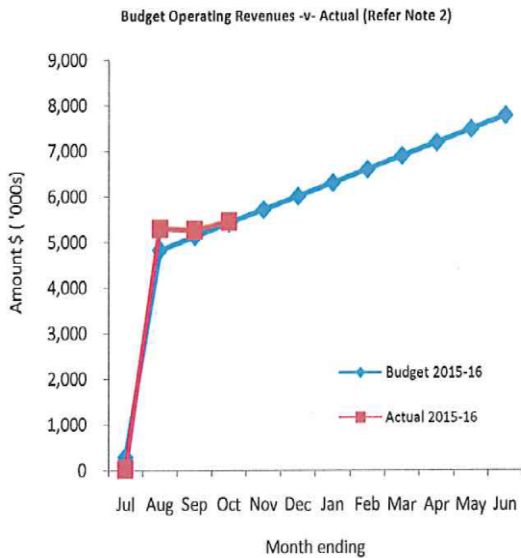
Year To Date Reserve Balance to End of Year Estimate (Refer Note 7)



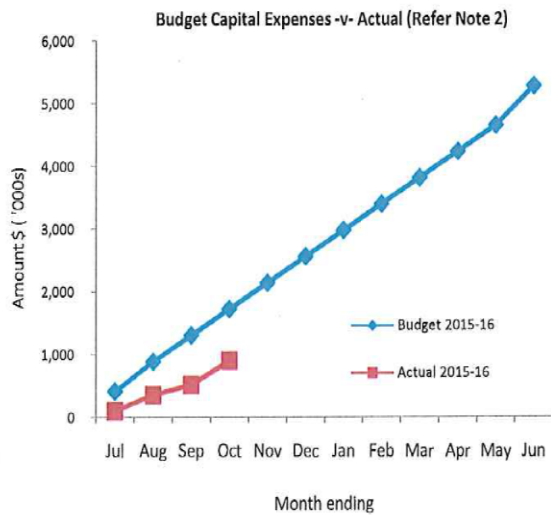
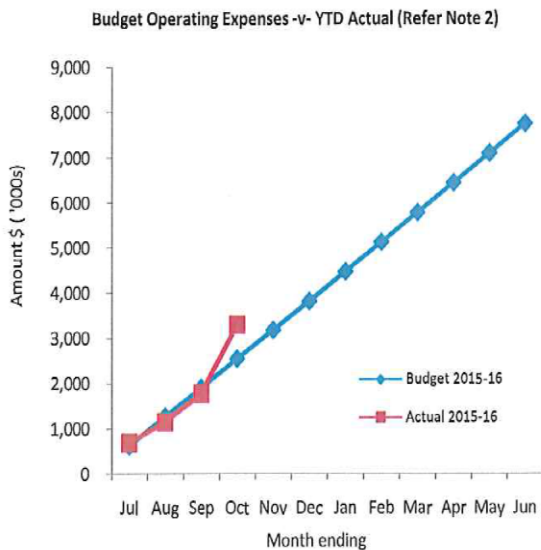
Comments

Shire of Northampton
Monthly Summary Information
For the Period Ended 31 October 2015

Revenues



Expenditure



Comments

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 October 2015

Note	Adopted Budget	Adopted YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues						
	\$	\$	\$	\$	%	
9	16,700	(2,444)	17,432	19,876	(813.27%)	▼
	4,813,157	4,332,265	4,176,194	(156,071)	(3.60%)	▲
	80,373	26,772	34,205	7,433	27.77%	▲
	52,840	17,608	11,705	(5,903)	(33.52%)	▲
	199,660	66,548	72,168	5,620	8.44%	▲
	21,570	7,188	6,826	(362)	(5.04%)	▲
	808,960	269,636	767,063	497,427	184.48%	▲
	56,715	18,884	49,420	30,536	161.70%	▲
	238,125	179,104	162,652	(16,452)	(9.19%)	▼
	123,811	41,268	107,259	65,991	159.91%	▲
	146,087	48,684	49,655	971	2.00%	▲
	6,557,998	5,005,513	5,454,579	449,066		▲
Operating Expense						
	(794,084)	(252,003)	(326,200)	(74,197)	(29.44%)	▼
	(105,299)	(35,088)	(33,230)	1,858	5.29%	▲
	(632,075)	(215,310)	(322,014)	(106,704)	(49.56%)	▼
	(219,535)	(73,140)	(76,911)	(3,771)	(5.16%)	▼
	(216,984)	(72,300)	(79,409)	(7,109)	(9.83%)	▼
	(111,814)	(37,216)	(39,628)	(2,412)	(6.48%)	▼
	(1,294,136)	(431,224)	(306,816)	124,408	28.85%	▲
	(1,457,433)	(485,544)	(521,195)	(35,651)	(7.34%)	▼
	(2,529,770)	(795,212)	(1,428,803)	(633,591)	(79.68%)	▼
	(244,215)	(81,372)	(114,760)	(33,388)	(41.03%)	▼
	(51,172)	(16,996)	(70,007)	(53,011)	(311.90%)	▼
	(7,656,517)	(2,495,405)	(3,318,972)	(823,567)		
Funding Balance Adjustments						
	1,888,665	629,524	1,253,743	624,219	99.16%	▲
8	(58,000)	(11,336)	0	11,336	(100.00%)	▲
	0	0	0	0		
	732,146	3,128,296	3,389,350	261,054		
Capital Revenues						
11	2,531,210	843,732	96,268	(747,464)	(88.59%)	▼
8			0	0		
	2,531,210	843,732	96,268	(747,464)		
Capital Expenses						
13	0	0	0	0		
13	(1,555,900)	(462,408)	(323,287)	139,121	30.09%	▲
13	(1,953,604)	(651,180)	(492,690)	158,490	24.34%	▲
13	(727,815)	(242,592)	(8,634)	233,958	96.44%	▲
13	(119,925)	(39,968)	(54,857)	(14,889)	(37.25%)	▼
13		0	0	0		
13		0	0	0		
13	(827,000)	(312,328)	(26,626)	285,702	91.47%	▲
13	0	0	0	0		
	(5,184,244)	(1,708,476)	(906,094)	802,382		
	(2,653,034)	(864,744)	(809,826)	54,918		
Financing						
	0	0	0	0		
	0	0	0	0		
	20,621	6,868	10,047	3,179	46.29%	▲
7	628,383	209,461	628,383	418,922	200.00%	▲
	0	0	0	0		
10	(168,586)	(56,195)	(37,674)	18,522	32.96%	▲
7	(89,685)	(29,895)	(65,651)	(35,756)	(119.61%)	▼
	390,733	130,239	535,106	404,867		
Net Operations, Capital and Financing						
	(1,530,155)	2,393,791	3,114,630	720,839		
3	1,530,155	1,530,155	1,530,155	0	0.00%	
3	0	3,923,946	4,644,785	720,839		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold. Refer to Note 2 for an explanation of the reasons for the variance.

- This statement is to be read in conjunction with the accompanying Financial Statements and notes. -

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 October 2015

Note	Adopted Budget	Adopted YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Operating Revenues						
Rates	4,005,044	4,062,901	4,004,536	(58,365)	(1.44%)	▼
Operating Grants, Subsidies and Contributions	1,296,989	532,012	502,901	(29,111)	(5.47%)	▼
Fees and Charges	1,085,766	361,868	916,251	554,383	153.20%	▲
Interest Earnings	112,200	37,396	30,891	(6,505)	(17.39%)	▼
Other Revenue	0	0	0	0		
Profit on Disposal of Assets	0	0	0	0		
Total Operating Revenue	6,499,999	4,994,177	5,454,579	460,402		▲
Operating Expense						
Employee Costs	(2,782,411)	(927,224)	(927,952)	(728)	(0.08%)	
Materials and Contracts	(2,307,329)	(773,542)	(659,613)	113,929	14.73%	▲
Utility Charges	(344,650)	(114,796)	(98,713)	16,083	14.01%	▲
Depreciation on Non-Current Assets	(1,888,665)	(629,524)	(1,253,743)	(624,219)	(99.16%)	▼
Interest Expenses	(73,303)	(24,428)	(21,521)	2,907	11.90%	▲
Insurance Expenses	(243,352)	(80,992)	(243,632)	(162,640)	(200.81%)	▼
Other Expenditure	(16,808)	55,101	(113,798)	(168,899)	306.53%	
Loss on Disposal of Assets	58,000	11,336	0	(11,336)		
Total Operating Expenditure	(7,598,518)	(2,484,069)	(3,318,972)	(834,903)		
Funding Balance Adjustments						
Add back Depreciation	1,888,665	629,524	1,253,743	624,219	99.16%	▲
Adjust (Profit)/Loss on Asset Disposal	(58,000)	(11,336)	0	11,336	(100.00%)	
Adjust Provisions and Accruals	0	0	0	0		
Net Cash from Operations	732,146	3,128,296	3,389,350	261,054		
Capital Revenues						
Grants, Subsidies and Contributions	2,531,210	843,732	96,268	(747,464)	(88.59%)	▼
Total Capital Revenues	2,531,210	843,732	96,268	(747,464)		
Capital Expenses						
Land Held for Resale	0	0	0	0		
Land and Buildings	(1,555,900)	(462,408)	(323,287)	139,121	30.09%	▲
Infrastructure - Roads	(1,953,604)	(651,180)	(492,690)	158,490	24.34%	▲
Infrastructure - Parks & Ovals	(847,740)	(242,592)	(8,634)	233,958	96.44%	▲
Infrastructure - Footpaths		(39,968)	(54,857)	(14,889)		
Infrastructure - Drainage		0	0	0		
Heritage Assets		0	0	0		
Plant and Equipment	(827,000)	(312,328)	(26,626)	285,702	91.47%	▲
Furniture and Equipment	0	0	0	0		
Total Capital Expenditure	(5,184,244)	(1,708,476)	(906,094)	802,382		
Net Cash from Capital Activities	(2,653,034)	(864,744)	(809,826)	54,918		
Financing						
Proceeds from New Debentures	0	0	0	0		
Proceeds from Advances	0	0	0	0		
Self-Supporting Loan Principal	20,621	6,868	10,047	3,179	46.29%	
Transfer from Reserves	628,383	209,461	628,383	418,922	200.00%	
Advances to Community Groups	0	0	0	0		
Repayment of Debentures	(168,586)	(56,195)	(37,674)	18,522	32.96%	▲
Transfer to Reserves	(89,685)	(29,895)	(65,651)	(35,756)	(119.61%)	▼
Net Cash from Financing Activities	390,733	130,239	535,106	404,867		
Net Operations, Capital and Financing	(1,530,155)	2,393,791	3,114,630	720,839		
Opening Funding Surplus(Deficit)	1,530,155	1,530,155	1,530,155	0	0.00%	
Closing Funding Surplus(Deficit)	0	3,923,946	4,644,785	720,839		

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold. Refer to Note 2 for an explanation of the reasons for the variance.

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

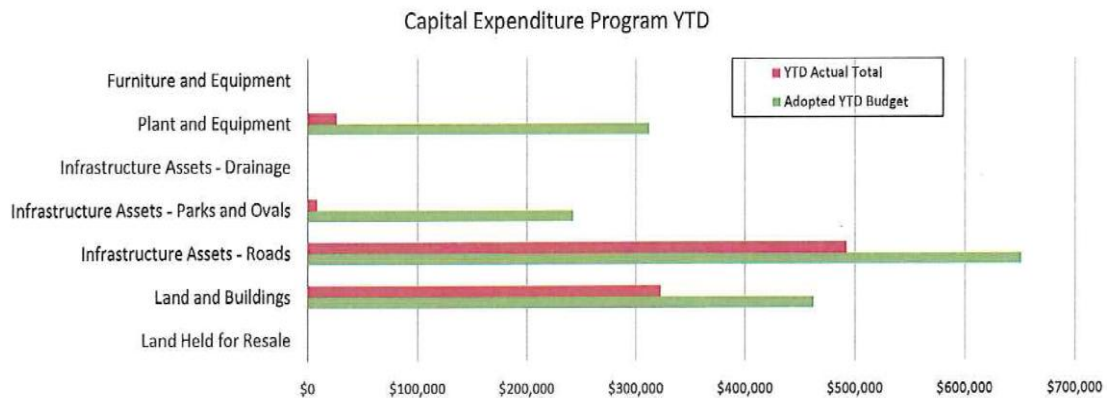
SHIRE OF NORTHAMPTON
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 31 October 2015

Capital Acquisitions	Note	YTD 31 10 2015				
		YTD Actual New / Upgrade/Renewal (a)	YTD Actual Total (b) = (a)	Adopted YTD Budget (c)	Amended Annual Budget	Variance (b) - (c)
Land Held for Resale	13	\$ 0	\$ 0	\$ 0	\$	\$ 0
Land and Buildings	13	323,287	323,287	462,408		(139,121)
Infrastructure Assets - Roads	13	492,690	492,690	651,180		(158,490)
Infrastructure Assets - Footpaths	13	54,857	54,857	39,968		14,889
Infrastructure Assets - Parks and Ovals	13	8,634	8,634	242,592		(233,958)
Infrastructure Assets - Drainage	13	0	0	0		0
Plant and Equipment	13	26,626	26,626	312,328		(285,702)
Furniture and Equipment	13	0	0	0		0
Capital Expenditure Totals		906,094	906,094	1,708,476	0	(802,382)

Funded By:

Capital Grants and Contributions	96,268	843,732	2,531,210	747,464
Borrowings	0	0	0	0
Own Source Funding - Cash Backed Reserves				
Total Own Source Funding - Cash Backed Reserves	-628,383	209,461	628,383	(837,844)
Own Source Funding - Operations	1,438,669	655,283	(3,159,593)	783,386
Capital Funding Total	906,094	1,708,476	0	(802,382)

Comments and graphs



Note 2: EXPLANATION OF MATERIAL VARIANCES (> \$5,000)

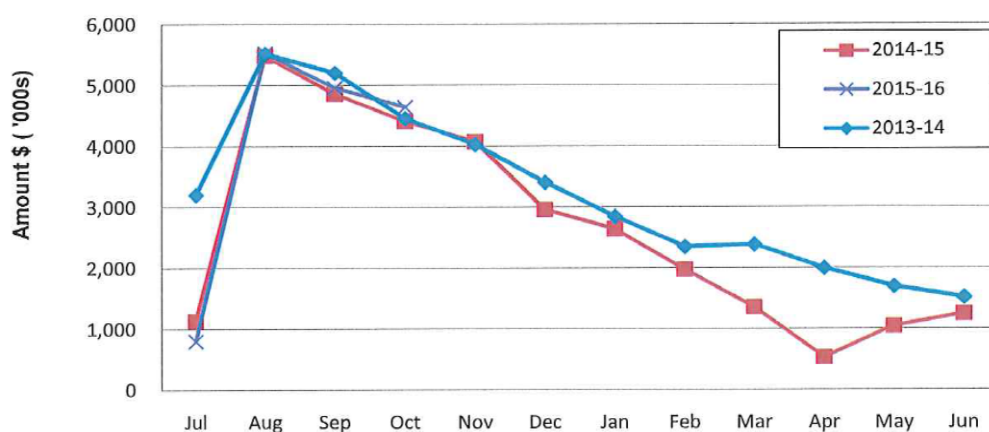
Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
General Purpose Funding	(156,071)	(3.60%)	▼	Timing	Timing difference associated with discount allowed
Law, Order and Public Safety	7,433	27.77%	▲	Timing	ESL Budget Profile - temporary variance
Health	(5,903)	(33.52%)	▼	Timing	Health/Building billing not raised
Education and Welfare	5,620	8.44%	▲	Permanent	Additional NCCA revenue compared to budget
Community Amenities	497,427	184.48%	▲	Timing	Rubbish Removal Fees Budget = Flat Profile
Recreation and Culture	30,536	161.70%	▲	Timing	Annual lease fees raised
Transport	(16,452)	(9.19%)	▼	Timing	Actuals and budget will converge as year progresses
Economic Services	65,991	159.91%	▲	Timing	Leases and Kalb Spec Area Rate Budget Profiles
Operating Expense					
Governance	(74,197)	(29.44%)	▼	Timing	Annual Insurance Payments processed in July
Law, Order and Public Safety	(106,704)	(49.56%)	▼	Timing	Var due to fire clean up costs budget profile
Education and Welfare	(7,109)	(9.83%)	▼	Timing	Actuals and budget will converge as year progresses
Community Amenities	124,408	28.85%	▲	Timing	Var = refuse invoice lag from new contractor
Recreation and Culture	(35,651)	(7.34%)	▼	Timing	Additional depreciation due to revaluation of assets
Transport	(633,591)	(79.68%)	▼	Timing	Add depreciation due to revaluation of roads etc
Economic Services	(33,388)	(41.03%)	▼	Timing	Actuals and budget will converge as year progresses
Other Property and Services	(53,011)	(311.90%)	▼	Timing	Annual Insurance Payments processed in July
Capital Revenues					
Grants, Subsidies and Contributions	(747,464)	(88.59%)	▼	Timing	No major capital road grants received July - October
Capital Expenses					
Land and Buildings	139,121	30.09%	▲	Timing	Rake Place house building works completed
Infrastructure - Roads	158,490	24.34%	▲	Timing	Road construction program in early stages
Infrastructure - Parks & Ovals	233,958	96.44%	▲	Timing	Actuals and budget will converge as year progresses
Infrastructure - Footpaths	(14,889)	(37.25%)	▼	Timing	Accruals to be reversed during November
Plant and Equipment	285,702	91.47%	▲	Timing	Cat Grader payment made during November 2015
Financing					
Repayment of Debentures	18,522	32.96%	▲	Timing	Loan payments processed quarterly
Transfer to Reserves	(35,756)	(119.61%)	▼	Timing	Transfers processed periodically
Transfer from Reserves	418,922	200.00%		Timing	Major Transfers processed during September

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 3: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)	
Note	YTD 31 Oct 2015	30th June 2015	
	\$	\$	
Current Assets			
Cash Unrestricted	4 3,367,456	1,412,521	
Cash Restricted	4 4,540,221	5,184,209	
Receivables - Rates	6 1,012,913	248,365	
Receivables -Other	6 98,152	87,046	
Receivables - Rubbish	131,142	44,427	
Emergency Services Levy	106,764	58,640	
Interest / ATO Receivable/Trust	42,704	0	
Land Held for Resale	245,455	245,455	
Inventories	73,094	10,870	
	9,617,901	7,291,533	
Less: Current Liabilities			
Payables	(66,757)	(200,429)	
Income Received in Advance	(3,538,335)	(3,633,963)	
Provisions/Accruals/Adjustment	(366,137)	127,900	
	(3,971,229)	(3,706,492)	
Less: Cash Reserves	7 (1,001,887)	(1,564,619)	
Less: Restricted Cash - Prepaid FAG's Grants		(767,320)	
Net Current Funding Position	4,644,785	1,253,102	

Note 3 - Liquidity Over the Year



Comments - Net Current Funding Position

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 4: CASH AND INVESTMENTS

	Interest Rate	Unrestricted \$	Restricted \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits							
Municipal Bank Account	0.00%	1,366,106			1,366,106	National	At Call
Trust Bank Account	0.00%			246,060	246,060	National	At Call
WATC (OCDF) - Horrocks	1.95%		665,218		665,218	WATC	N/A
WATC (OCDF) - Binnu/White Cliffs	1.95%		2,873,117		2,873,117	WATC	N/A
Cash On Hand	Nil	1,350			1,350	N/A	On Hand
(b) Term Deposits							
Municipal Investments							
TD 983663***	2.97%	1,000,000			1,000,000	National	01-Apr-16
TD 23-674-9***	2.97%	500,000			500,000	National	05-Jan-16
TD 23-688-9***	2.90%	500,000			500,000	National	02-Jun-16
Reserves Investments							
TD 16-236-****	3.55%		744,806		744,806	National	17-Dec-15
A/C 83-970-****	3.10%		257,080		257,080	National	01-Dec-15
Total		3,367,456	4,540,221	246,060	8,153,737		

Comments/Notes - Investments

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 6: RECEIVABLES

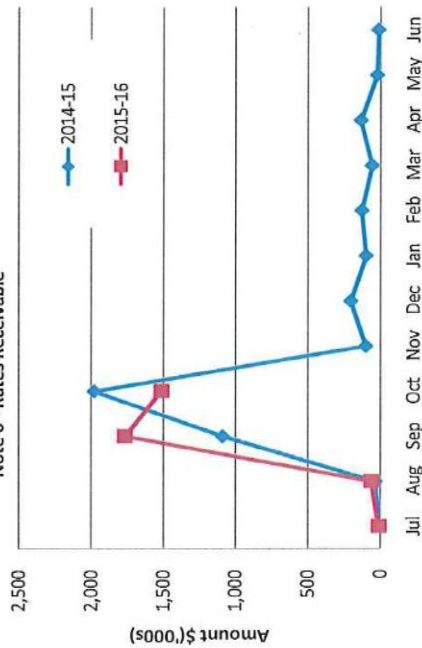
Receivables - Rates Receivable

Opening Arrears Previous Years	248,365	\$ 212,108
Levied this year	4,004,536	3,799,302
Less Collections to date	(3,239,988)	(3,763,045)
Equals Current Outstanding	1,012,913	248,365

Net Rates Collectable
% Collected

	YTD 31 Oct 2015	30 June 2015
	\$ 1,012,913	\$ 248,365
	76.18%	93.81%

Note 6 - Rates Receivable



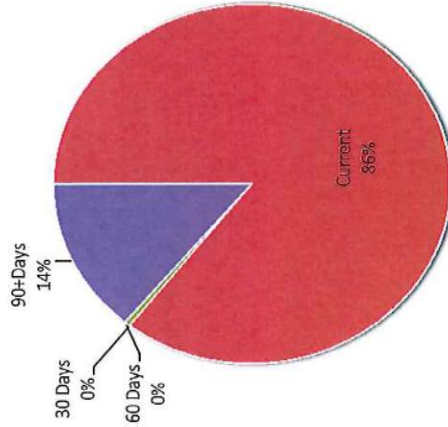
Comments/Notes - Receivables Rates

Receivables - General

Receivables - General	Current	30 Days	60 Days	90+Days
	\$ 83,984	\$ 0	\$ 469	\$ 13,699
Total Receivables General Outstanding				98,152

Amounts shown above include GST (where applicable)

Note 6 - Accounts Receivable (non-rates)



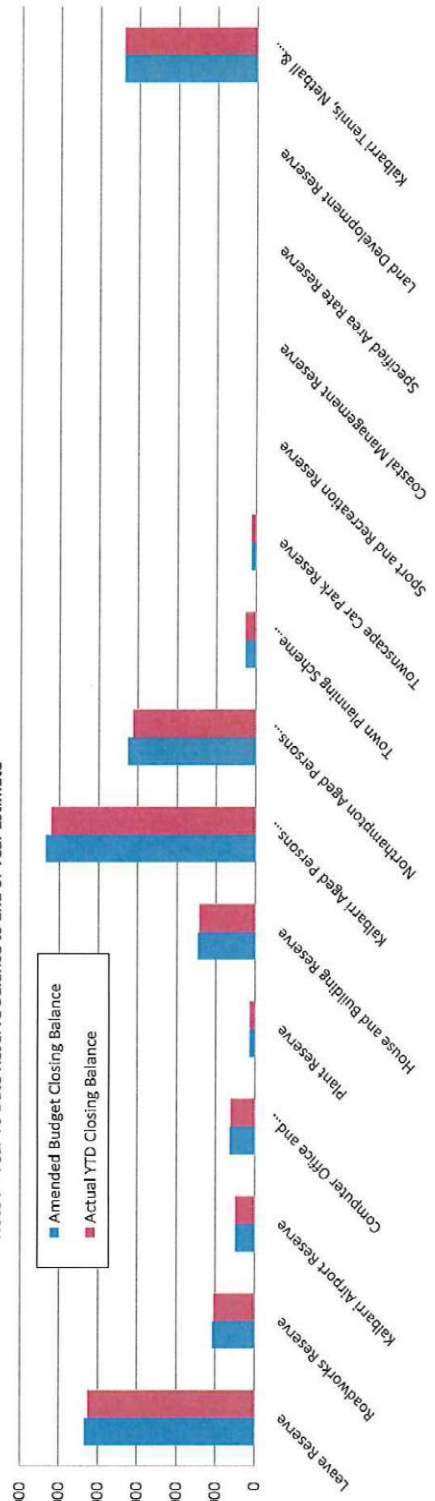
Comments/Notes - Receivables General

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 7: Cash Backed Reserve

Name	Opening Balance	Amended Budget Interest Earned	Actual Interest Earned	Amended Budget Transfers In (+)	Actual Transfers In (+)	Amended Budget Transfers Out (-)	Actual Transfers Out (-)	Transfer out Reference	Amended Budget Closing Balance	Actual YTD Closing Balance
Leave Reserve	\$ 207,189	\$ 5,000	\$ 630	\$ 5,000	\$ 5,000	\$ 0	\$ 0		\$ 217,189	\$ 212,819
Roadworks Reserve	51,960	2,000	260	0	0	0	0		53,960	52,220
Kalbarri Airport Reserve	4,464	200	30	20,000	20,000	0	0		24,664	24,494
Computer Office and Equipment Reserve	30,384	1,500	180	0	0	0	0		31,884	30,564
Plant Reserve	6,628	300	41	0	0	0	0		6,928	6,669
House and Building Reserve	60,687	2,500	315	10,000	10,000	0	0		73,187	71,002
Kalbarri Aged Persons Accommodation Reserve	238,283	8,000	1,005	20,960	20,960	0	0		267,243	260,248
Northampton Aged Persons Accommodation Reser	154,934	8,000	1,005	0	0	0	0		162,934	155,939
Town Planning Scheme Reserve	13,096	0	0	0	0	0	0		13,096	13,096
Townscape Car Park Reserve	5,758	0	0	0	0	0	0		5,758	5,758
Sport and Recreation Reserve	6,225	0	0	0	0	(6,225)	(6,225)		0	0
Coastal Management Reserve	105,145	0	0	0	0	(105,145)	(105,145)		0	0
Specified Area Rate Reserve	460	0	0	0	0	(460)	(460)		0	0
Land Development Reserve	516,553	0	0	0	0	(516,553)	(516,553)		0	0
Kalbarri Tennis, Netball & Basketball Courts Reserv	162,853	0	0	6,225	6,225	0	0		169,078	169,078
	1,564,619	27,500	3,466	62,185	62,185	(628,383)	(628,383)		1,025,921	1,001,887

Note 7 - Year To Date Reserve Balance to End of Year Estimate



SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 8 CAPITAL DISPOSALS

Actual YTD Profit/(Loss) of Asset Disposal		Disposals	Adopted Current Budget YTD 31 10 2015			Comments
Cost	Accum Depr		Proceeds	Profit (Loss)	Variance	
\$	\$	\$	\$	\$	\$	
0	0	0	0	0	(12,000)	
					54,000	
					15,000	
					1,000	
					(500)	
					4,000	
					4,000	
					3,500	
					11,000	
0	0	0	0	0	(58,000)	
					58,000	

Comments - Capital Disposal/Replacements

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Amended Budget Rate Revenue \$	Amended Budget Interim Rate \$	Amended Budget Back Rate \$	Amended Budget Total Revenue \$
Differential General Rate											
General GRV	0.073928	1,566	19,660,499	1,468,215		(375)	1,467,840	1,468,212	0	0	1,468,212
General UV	0.010796	457	196,322,235	2,116,702	2,024	5,379	2,124,105	2,116,701	0	0	2,116,701
Sub-Totals		2,023	215,982,734		2,024	5,004	3,591,945	3,584,913	0	0	3,584,913
Minimum Payment											
General GRV	495.00	976	5,182,366	488,565	0	0	488,565	488,120	0	0	488,120
General UV	495.00	58	2,180,211	23,265	0	0	23,265	28,710	0	0	28,710
Sub-Totals		1,034	7,362,577		0	0	511,830	511,830	0	0	511,830
Write-offs							4,103,775				4,096,743
Discounts							(23)				0
Amount from General Rates							(142,519)				(135,000)
Ex-Gratia Rates							3,961,234				3,961,743
Specified Area Rates							0				0
Totals							43,302				43,300
							4,004,536				4,005,043

Comments - Rating Information

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

10. INFORMATION ON BORROWINGS
(a) Debenture Repayments

Particulars	Principal 01-Jul-15	New Loans	Principal Repayments		Principal Outstanding		Interest Repayments	
			Actual \$	Amended Budget \$	Actual \$	Amended Budget \$	Actual \$	Amended Budget \$
Other Property								
Loan 152 - Staff Housing *	375,242		7,060	14,466	368,182	360,776	12,744	25,087
Loan 154 - Staff Housing	350,000		0	30,116	350,000	319,884	-	13,440
Recreation & Culture								
Loan 147 - Kalbarri Bowling Club*	6,432			3,115	6,432	3,317		403
Loan 148A - Kalbarri Library Extensions	100,735		13,250	23,676	87,485	77,059	2,266	4,475
Loan 151 - Kalbarri Bowling Club*	17,137			3,040	17,137	14,097		1,084
Transport								
Loan 149 - Plant Purchases	190,717		0	59,096	190,717	131,621	0	14,123
Loan 153 - Plant Purchases	323,900		17,364	35,077	306,536	288,823	6,510	14,691
	1,364,163	0	37,674	168,586	1,326,489	1,195,577	21,521	73,303

* Self supporting loan

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

(b) New Debentures

No new debentures were raised during the reporting period.

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 11: GRANTS AND CONTRIBUTIONS

Program/Details GL	Grant Provider	Approval	2015-16 Amended Budget	Variations Additions (Deletions)	Operating	Capital	Recoup Status	
							Received	Not Received
GENERAL PURPOSE FUNDING			\$	\$	\$	\$	\$	\$
4611 Grants Commission - General	WALGGC	Y	406,092	0	406,092	0	101,523	304,569
4621 Grants Commission - Roads	WALGGC	Y	312,233	0	312,233	0	78,058	234,175
LAW, ORDER, PUBLIC SAFETY								
Kalbarri SES - Building	Royalties for Regions			633	633			0
EDUCATION AND WELFARE								
FESA Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Serv.	Y	32,470	0	32,470	0	19,993	12,477
Grant FESA - SES	Dept. of Fire & Emergency Serv.	Y	28,103	0	28,103	0	9,000	19,103
COMMUNITY AMENITIES								
NCCA Professional Development Prog'				337			337	0
RECREATION AND CULTURE								
Horrocks Community Centre		Y	876,500	0		876,500	95,000	781,500
TRANSPORT								
Heritage Advisory Services	State Heritage Office	Y	6,170	0	6,170	0	931	5,239
ECONOMIC								
RRG Grants - Capital Projects	Regional Road Group	Y	140,330	0		140,330	0	140,330
Black Spot funding	State Government	Y	0	0		0	0	0
R2R - Chilimony Road	Roads to Recovery	Y	650,630	0		650,630	0	650,630
RFR - Ogilvie East	State Government	Y	488,750	0		488,750	0	488,750
MRWA Maintenance Grants	Main Roads WA	Y	149,600	0	149,600		149,600	0
Roads Safety Community Grants	Main Roads WA	Y	375,000	9,161		375,000	9,161	0
Lucky Bay	Tourism WA	Y						0
TOTALS			3,465,878	10,131	935,301	2,531,210	464,236	2,636,773

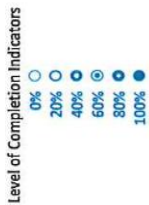
Operating	934,668
Non-operating	96,268
	<u>464,236</u>

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 12: TRUST FUND

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

Description	Opening Balance 1 Jul 15	Amount Received	Amount Paid	Closing Balance 31-Oct-15
	\$	\$	\$	\$
Town Planning - Security Bonds	5,000			5,000
Galena Donations	0		0	0
Transportable Housing Bond	10,755		0	10,755
Footpath Deposits	59,820		(3,500)	56,320
Horrocks Retention Fee - Parking/Stage	1,818		0	1,818
Retentions - Subdivisions	85,592		0	85,592
Building Levies (BCITF & BRB)	16,390		(13,787)	2,603
Community Bus Bond	5,000	0		5,000
Safer WA Funds	0			0
Northampton Cemetery Funds	0			0
Unclaimed Monies - Rates	4,179	0		4,179
Nomination Deposits	0	320		320
DOLA - Parks & Gardens Development	0			0
Aged Unit Bond	1,806	0		1,806
Council Housing Bonds	1,460			1,460
BROC - Management Funds	0		0	0
Kalbarri Youth Space Project Funds	0		0	0
Burning Off Fees	0		0	0
RSL Hall Key Bond	1,090		(220)	870
Peet Park Donations	0			0
Willa Guthurra	0			0
Special Series Plates	460		0	460
Auction	0			0
Kidsport	14,946		(2,781)	12,165
Public Open Space	0			0
ReDone (Kalbarri Park/Beach Shelters)	0		0	0
Northampton Child Care Association	50,539	0		50,539
Horrocks Memorial Wall	3,209		0	3,209
One Life	3,963	0	0	3,963
Conservation Incentives	0	0	0	0
	266,027	320	(20,288)	246,060



SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 October 2015

Note 13: CAPITAL ACQUISITIONS

		YTD 30 12 2014					
% of Completion	Level of Completion Indicator	Infrastructure Assets	Amended Annual Budget	Amended YTD Budget	YTD Actual	Variance (Under)/Over	Strategic Reference / Comment
0.00	○	Governance					
0.00	○	Solar Panels - Northampton Office	(38,180)	(25,452)	0	25,452	
0.00	○	CEO Vehicle	(55,000)	(55,000)	0	55,000	
0.00	○	Governance Total	(93,180)	(80,452)	0	80,452	
0.00	○	Education and Welfare					
0.00	○	Education and Welfare Total	0	0	0	0	
1.00	●	Housing					
1.00	●	Construct new staff Housing - Rake Place	(206,830)	0	(211,262)	(211,262)	
		Housing Total	(206,830)	0	(211,262)	(211,262)	
0.00	○	Law, Order And Public Safety					
0.00	○	Law, Order And Public Safety Total	0	0	0	0	
0.00	○	Community Amenities					
0.20	○	Develop Binnu Refuse site	(40,500)	(13,500)	0	13,500	
0.10	○	Construct bund - Northampton Tip	(150,000)	(50,000)	(37,380)	12,620	
0.10	○	Horrocks Community Centre	(1,035,700)	(345,228)	(74,645)	270,583	
0.10	○	Communities and Amenities Total	(1,226,200)	(408,728)	(112,025)	296,703	
0.00	○	Recreation And Culture					
0.00	○	Solar Panels - Kalbarri Office	(14,190)	(4,728)	0	4,728	
0.00	○	Fishing Platform - Solar Light	(5,000)	(1,664)	0	1,664	
0.00	○	Replace BBQ Kalbarri Marina	(7,200)	(2,400)	0	2,400	
0.00	○	Horrocks - Replace Shelter/slab	(15,020)	(5,006)	0	5,006	
0.00	○	Lions Park - Playground/Shelter/BBQ etc	(70,535)	(23,510)	0	23,510	
0.00	○	Recreation And Culture Total	(111,945)	(37,308)	0	37,308	

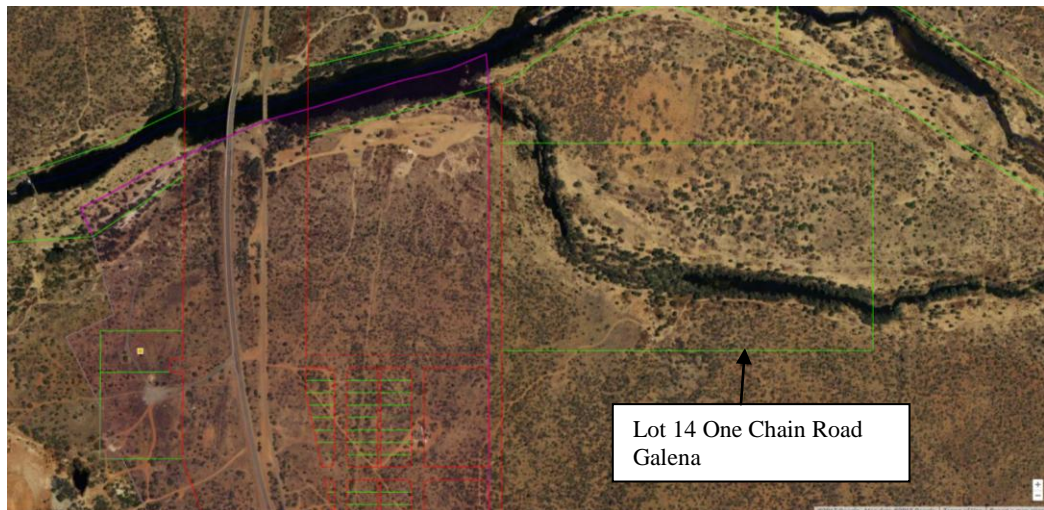
6.4.3 SALE OF LAND – OVERDUE RATES

LOCATION:	Lot 14 One Chain Road, Galena
FILE REFERENCE:	3.1.8
DATE OF REPORT:	10 November 2015
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Grant Middleton

SUMMARY:

Council to consider it's position in relation to the sale of lot 14 One Chain Road, Galena.

LOCALITY PLANS:



BACKGROUND:

Minute 7.10.2 from the Ordinary Meeting of Council held on 16th August 2013 contains the following decision of Council.

Moved Cr SCOTT, seconded Cr BOOTH

That Council:

Authorise the Chief Executive Officer or Acting Chief Executive to proceed to exercise the power of sale in respect of lot 14 One Chain Road, Galena without having within the period of 3 years prior to the exercise of the power of sale, attempted under s.6.56 of the Local Government Act 1995 to recover the money due to it by reason of the shire having made reasonable efforts to locate the owner of the property and having been unable to do so.

CARRIED 8/0

There has been no action on this property post the recommendation by Council to exercise the power of sale at the Ordinary Meeting of Council on 16th August 2013.

The CEO has recently received legal advice from McLeods Barristers and Solicitors that a new resolution would be prudent considering two years has passed since the original resolution was approved by Council, additionally a new resolution will avoid any unforeseen issues cropping up during the sale process.

The certificate of title lists Mr William Nancarrow as the Registered Proprietor. From information provided by Councils solicitors has confirmed that Mr Nancarrow died in 1995.

The property abuts the Galena Bridge camping grounds and encompasses a tributary of the Murchison River. The property is approximately 20.2 hectares in size.

As per the requirements of the Local Government Act a period of more than three years has now passed since any payment of rates has been made which now allows Council the option of selling the land by auction.

COMMENT:

McLeods Barristers & Solicitors have been providing guidance to staff throughout this process and undertaken the required background checks. Following the new council resolution the CEO can commence sale proceedings by issuing a prescribed notice and setting a date for the sale in accordance with section 6.3 of the Local Government Act.

There are two parties noted in the Shires rating system that have previously indicated their interest in purchasing the property.

FINANCIAL & BUDGET IMPLICATIONS:

There are rates and penalty interest outstanding as of 10/11/2015 totalling \$20,910.05. Any revenue generated by the sale of property will clear any associated outstanding rates and interest. If the property is returned to the crown then Council will need to write-off the outstanding amount of \$20,910.05.

VOTING REQUIREMENT:

Simple Majority Required – Recommendation 1

Absolute Majority Required – Recommendation 2

OFFICER RECOMMENDATION – ITEM 6.5.2

That Council:

- 1. Authorise the Chief Executive Officer to proceed to exercise the power of sale in respect of lot 14 One Chain Road, Galena without having within the period of 3 years prior to the exercise of the power of sale, attempted under s.6.56 to recover the money due to it by reason of the shire having made reasonable efforts to locate the owner of the property and having been unable to do so.**

or

- 2. Authorise the Chief Executive Officer to liaise with Landgate and revert lot 14 One Chain Road, Galena to the crown and write-off outstanding rates and interest totalling \$20,910.05.**

**Shire of Northampton
Schedule Format
2015/2016
Summary**

	Ytd Actual 31/10/2015	Ytd Budget 31/10/2015	Annual Budget 30/06/2016
Operating Revenue			
Governance	-17,432	-9,556	-28,700
General Purpose Funding	-4,176,194	-4,332,265	-4,813,157
Law, Order, Public Safety	-34,205	-26,772	-80,373
Health	-11,705	-17,608	-52,840
Education and Welfare	-72,505	-66,548	-199,660
Housing	-6,826	-7,188	-21,570
Community Amenities	-767,063	-269,636	-808,960
Recreation and Culture	-16,936	-18,884	-56,715
Transport	-153,491	-578,672	-1,436,835
Economic Services	-107,259	-44,932	-134,811
Other Property and Services	-49,655	-48,684	-146,087
Total Operational Revenue	-5,413,271	-5,420,745	-7,779,708
Operating Expenditure			
Governance	326,200	292,003	834,085
General Purpose Funding	33,230	35,088	105,299
Law, Order, Public Safety	322,014	215,310	632,075
Health	76,911	73,140	219,535
Education and Welfare	79,409	72,300	216,984
Housing	39,628	32,736	98,374
Community Amenities	306,816	431,224	1,294,136
Recreation and Culture	521,195	485,544	1,457,433
Transport	1,427,962	817,876	2,563,770
Economic Services	114,760	94,704	284,215
Other Property and Services	70,007	16,996	51,172
Total Operating Expenditure	3,318,131	2,566,921	7,757,078
Capital Revenue			
Governance	0	-40,000	-40,000
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	0	0	0
Education and Welfare	0	0	0
Housing	0	0	0
Community Amenities	-95,000	-292,164	-876,500
Recreation and Culture	-2,988	-2,048	-6,155
Transport	0	0	0
Economic Services	-105,145	-243,477	-520,145
Other Property and Services	-523,613	-521,373	-531,019
Total Capital Revenue	-726,745	-1,099,062	-1,973,819

**Shire of Northampton
Schedule Format
2015/2016
Summary**

	Ytd Actual 31/10/2015	Ytd Budget 31/10/2015	Annual Budget 30/06/2016
Capital Expenditure			
Governance	0	55,000	55,000
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	0	0	0
Education and Welfare	0	0	0
Housing	211,262	0	206,830
Community Amenities	112,025	408,728	1,226,200
Recreation and Culture	13,251	47,248	141,776
Transport	591,537	985,032	2,955,202
Economic Services	8,634	228,344	685,060
Other Property and Services	70,066	4,820	14,466
Total Capital Expenditure	1,006,775	1,729,172	5,284,534
Profit/Loss Sale of Asset	0	-37,664	-58,000
Net (Profit)/Loss	-1,815,110	-2,223,714	3,288,085

**Schedule Format
2015/2016
General Purpose Revenue - Schedule 3**

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
RATES			
<i>Operating Revenue</i>			
0263	0	-832	-2,500
4033	0	-6,128	-18,388
0264	-4,488	0	0
4501	-4,098,772	-4,093,469	-4,096,744
4560	142,519	45,000	135,000
4511	-9,642	-8,500	-25,500
4541	-5,004	0	0
4591	-16,052	-5,164	-15,500
4530	0	0	0
4711	-1,296	-400	-1,200
4570	23	0	0
Total Operating Income	<u>-3,992,713</u>	<u>-4,069,493</u>	<u>-4,024,832</u>

<i>Operating Expenditure</i>			
4012	20,036	20,032	60,107
4022	3,106	3,148	9,450
4032	0	0	0
4052	2,996	1,700	5,100
4062	1,474	500	1,500
4072	965	4,164	12,500
4082	3,793	5,000	15,000
4102	194	32	97
4172	0	0	0
4522	61	0	0
Total Operating Expenditure	<u>32,625</u>	<u>34,576</u>	<u>103,754</u>

GENERAL PURPOSE GRANT FUNDING

<i>Operating Revenue</i>			
4611	-101,523	-135,364	-406,092
4621	-78,058	-104,076	-312,233
0223	0	0	0
4603	-3,901	-23,332	-70,000
Total Operating Income	<u>-183,482</u>	<u>-262,772</u>	<u>-788,325</u>

<i>Operating Expenditure</i>			
4642	605	512	1,545

**Schedule Format
2015/2016
Governance / Members - Schedule 4**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
GOVERNANCE				
	<i>Operating Income</i>			
0013	CONTRIBUTIONS	-42	-64	-200
	<i>Operating Expenditure</i>			
0012	MEMBERS TRAVELLING	0	832	2,500
0022	CONFERENCE EXPENSES	16,231	22,215	24,500
0032	ELECTION EXPENSES	1,489	1,664	5,000
0052	ALLOWANCES	0	3,664	11,000
0062	MEMBERS EXPENSES OTHER	1,552	2,900	8,700
0072	REFRESHMENTS & RECEPTIONS	3,978	5,000	15,000
0092	ADMIN ALLOC TO GOVERNANCE	50,470	42,960	128,883
0102	INSURANCE	3,318	1,104	3,318
0112	SUBSCRIPTIONS	17,675	8,924	26,775
0122	PUBLIC RELATIONS	0	0	0
0132	MEETING ATTENDANCE FEES	0	5,928	17,790
0142	ASSET DEPRECIATION	106	104	315
0152	COUNCIL CHAMBERS MAINT	581	296	920
	<i>Total Operating Expenditure</i>	95,399	95,591	244,701
ADMINISTRATION				
	<i>Operating Income</i>			
0133	CONTRIBUTIONS	-3,516	-332	-1,000
0153	REBATES AND COMMISSIONS	-8,022	-5,164	-15,500
0233	- OTHER CHARGES	-424	-164	-500
0243	- PHOTOCOPYING	-352	-500	-1,500
0253	- INFO SEARCH FEE	-5,075	-3,332	-10,000
0293	GRANT - COMMUNITY CENSUS	0	0	0
	<i>Total Operating Income</i>	-17,390	-9,492	-28,500
0283	PROFIT/LOSS SALE OF ASSET	0	12,000	12,000
	<i>Operating Expenditure</i>			
0272	- SALARIES - MUNICIPAL	169,245	165,832	497,500
0282	- LONG SERVICE LEAVE	0	0	0
0302	ADMIN SUPERANNUATION	22,451	22,468	67,410
0312	- INSURANCE	33,866	13,452	40,359
0332	- CONFERENCES & SEMINAR	2,923	3,016	9,055
0342	- TRAINING COSTS	0	1,832	5,500
0372	- OFFICE MAINTENANCE	12,595	12,480	37,455
0382	- ACCRUED ANNUAL LEAVE	0	0	0
0392	ACCRUED LS LEAVE	0	0	0
0402	INT ON LOANS	0	0	0
0408	CONSULTANCY - FINANCIAL PLANS/VALUATIONS	41,030	14,340	43,030

Schedule Format
2015/2016
Governance / Members - Schedule 4

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
0412	COMMUNITY CENSUS	0	0	0
0422	- PRINTING & STATIONERY	5,324	4,164	12,500
0432	- TELEPHONE	5,660	7,000	21,000
0442	- ADVERTISING	-25	832	2,500
0452	- OFFICE EQUIPT MTCE	3,991	4,164	12,500
0462	- BANK CHARGES	4,996	3,664	11,000
0482	- POSTAGE & FREIGHT	745	1,164	3,500
0492	- OFFICE EXPENSES OTHER	2,338	5,996	18,000
0495	OFFICE SECURITY EXPENSES	478	332	1,000
0496	CAPITAL WORKS PLAN - R4R	0	0	0
0497	INDIGENOUS COMMUNITIES - DLG	0	0	0
0498	DROUGHT ASSISTANCE PROJECTS	0	0	0
0502	- COMPUTER EXPENSES	36,411	15,124	45,380
0512	ROUNDING ACCOUNT	1	0	0
0532	ACCRUED INTEREST ON LOANS	0	0	0
0572	- VEHICLE RUNNING EXP.	5,495	5,664	17,000
0592	- FRINGE BENEFITS TAX	6,108	7,704	23,123
0602	EXPENSES - GRANT RELATED	0	0	0
0672	- AUDIT FEES	1,300	10,532	31,600
0692	- LEGAL EXPENSES	2,200	3,332	10,000
0732	ADMIN UNIFORMS	1,052	1,000	3,000
0762	BAD DEBTS WRITE OFF	0	332	1,000
0174	DEPRECIATION	19,868	17,332	52,000
0742	LESS ALLOCATED FROM GOVERNANCE	-378,051	-321,804	-965,413
0942	ADMIN ALLOC TO GENERAL ADMIN	230,800	196,460	589,385
	Total Operating Expenditure	230,801	196,412	589,384
	Capital Income			
0175	PROCEEDS SALE OF ASSETS	0	-40,000	-40,000
	Capital Expenditure			
0134	FURNITURE AND EQUIPMENT	0	0	0
0164	PLANT & EQUIPMENT	0	55,000	55,000
0184	PRINCIPAL ON LOANS	0	0	0
	Total Capital Expenditure	0	55,000	55,000

**Schedule Format
2015/2016
Law, Order and Public Safety - Schedule 5**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
FIRE PREVENTION				
<i>Operating Revenue</i>				
0583	EMERGENCY SERVICES LEVY	-28,993	-21,520	-64,573
0584	REIMBURSEMENTS	0	0	0
0585	KALBARRI SES EQUIPMENT/BUILDING GRANT	-633	0	0
0613	VOLY FIRE CONTRIB - NPTON	0	0	0
0623	REIMBURSMENTS	0	-80	-250
0325	GRANT FUNDS - EQUIPMENT	0	0	0
0673	FIRE INFRINGEMENTS	-100	-416	-1,250
	<i>Total Operating Revenue</i>	-29,726	-22,016	-66,073
0335	DISPOSAL OF ASSETS	0	0	0
0683	PROFIT/LOSS SALE OF ASSET	0	0	0
<i>Operating Expenditure</i>				
1042	FIRE INSURANCE	16,625	5,540	16,625
1052	COMM. MTCE AND REPAIRS	9,242	1,184	3,586
1062	FIRE CONTROL EXP. OTHER	11,129	6,952	20,879
1072	AERIAL INSPECTIONS	0	500	1,500
1082	FIRE FIGHTING	202,721	103,788	311,380
1122	BURN OFF FEE REFUND	0	0	0
1132	ADMIN ALLOC TO FIRE PREVN	6,918	5,888	17,667
1142	KALBARRI SES OPERATIONS	14,050	14,050	28,103
1144	KALBARRI SES EQUIPMENT/BUILDING GRANT	637	0	0
1152	PORT GREGORY FIRE SHED	253	52	157
1154	ISSEKA FIRE SHED	0	68	208
1156	HORROCKS FIRE/AMBULANCE SHED	158	52	158
1158	BINNU FIRE SHED	48	16	48
1304	ASSET DEPRECIATION	15,944	13,332	40,000
1104	FIRE BRIGADE HQ (RAILWAY STN COSTS TO 12	215	784	2,370
	<i>Total Operating Expenditure</i>	277,941	152,206	442,681
<i>Capital Revenue</i>				
0525	GOVERNMENT GRANTS	0	0	0
<i>Capital Expenditure</i>				
0338	LAND & BUILDINGS	0	0	0
0334	PLANT & EQUIPMENT	0	0	0
0514	PLANT & EQUIPMENT	0	0	0
	<i>Total Capital Expenditure</i>	0	0	0

**Schedule Format
2015/2016
Law, Order and Public Safety - Schedule 5**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
ANIMAL CONTROL				
<i>Operating Revenue</i>				
0763	- FINES AND PENALTIES	0	-832	-2,500
0773	- DOG REGISTRATION	-3,525	-3,664	-11,000
0783	- REIMBURSEMENTS/OTHER	0	0	0
0803	- IMPOUNDING FEES	0	-180	-550
0833	MISC GRANTS	0	0	0
	<i>Total Operating Revenue</i>	-3,525	-4,676	-14,050
<i>Operating Expenditure</i>				
1162	DOG CONTROL EXPENSES	4,553	8,320	25,000
1172	ADMIN ALLOC TO ANIMAL CON	1,323	1,124	3,379
1192	CAT CONTROL EXPENSES	587	1,016	3,065
	<i>Total Operating Expenditure</i>	6,463	10,460	31,444
<i>Capital Expenditure</i>				
1164	DOG POUND CAGES	0	0	0
OTHER LAW, ORDER AND PULIC SAFETY				
<i>Operating Revenue</i>				
0843	ILLEGAL CAMPING FINES	-954	-80	-250
0873	PROFIT/LOSS FROM SALE OF ASSET	0	0	0
<i>Operating Expenditure</i>				
1212	SALARIES (RANGER)	31,704	46,648	139,950
1232	CONTROL EXPENSES OTHER	1,387	3,496	10,500
1242	FLOOD CONTROL EXPENSES - KALBARRI	0	0	0
4122	ABANDONED VEHICLES	0	0	0
4132	LAW & ORDER ASSET DEPRECN	4,519	2,500	7,500
	<i>Total Operating Expenditure</i>	37,610	52,644	157,950

**Schedule Format
2015/2016
Education and Welfare - Schedule 6**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
PRE-SCHOOL				
Operating Revenue				
1043	GRANT - NOCCA BUILDING	0	0	0
1113	NCAA - SUSTAINABILITY FUNDING (MONTHLY) D	-11,019	-12,220	-36,660
1123	NCCA CCB/CCR REBATE REVENUE (WEEKLY)	-18,178	-18,332	-55,000
1133	NCCA SESSION FEES (WEEKLY)	-24,994	-18,332	-55,000
1143	NCCA MEMBERSHIP REVENUE	0	-332	-1,000
1163	NCCA FUNDRAISING/GRANTS REVENUE	-337	0	0
163	TRANS FROM LEAVE RESERVE	0	0	0
1103	REIMBURSEMENTS	0	0	0
	Total Operating Revenue	-54,528	-49,216	-147,660
Operating Expenditure				
1312	NCCA - BUILDING RELATED EXPENSES	4,399	5,368	16,133
1322	NCCA OPERATING EXPENDITURE (PAYROLL/SUPE	46,490	49,216	147,660
1332	NCCA - GRANT RELATED EXPENSES (GST FREE)	499	0	0
1314	YOUTH PROGAM	0	664	2,000
1412	ASSET DEPRECIATION	7,129	3,832	11,500
3202	KALBARRI CHILD CARE CENTRE	1,849	3,164	9,501
	Total Operating Expenditure	60,366	62,244	186,794
Capital Expenditure				
1316	LAND & BUILDINGS	0	0	0
WELFARE				
Operating Revenue				
0853	AGED UNITS RENTAL INCOME	-17,977	-17,332	-52,000
Operating Expenditure				
2362	KALBARRI AGED HOUSING MAINT	19,044	10,056	30,190
2332	NORTHAMPTON AGED CARE	0	0	0
	Total Operating Expenditure	19,044	10,056	30,190

**Schedule Format
2015/2016
Health - Schedule 7**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
PREVENTATIVE SERVICES				
<i>Operating Revenue</i>				
1673	- FOOD VENDORS	-445	-280	-840
1753	REIMBURSEMENTS	0	0	0
1763	CONTRIBUTIONS	-720	-13,164	-39,500
	<i>Total Operating Revenue</i>	-1,165	-13,444	-40,340
1764	PROFIT/LOSS ON SALE ASSET	0	0	0
<i>Operating Expenditure</i>				
2012	SALARIES	39,068	39,068	117,210
2022	HEALTH SUPERANNUATION	6,471	6,056	18,170
2032	ACCRUED ANNUAL & LS LEAVE	0	0	0
2042	CONTROL EXPENSES OTHER	10,116	7,084	21,272
2052	VEHICLE RUNNING EXPENSES	4,341	4,496	13,500
2082	HEALTH BUILDING MAINT	83	24	83
2102	ADMIN ALLOC TO HEALTH	3,062	2,604	7,820
	<i>Total Operating Expenditure</i>	63,141	59,332	178,055
<i>Capital Revenue</i>				
1375	PROCEEDS SALE OF ASSET	0	0	0
1396	GOVERNMENT GRANTS	0	0	0
	<i>Total Capital Revenue</i>	0	0	0
<i>Capital Expenditure</i>				
1324	PLANT AND EQUIPMENT - HLT	0	0	0
OTHER HEALTH				
<i>Operating Revenue</i>				
2023	LEASE - DOCTORS SURGERY (NORTHA	-10,000	-3,332	-10,000
2033	RENTAL LOT 43 BATEMAN STREET (DC	0	0	0
2043	REIMBURSEMENTS - OTHER	-540	-832	-2,500
2093	RENT LOT 14 CALLION WAY	0	0	0
	<i>Total Operating Revenue</i>	-10,540	-4,164	-12,500
<i>Operating Expenditure</i>				
2053	PROFIT/LOSS SALE ASSET	0	0	0
2312	DOCTOR SURGERY - KALBARRI	1,546	1,624	4,887
2342	DOCTORS SURGERY - NORTHAMPTON	1,799	1,520	4,593

**Schedule Format
2015/2016
Health - Schedule 7**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
2382	ASSET DEPRECIATION	10,424	10,664	32,000
2392	LOT 7 STEPHEN STREET	0	0	0
1385	DISPOSAL OF ASSETS (P/L)	0	0	0
1375	PROCEEDS SALE OF ASSET	0	0	0
	Total Operating Expenditure	13,769	13,808	41,480
	Capital Revenue			
2083	LAND SALES RESERVE	0	0	0
	Capital Expenditure			
0834	LAND & BUILDINGS	0	0	0
1644	FURNITURE AND EQUIPMENT	0	0	0
	Total Capital Expenditure	0	0	0

**Schedule Format
2015/2016
Housing - Schedule 9**

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
STAFF HOUSING			
<i>Operating Revenue</i>			
2833	0	0	0
2843	-4,474	-5,856	-17,570
2853	0	0	0
	<i>Total Operating Revenue</i>	-4,474	-5,856
		-17,570	
2873	0	0	0
<i>Operating Expenditure</i>			
3162	0	0	0
3172	1,678	868	2,619
3192	0	0	0
3212	7,037	1,764	5,310
3222	17,224	13,664	41,000
3232	1,426	1,700	5,110
3242	1,582	1,252	3,774
3252	2,193	1,864	5,599
3282	3,657	4,128	12,408
3432	143	1,580	4,750
	<i>Total Operating Expenditure</i>	34,939	26,820
		80,570	
<i>Capital Revenue</i>			
2425	0	0	0
<i>Capital Expenditure</i>			
2494	211,262	0	206,830
HOUSING OTHER			
<i>Operating Revenue</i>			
3013	0	0	0
3003	-2,352	-1,332	-4,000
	<i>Total Operating Revenue</i>	-2,352	-1,332
		-4,000	
<i>Operating Expenditure</i>			
3422	0	332	1,000
3442	818	1,620	4,870
3452	0	0	0
3482	1,366	1,472	4,444
3492	2,505	2,492	7,490
	<i>Total Operating Expenditure</i>	4,689	5,916
		17,804	

**Schedule Format
2015/2016
Housing - Schedule 9**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
	<i>Capital Revenue</i>			
2455	LAND SALES RESERVE	0	0	0
	<i>Capital Expenditure</i>			
3034	43 BATEMAN STREET	0	0	0

**Schedule Format
2015/2016
Community Amenities - Schedule 10**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
SANITATION - HOUSEHOLD				
<i>Operating Revenue</i>				
3253	- KALBARRI RESIDENTIAL	-371,694	-123,968	-371,910
3263	- OTHER RESIDENTIAL	-220,110	-73,368	-220,110
3273	- 240 LITRE CARTS	-1,105	-1,332	-4,000
	<i>Total Operating Revenue</i>	-592,908	-198,668	-596,020
<i>Operating Expenditure</i>				
3812	DOMESTIC REFUSE COLLECT.	60,901	115,000	345,000
3826	DEPRECIATION - REFUSE SITES	724	716	2,150
3832	PURCHASE OF 240L CARTS	7	832	2,500
3854	NORTHAMPTON REFUSE SITE	28,837	53,960	161,900
3856	KALBARRI REFUSE SITE MAINTENANCE	31,422	52,028	156,100
3858	BINNU REFUSE SITE MAINTENANCE	0	2,916	8,750
3860	PORT GREGORY REFUSE SITE MAINTENANCE	1,136	7,772	23,330
3861	LUCKY BAY REFUSE COLLECTION	1,709	5,000	15,000
3888	ACCRUED INTEREST ON LOANS	0	0	0
3890	INTEREST ON LOANS	0	0	0
3892	ADMIN ALLOC TO SANITATION	1,739	1,480	4,441
	<i>Total Operating Expenditure</i>	126,474	239,704	719,171
<i>Capital Expenditure</i>				
3304	REFUSE - FURNITURE & EQUIP	0	0	0
SANITATION - OTHER				
<i>Operating Revenue</i>				
3313	GRANTS - OTHER	0	0	0
3323	REFUSE SITE FEES -OTHER	-8,904	-8,332	-25,000
3343	- INDUSTRIAL	-113,520	-38,060	-114,180
3353	- COMMERCIAL	-9,227	-2,916	-8,750
3373	- CARAVAN PARKS	0	0	0
3383	INDUSTRIAL REFUSE COLLECTION - GST	-27,060	-9,020	-27,060
3403	REIMBURSEMENT- WHARF BINS (GST)	0	0	0
3405	REIMBURSEMENTS - DRUMMUSTER	0	-1,332	-4,000
	<i>Total Operating Revenue</i>	-158,711	-59,660	-178,990
<i>Operating Expenditure</i>				
3722	IND/COMM REFUSE COLLECT	0	0	0
3772	STREET REFUSE COLLECT/LITTER	33,184	35,280	105,850
3774	DRUM MUSTER	3,722	1,332	4,000
	<i>Total Operating Expenditure</i>	36,906	36,612	109,850

**Schedule Format
2015/2016
Community Amenities - Schedule 10**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
	<i>Capital Expenditure</i>			
3305	REFUSE - LAND AND BUILDING	37,380	63,500	190,500
3335	REFUSE SITE CAPITAL	0	0	0
3336	PRINCIPAL ON LOANS	0	0	0
	<i>Total Capital Expenditure</i>	37,380	63,500	190,500

SANITATION - SEWERAGE

	<i>Operating Revenue</i>			
3543	CHARGES - SEPTIC TANKS	-590	-200	-600
3553	SEPTIC TANK INSPECTIONS	-536	-164	-500
	<i>Total Operating Revenue</i>	-1,126	-364	-1,100

TOWN PLANNING AND REGIONAL DEVELOPMENT

	<i>Operating Revenue</i>			
3743	PLANNING FEES	-11,327	-8,332	-25,000
3823	REIMBURSE (ADVERTISING/PLANNING COMMIS	-250	-48	-150
3833	REIMBURSEMENTS	0	0	0
	<i>Total Operating Revenue</i>	-11,577	-8,380	-25,150
3935	P/L ON SALE OF ASSET	0	0	0
	<i>Operating Expenditure</i>			
4202	SALARIES	30,332	34,604	103,820
4212	SUPERANNUATION-PLANNING	3,514	3,284	9,860
4232	PRINTING & STATIONERY	0	80	250
4242	ADVERTISING	193	332	1,000
4252	INSURANCE	2,112	704	2,112
4262	CONFERENCE EXPENSES	0	664	2,000
4272	VEHICLE OPERATING COSTS	1,603	1,164	3,500
4282	CONSULTANTS EXPENSES	0	0	0
4302	LEGAL EXPENSES	3,337	664	2,000
4322	NORTHAMPTON TOWNSCAPE	0	0	0
4342	HORROCKS TOWNSCAPE	0	0	0
4372	TOWN PLAN SCHEME EXPENSES	6,101	19,732	59,200
4382	CONTROL EXPENSES	786	1,344	4,050
4402	ASSET DEPRECIATION	2,130	1,664	5,000
4472	TP - ACCRUED LS LEAVE	0	0	0
4482	TP ACCRUED ANNUAL LEAVE	0	0	0
4852	PLANNING BUILDING MAINT	111	36	111
4862	FRINGE BENEFITS TAX PLANN	2,121	2,628	7,885

**Schedule Format
2015/2016
Community Amenities - Schedule 10**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
4872	ADMIN ALLOC TO TOWN PLAN	2,684	2,284	6,854
	Total Operating Expenditure	55,023	69,184	207,642
	Capital Revenue			
3905	PROCEEDS OF ASSETS	0	0	0
7480	TOWN PLANNING SCHEME RESERVE TO MUNI	0	0	0
	Capital Expenditure			
4014	PLANT & EQUIPMENT	0	0	0
OTHER COMMUNITY AMENITIES				
	Operating Revenue			
3802	LAND SALES RESERVE	0	0	0
3853	CHARGES - CEMETERY FEES	-2,050	-1,000	-3,000
3863	REIMBURSEMENTS	-232	-1,000	-3,000
3883	FUNERAL DIRECTORS LICENSE	-300	-64	-200
3893	BUS HIRE	-157	-500	-1,500
	Total Operating Revenue	-2,740	-2,564	-7,700
	Operating Expenditure			
4422	NORTHAMPTON CEMETERY MAIN	5,353	10,464	31,420
4432	ASSET DEPRECIATION	712	332	1,000
4442	TOWN PARK TOILETS	11,857	6,972	20,934
4452	ASSET DEPRECIATION	10,315	6,664	20,000
4462	KALBARRI CEMETERY MAINT	5,234	8,292	24,900
4572	KINGS PARK TOILETS	4,124	4,340	13,043
4582	LIONS PARK TOILETS NPTON	4,497	6,276	18,846
4592	SALLY'S TREE TOILETS	11,003	6,180	18,556
4652	JETTY TOILETS -KALBARRI	3,486	4,068	12,246
4732	HORROCKS TOILETS/CHGROOMS	8,129	10,396	31,206
4752	PORT GREGORY TOILET BLOCK	6,043	5,868	17,621
4802	CHINAMANS TOILET BLOCK	4,591	3,896	11,716
4807	BINNU TOILETS	7,198	8,280	24,862
4812	RED BLUFF TOILET BLOCK	2,456	2,364	7,123
4766	PROFIT/LOSS SALE OF ASSET	0	0	0
4842	COMMUNITY BUS	3,413	1,332	4,000
	Total Operating Expenditure	88,412	85,724	257,473
	Capital Revenue			
3865	HORROCKS COMMUNITY CENTRE GRANTS	-95,000	-292,164	-876,500

**Schedule Format
2015/2016
Community Amenities - Schedule 10**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
	<i>Capital Expenditure</i>			
3324	KALBARRI CEMETERY DEVELOPMENT	0	0	0
3344	PUBLIC AMENITIES	0	0	0
3360	HORROCKS COMMUNITY CENTRE (PREVIOUSLY	74,645	345,228	1,035,700
	<i>Total Capital Expenditure</i>	74,645	345,228	1,035,700

**Schedule Format
2015/2016
Recreation and Culture - Schedule 11**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
PUBLIC HALLS				
<i>Operating Revenue</i>				
4043	REIMBURSEMENTS	-1,576	-3,332	-10,000
4053	CHARGES - HALL HIRE	-250	-332	-1,000
4063	ALLEN COMM. CENTRE	-59	-1,000	-3,000
	<i>Total Operating Revenue</i>	-1,886	-4,664	-14,000
<i>Operating Expenditure</i>				
4672	- PORT GREGORY HALL	1,565	852	2,564
4682	- ALMA HALL	458	316	958
4692	- BINNU HALL	5,763	3,356	10,095
4702	- RSL HALL	7,438	5,696	17,125
4704	OGILVIE HALL/SCHOOL	0	0	0
4712	- AJANA HALL	2,755	1,928	5,812
4772	- ALLEN COMM. CENTRE	19,982	22,660	68,014
4782	- HORROCKS COMM. CENTRE	5,797	7,012	21,059
4792	ASSET DEPRECIATION	31,297	30,000	90,000
4832	ADMIN ALLOC TO HALLS	454	384	1,158
3534	DEPRECIATION	0	0	0
	<i>Total Operating Expenditure</i>	75,509	72,204	216,785
<i>Capital Expenditure</i>				
3514	LAND & BUILDINGS	0	4,728	14,190
3515	BINNU HALL	0	0	0
	<i>Total Capital Expenditure</i>	0	4,728	14,190
SWIMMING AREAS AND BEACHES				
<i>Operating Revenue</i>				
3973	CONTRIBUTIONS	-2,574	-2,332	-7,000
3975	CONTRIBUTIONS/DONATIONS	0	0	0
3976	TRUST BOND CONTRIBUTION - CAPITAL HILL/I	0	0	0
4293	KALBARRI JETTY BERTH FEES	0	0	0
4303	RESERVE LEASES - KALBARRI FORESHORE	-3,650	-1,564	-4,695
	<i>Total Operating Revenue</i>	-6,224	-3,896	-11,695
<i>Operating Expenditure</i>				
3982	ASSET DEPRECIATION	15,856	15,332	46,000
4952	- KALBARRI F/SHORE RES.	46,296	42,544	127,667
4972	- HORROCKS F/SHORE RES.	14,437	26,992	81,016
5012	- PORT GREGORY F/SHORE	213	1,272	3,835

Schedule Format
2015/2016
Recreation and Culture - Schedule 11

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
5042	ENVIROFUND GRANTS - HUTT RIVER	0	0	0
6742	- HORROCKS FORESHORE	80	0	0
	Total Operating Expenditure	76,880	86,140	258,518
	Capital Income			
4513	KALBARRI TOURISM SPECIFIED RATE RESERVE	0	0	0
4523	GRANTS	0	0	0
4526	LAND SALES RESERVE	0	0	0
	Total Capital Income	0	0	0
	Capital Expenditure			
3664	FORESHORE INFRASTRUCTURE	0	1,664	5,000
3669	LITTLE BAY REDEVELOPMENT	0	0	0
3670	HORROCKS FORESHORE SEAWALL	0	0	0
3674	KALBARRI BOAT RAMP UPGRADE	0	0	0
3684	HORROCKS JETTY	0	0	0
4527	LITTLE BAY REDEVELOPMENT GRANT	0	0	0
3672	ZUYTDORP MEMORIAL	0	0	0
	Total Capital Expenditure	0	1,664	5,000
OTHER RECREATION AND SPORT				
	Operating Revenue			
4333	- EDUCATION DEPT - OVAL	-2,778	-924	-2,780
4373	CONTRIBUTIONS & DONATIONS	0	0	0
4383	CONTRIBUTIONS	-280	0	0
4423	LEASES & RENTALS	-3,738	-892	-2,685
4433	INTEREST REBURSEMENT	-765	-492	-1,485
4453	REIMBURSEMENTS- REC. CTRE/GOLF CLUB	0	-2,664	-8,000
4455	TRUST BOND CONTRIBUTION - CAPITAL HILL	0	0	0
4473	GRANTS	0	0	0
	Total Operating Revenue	-7,560	-4,972	-14,950
4393	PROFIT/LOSS ON SALE	0	0	0
	Operating Expenditure			
4962	- KALBARRI OVAL RESERVE	6,307	8,900	26,724
4969	KALBARRI SKATE PARK	5,897	4,248	12,784
4982	- HORROCKS OVAL RESERVE	476	1,280	3,862
4992	- PARKS, RES, GARDENS GEN	69,296	61,056	183,202
4998	PARKS & GARDENS - PORT GREGORY	400	832	2,500
5002	ADMIN ALLOC TO OTHER REC	6,994	5,952	17,860

**Schedule Format
2015/2016
Recreation and Culture - Schedule 11**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
5022	- LIONS PARK	236	7,748	23,278
5032	- BI-CENTENIAL PARK	2,353	1,972	5,940
5072	NORTHAMPTON COMMUNITY CENTRE	25,985	20,024	60,105
5082	- KALBARRI REC CENTRE	5,817	2,240	6,748
5092	- HORROCKS REC CENTRE	385	528	1,585
5102	INTEREST ON LOANS	2,266	1,984	5,962
5112	NORTHAMPTON BOWLING CLUB	0	0	0
5115	KALBARRI GOLF & BOWLING CLUB	0	0	0
5122	- NORTHAMPTON REC OVAL	25,883	21,472	64,446
5142	EXHIBITION HALL NPTN OVAL	0	0	0
5162	BINNU RECREATION AREA	0	0	0
5169	NORTHAMPTON GOLF CLUBHOUSE	828	276	828
5172	ASSET DEPRECIATION	113,896	103,332	310,000
5192	REC - ACCRUED ANNUAL LEAV	0	0	0
5212	ACCRUED INTEREST ON LOANS	0	0	0
	Total Operating Expenditure	267,018	241,844	725,824
	Capital Revenue			
3775	SS LOAN - BOWL CLUBS	-2,988	-2,048	-6,155
3777	LAND SALES RESERVE	0	0	0
	Total Capital Revenue	-2,988	-2,048	-6,155
	Capital Expenditure			
3624	PRINCIPAL ON LOANS	13,251	9,940	29,831
3654	SKATE PARK CONSTRUCTION	0	0	0
3714	LAND & BUILDING	0	0	0
3715	FURNITURE & EQUIPMENT	0	0	0
3716	PARKS & OVALS INFRASTRUCTURE	0	30,916	92,755
3734	PLANT & EQUIPMENT	0	0	0
	Total Capital Expenditure	13,251	40,856	122,586
TELEVISION AND RADIO REBROADCASTING				
	Operating Expenditure			
5232	T.V. RECEIVER STATION	0	0	0
5242	ASSET DEPRECIATION	0	0	0
	Total Operating Expenditure	0	0	0
LIBRARIES				
	Operating Revenue			
4613	CHARGES - LOST BOOKS	-20	-16	-50

**Schedule Format
2015/2016
Recreation and Culture - Schedule 11**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
4623	REIMBURSEMENTS	0	-16	-50
4653	INTERNET ACCESS FEE - KALBARRI	-250	-332	-1,000
	Total Operating Revenue	-270	-364	-1,100
	Operating Expenditure			
5312	SALARIES	13,808	12,956	38,870
5322	LIBRARY SUPERANNUATION	1,124	1,232	3,700
5332	LIBRARY OPERATING OTHER	578	1,404	4,217
5334	LIBRARY INTERNET SERVICE	590	744	2,250
5342	LIBRARY BUILDING MTCE	728	240	728
5352	ACCRUED ANNUAL LEAVE	0	0	0
5372	ASSET DEPRECIATION	0	0	0
5402	ADMIN ALLOC TO LIBRARIES	34,365	29,252	87,756
	Total Operating Expenditure	51,192	45,828	137,521
OTHER CULTURE				
	Operating Revenue			
4703	150 YEAR CELEBRATIONS - REVENUE (INC BRI	-65	0	0
4713	MOONIEMIA CENTRE REIMB	0	0	0
4763	GRANT - HERITAGE ADVISORY SERVICE	-931	-2,056	-6,170
4773	CHARGES - OLD POLICE STN	0	-2,932	-8,800
4793	GOVERNMENT GRANTS	0	0	0
	Total Operating Revenue	-996	-4,988	-14,970
	Operating Expenditure			
1712	NORTHAMPTON NEWS BUILDING	944	1,984	5,984
5512	OLD RAILWAY STATION	789	964	2,922
5522	OLD POLICE STATION	3,468	1,612	4,870
5532	CHIVERTON HOUSE	6,043	4,908	14,752
5542	MOONIEMIA CENTRE	2,525	2,572	7,716
5552	KALBARRI ART & CRAFT CNTR	1,189	1,156	3,482
5572	HIST PROJECTS/HERITAGE SITES	1,862	4,112	12,340
5582	OLD ROADS BOARD BUILDING	1,215	7,360	22,098
5592	LYNTON HISTORICAL SITE	1,873	432	1,321
5622	DONATIONS BY COUNCIL	0	0	0
5642	OTHER EXPENDITURE	0	0	0
5652	ASSET DEP'N CULTURE	29,810	14,000	42,000
5662	GRANT EXP - INC SENIORS WEEK ETC	0	0	0
5672	NORTHAMPTON 150TH CELEBRATION	0	0	0
5682	LOT 175 KAIBER ST KALBARRI (EX ST JOHNS BI	878	428	1,300
	Total Operating Expenditure	50,595	39,528	118,785

**Schedule Format
2015/2016
Transport - Schedule 12**

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
CONSTRUCTION OF ROADS, BRIDGES AND DEPOTS			
<i>Capital Expenditure</i>			
5030	0	70,164	210,500
5060	0	167,532	502,614
5090	54,857	39,968	119,925
5150	0	0	0
5180	0	0	0
5210	10,920	208,912	626,740
5214	0	0	0
5215	481,770	204,572	613,750
5224	17,364	31,388	94,173
	Total Capital Expenditure	722,536	2,167,702
<i>Capital Revenue</i>			
5208	0	0	0
5483	0	0	0
7485	0	0	0
	Total Capital Revenue	0	0
MAINTENANCE OF ROADS, BRIDGES AND DEPOTS			
<i>Operating Expenditure</i>			
5982	10,472	8,912	26,742
5992	6,510	9,604	28,814
6002	0	0	0
6262	37	64	200
5850	438,265	467,340	1,402,036
5860	6,495	2,828	8,495
5910	1,643	6,828	20,507
5920	500	664	2,000
5930	11,931	9,716	29,171
5950	84	84	260
5960	34,024	36,664	110,000
5980	0	0	0
5990	218,608	83,332	250,000
6000	0	0	0
6010	0	0	0
3994	733,259	303,332	910,000
	Total Operating Expenditure	929,368	2,788,225
<i>Operating Revenue</i>			
6223	0	-1,164	-3,500

**Schedule Format
2015/2016
Transport - Schedule 12**

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
6281 - MRD MAINTENANCE	-149,600	-149,600	-149,600
6351 DIRECTIONAL ADVERT SIGNS	0	0	0
5205 ROADS TO RECOVERY FUNDING	0	-216,876	-650,630
5206 FOOTPATH FUNDING	0	0	0
5207 BLACKSPOT FUNDING	0	0	0
5209 ROYALTIES FOR REGIONS - OGILVIE EAST RD	0	-162,916	-488,750
5481 .- REGIONAL ROAD GROUP FUNDING	0	-46,776	-140,330
5561 CONTRIBUTIONS	0	0	0

Total Operating Revenue	-149,600	-577,332	-1,432,810
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ROAD PLANT PURCHASES

Operating Revenue

4265 CONTRIBUTIONS	0	0	0
Total Operating Revenue	0	0	0

Operating Expenditure

3610 LESS PLANT DEPN WRITTEN BACK	-76,376	-60,992	-182,985
4275 PROCEEDS SALE OF ASSETS	0	0	0
4315 - MACHINERY (DISPOSAL OF ASSET)	0	-73,332	-110,000
4395 DISPOSAL OF ASSETS (P/L)	0	0	0
Total Operating Expenditure	-76,376	-134,324	-292,985

Capital Revenue

4345 LOAN PROCEEDS	0	0	0
Total Capital Revenue	0	0	0

4285 - UTILITIES (PROFIT/LOSS SALE OF ASSET)	0	-22,664	-34,000
4405 PROFIT/LOSS ON SALE ASSET	0	-27,000	-81,000

Capital Expenditure

4034 LAND & BUILDINGS	0	23,500	70,500
4214 ROAD PLANT/MACHINERY	426	176,332	529,000
4224 UTILITIES (VEHICLES)	0	53,332	160,000
4254 OTHER EQUIPMENT	26,200	9,332	28,000
Total Capital Expenditure	26,626	262,496	787,500

**Schedule Format
2015/2016
Transport - Schedule 12**

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016	
AERODROMES				
<i>Operating Revenue</i>				
5113	CHARGES - LANDING FEES	-2,968	-1,036	-3,110
5133	HANGAR SITE LEASE	-923	-304	-915
5183	CITY OF GN/GRN - OPERATING CONTRIBUTIOI	0	0	0
	<i>Total Operating Revenue</i>	-3,891	-1,340	-4,025
<i>Operating Expenditure</i>				
5902	ADMIN ALLOCATED TO AERODROMES	6,616	5,628	16,895
5912	ASSET DEPRECIATION	19,683	7,664	23,000
5932	KALBARRI AIRPORT MTCE	16,210	9,540	28,635
5935	OLD KALBARRI AIRPORT	0	0	0
	<i>Total Operating Expenditure</i>	42,508	22,832	68,530
<i>Capital Revenue</i>				
5163	Airport Reserve	0	0	0

**Schedule Format
2015/2016
Economic Services - Schedule 13**

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
RURAL SERVICES			
<i>Operating Revenue</i>			
5513	0	0	0
	CONTRIBUTIONS/GRANTS		
<i>Operating Expenditure</i>			
6232	2,940	0	0
	GRANT EXPENDITURE (NACC) PREVIOUS		
TOURISM AND AREA PROMOTION			
<i>Operating Revenue</i>			
5543	0	0	0
	CONTRIBUTIONS		
5563	-48,211	-16,068	-48,211
	LEASES/RENTALS		
5573	0	-1,500	-4,500
	CARAVAN PARK LICENCES		
5583	-3,000	-4,000	-12,000
	REIMBURSEMENTS		
5593	-30,002	-10,000	-30,000
	KAL TOURISM SPEC RATE		
	Total Operating Revenue	-31,568	-94,711
	-81,213		
<i>Operating Expenditure</i>			
6322	0	0	0
	CARAVAN PARKS/CAMPING GDS		
6362	109	296	900
	HERITAGE - RAILWAY CARRIAGE		
6372	57,573	29,172	87,527
	TOURISM & PROMOTION GENERAL		
6382	0	0	0
	AREA PROMOTION		
6392	449	500	1,500
	ASSET DEPRECIATION		
6402	0	7,524	22,588
	LUCKY BAY		
	Total Operating Expenditure	37,492	112,515
	58,130		
<i>Capital Income</i>			
5005	0	-125,000	-375,000
	GRANTS - TOURISM & AREA PROMOTIOI		
7335	-105,145	-105,145	-105,145
	TFR FROM COASTAL MANAGEMENT RES		
	Total Capital Income	-230,145	-480,145
	-105,145		
<i>Capital Expenditure</i>			
5016	8,634	210,012	630,060
	INFRASTRUCTURE ASSETS - TOURISM		
BUILDING CONTROL			
<i>Operating Revenue</i>			
5653	-7,429	-6,000	-18,000
	- BUILDING PERMITS		
5673	-2,244	-2,000	-6,000
	S/POOL INSPECTION FEES		
5713	-614	-100	-300
	BUILDING REIMBURSEMENTS		
5733	0	0	0
	DEMOLITION FEES		

**Schedule Format
2015/2016
Economic Services - Schedule 13**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
	Total Operating Revenue	-10,288	-8,100	-24,300
	Operating Expenditure			
6412	SALARIES	24,225	24,224	72,680
6422	BUILDING SUPERANNUATION	3,340	3,752	11,260
6432	VEHICLE RUNNING EXPENSES	1,076	1,664	5,000
6442	CONTROL EXPENSES OTHER	11,377	5,932	17,809
6452	ACCRUED LONG SERVICE LVE	0	0	0
6462	ACCRUED ANNUAL LEAVE	0	0	0
6472	BUILD CONTROL BUILD MAIN	83	24	83
6492	ASSET DEPN -ECON SERV BUI	70	64	200
5195	DISPOSAL OF ASSET	0	0	0
6512	ADMIN ALLOC TO BUILD CONT	4,159	3,540	10,620
	Total Operating Expenditure	44,330	39,200	117,652
	Capital Revenue			
5175	PROCEEDS SALE OF ASSETS	0	-13,332	-40,000
5185	P/L ON SALE OF ASSET	0	3,664	11,000
	Capital Expenditure			
5124	PLANT AND EQUIPMENT	0	18,332	55,000

**Schedule Format
2015/2016
Economic Services - Schedule 13**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
OTHER ECONOMIC SERVICES				
<i>Operating Revenue</i>				
5933	REIMBURSMENTS	-2,458	-832	-2,500
5943	GRANT - LIVING COMMUNITIES PROGRA	0	0	0
5983	ELECTRICITY SUPPLY REIMBU	0	0	0
5993	PT GREGORY SPEC AREA RATE	-13,300	-4,432	-13,300
	<i>Total Operating Revenue</i>	-15,758	-5,264	-15,800
<i>Operating Expenditure</i>				
6752	- PORT GREGORY	2,938	16,444	49,341
6812	KITSON CIRCUIT LIA INDUSTRIAL UNITS P	6,421	1,568	4,707
	<i>Total Operating Expenditure</i>	9,359	18,012	54,048

**Schedule Format
2015/2016
Other Property and Services - Schedule 14**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
PRIVATE WORKS				
<i>Operating Revenue</i>				
6153	- PLANT HIRE	-2,829	-6,664	-20,000
<i>Operating Expenditure</i>				
6912	PRIVATE WORKS - SCH 14	4,515	8,688	26,085
OTHER PROPERTY AND SERVICES				
<i>Operating Revenue</i>				
6590	SELF SUPPORTING LOAN INTEREST REIMBURSEMENT	-10,020	-8,360	-25,087
5613	CONTRIB - HALF WAY BAY COTTAGE SURVEYS	0	0	0
5623	LEASE FEES - HALF WAY BAY COTTAGES	-16,000	-5,332	-16,000
7045	NORTHAMPTON LIA (EX MWDC GRANT ETC)	0	0	0
	<i>Total Operating Revenue</i>	-26,020	-13,692	-41,087
<i>Operating Expenditure</i>				
5633	GRANTS & CONTRIBUTIONS	0	0	0
6659	INTEREST ON LOANS - CEO HOUSE (SELF SUPPORT)	12,744	8,360	25,087
6768	HALF WAY BAY COTTAGES	0	0	0
7015	PROCEED FROM SALE ASSET	0	0	0
7025	PROFIT / LOSS ON SALE	0	0	0
7035	SALE / DISPOSAL ACCOUNT	0	0	0
7065	PROFIT LOSS LAND HELD FOR RESALE VALUE	0	0	0
	<i>Total Operating Expenditure</i>	12,744	8,360	25,087
<i>Capital Revenue</i>				
5633	GRANTS & CONTRIBUTIONS	0	0	0
6591	SELF SUPPORTING LOAN - REIMB CEO PRINCIPAL	-7,060	-4,820	-14,466
6654	LOAN FUND PROCEEDS - SELF SUPPORTING LOAN	0	0	0
7490	NORTHAMPTON INDUSTRIAL UNITS TFR TO MUNI	0	0	0
7500	LAND DEVELOPMENT RESERVE TRANSFER TO MUNI	-516,553	-516,553	-516,553
	<i>Total Capital Revenue</i>	-523,613	-521,373	-531,019
<i>Capital Expenditure</i>				
6574	SUBDIVISIONS	0	0	0
6758	NORTHAMPTON INDUSTRIAL UNITS	0	0	0
6592	PRINCIPAL ON LOANS - CEO HOUSE (SELF SUPPORT)	7,060	4,820	14,466
6664	LOAN PAYMENT	0	0	0
	<i>Total Capital Expenditure</i>	7,060	4,820	14,466

**Schedule Format
2015/2016
Other Property and Services - Schedule 14**

YTD Actual YTD Budget Annual Budget
31/10/2015 31/10/2015 30/06/2016

PUBLIC WORKS OVERHEADS

Operating Expenditure

7112	ENGINEERING SALARIES	41,707	41,704	125,120
7122	ENGINEERING BUILD MAINT	83	24	83
7132	ENG. OFFICE & OTHER EXP.	4,457	3,620	10,878
7142	VEHICLE RUNNING EXPENSES	1,751	3,832	11,500
7152	SUPERANNUATION OF WORKMEN	76,732	78,032	234,101
7162	SICK AND HOLIDAY PAY	70,571	66,664	200,000
7172	INSURANCE ON WORKS	82,167	27,388	82,167
7182	LONG SERVICE LEAVE	8,266	0	0
7192	PROTECTIVE CLOTHING	11,185	6,664	20,000
7202	PUBLIC LIABILITY INSURANC	0	0	0
7222	ACCRUED ANNUAL LEAVE	0	0	0
7232	ADMIN ALLOC TO PWOH	11,606	9,876	29,638
7242	STAFF TRAINING	6,078	7,560	22,700
7252	ALLOWANCES	0	976	2,940
7282	FRINGE BENEFIT TAX	3,648	4,616	13,850
7302	LESS ALLOC. TO WKS & SRVS	-240,220	-250,992	-752,977
	<i>Total Operating Expenditure</i>	78,031	-36	0

PLANT OPERATION

Operating Revenue

6323	REIMBURSEMENTS	0	0	0
6423	CONTRIBUTIONS	-2,045	-5,000	-15,000
6433	INSURANCE CLAIMS - VEHICLES	0	0	0
6443	DIESEL FUEL REBATE	-15,305	-16,664	-50,000
	<i>Total Operating Revenue</i>	-17,350	-21,664	-65,000

Operating Expenditure

7312	FUELS AND OILS	8,417	83,332	250,000
7322	TYRES AND TUBES	7,635	11,664	35,000
7332	PARTS AND REPAIRS	34,794	78,332	235,000
7342	REPAIR WAGES	31,488	31,844	95,550
7352	INSURANCE AND LICENSES	35,664	12,700	38,114
7362	EXPENDABLE TOOLS/STORES	11,040	4,872	14,620
7382	ADMIN ALLOC TO PLANT OP'N	3,591	3,056	9,171
7502	LESS ALLOC. TO WKS & SRVS	-199,331	-225,816	-677,455
	<i>Total Operating Expenditure</i>	-66,702	-16	0

MATERIALS

**Schedule Format
2015/2016
Other Property and Services - Schedule 14**

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
	<i>Capital Expenditure</i>			
6620	MATERIALS PURCHASED	0	0	0
6630	STOCK RECEIVED CONTROL	63,007	0	0
6750	LESS MATERIALS ALLOCATED	0	0	0
	<i>Total Capital Expenditure</i>	63,007	0	0
	SALARIES AND WAGES			
	<i>Operating Revenue</i>			
6941	REIMB. - WORKERS COMPENS.	-3,456	-6,664	-20,000
	<i>Operating Expenditure</i>			
6810	GROSS SALARIES FOR YEAR	431,427	376,972	1,130,920
6820	GROSS WAGES FOR YEAR	570,538	529,476	1,588,439
6830	WORKERS COMPENSATION	4,167	0	0
6890	SALARIES ALLOC FRM SCH 20	-425,314	-376,972	-1,130,920
6900	WAGES ALLOC FRM SCH 20	-539,400	-529,476	-1,588,439
	<i>Total Operating Expenditure</i>	41,418	0	0

**Schedule Format
2015/2016
Funds Transfers/Reserve Funds**

RESERVE TRANSFERS

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
Schedule 15 Reserves			
7120	TFR TO ROADWORKS GENERAL	260	0
7130	TFR TO KALBARRI AERODROME RES	20,030	0
7140	TFR TO PLANT RESERVE	41	0
7150	TOWNSCAPE CARPARK RES TFR	0	0
7160	TFR TO SPORT & RECREATION RESERVE	0	0
7170	TFR TO KALB - AGED PERSONS ACCOM	21,965	0
7190	LAND SALES ACCOUNT	0	0
7210	TFR TO COMPUTER & OFFICE EQUIP	180	0
7220	TFR TO BUILDING - HOUSING	10,315	0
7240	TFR TO LEAVE RESERVE	5,630	0
7250	TFR TO BUS RESERVE	0	0
7260	TFR TO BRIDGE RECON RES	0	0
7270	TFR TO KALBARRI YOUTH ACTIVITIES RESERVE	0	0
7271	TFR TO COASTAL MANAGEMENT RESERVE	0	0
7280	TFR TO FOOTPATH RESERVE	0	0
7290	TFR TO NPTON AGED ACCOM RESERVE	1,005	0
7300	TFR TO TPS REVIEW RESERVE	0	0
7301	TFR TO KALBARRI SPECIFIED AREA RATE	0	0
7303	TFR TO POS DEVELOPMENT KALBARRI	0	0
7305	TFR TO NORTHAMPTON INDUSTRIAL UNITS RI	0	0
7315	TFR TO LAND DEVELOPMENT RESERVE	0	0
7325	TFR TO 150TH ANNIVERSARY - NORTHAMPTO	0	0
7180	TRANSFER TO REFUSE MANAGEMENT RESERV	0	0
7320	TFR FROM PLANT RESERVE	0	0
7380	TFR FROM ROADWORKS	0	0
7385	TFR TO KALBARRI TENNIS NETBALL RESERVE	6,225	0
7410	TFR FROM RESTRICTED CASH	0	0
7470	TFR FROM KALBARRI TOURISM SPEC AREA RA	-460	0
7435	TFR FROM INDUSTRIAL UNIT RESERVE	0	0
7445	TFR FROM TOWN PLANNING RESERVE	0	0
	Net Transfers to Reserve	65,191	0

RESERVE BANK ACCOUNTS

	Balance	YTD
0741	REFUSE MANAGEMENT BANK	0
0861	LEAVE RESERVE BANK	212,819
0801	ROADWORKS RESERVE BANK	52,220
0821	KALBARRI AERODROME BANK	24,493
0841	COMP & OFFICE EQUIP BANK	30,564
0881	HOUSE & BUILDING RESERVE	71,002

**Schedule Format
2015/2016
Funds Transfers/Reserve Funds**

RESERVE TRANSFERS		YTD Actual	YTD Budget	Annual Budget
		31/10/2015	31/10/2015	30/06/2016
0871	KAL AGED PERSONS ACCOMM RESRV	260,248	21,965	
0761	BRIDGE RECON RES BANK	0	0	
0911	NPTON AGED PERSONS BANK	155,939	1,005	
0961	TPS REVIEW RESERVE	13,096	0	
0811	BUS RESERVE BANK	0	0	
0831	PLANT RESERVE BANK	6,669	41	
0851	SPORT & RECREATION RESERVE	0	(6,225)	
0791	KALBARRI YOUTH ACTIVITIES RESERVE	0	0	
1871	COASTAL MANAGEMENT RESERVE	0	(105,145)	
0731	KAL TOURISM SPEC RATE RES	0	(460)	
0891	FOOTPATH RESERVE	0	0	
0901	TOWNSCAPE CARPARK RESERVE	5,758	0	
0965	NORTHAMPTON INDUSTRIAL UNITS RESERVE	0	0	
0091	MAJOR LAND TRANS BANK	0	(516,553)	
0975	150TH ANNIVERSAY RESERVE BANK	0	0	
1881	KAL BARRI TENNIS NETBALL RESERVE BANK	169,078	6,225	
Total		1,001,886	(562,732)	

Schedule Format

2015/2016

Trust Funds

TRUST FUND

	YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
EXPENSES			
8260 RETENTIONS	0	0	0
8280 HOUSING BONDS	0	0	0
8300 NORTHAMPTON CEMETERY FUNDS	0	0	0
8320 TAXATION INSTALMENTS	0	0	0
8330 MISCELLANEOUS GOVT GRANT	0	0	0
8340 KALBARRI YAC FUNDS	0	0	0
8350 KALBARRI AIRPORT SECURITY	0	0	0
8360 HOSPITAL BENEFIT FUND	0	0	0
8380 GALENA DONATIONS	0	0	0
8390 SALE OF LAND - OUTSTANDING RATES	0	0	0
8400 CEMETERY PURCHASES	0	0	0
8420 COMMUNITY BUS BOND	0	0	0
8422 WILA GUTHARRA	0	0	0
8430 RATES REFUNDED	0	0	0
8440 UNCLAIMED MONIES	0	0	0
8450 LEASE PAID IN ADVANCE	0	0	0
8460 MISCELLANEOUS DEPOSITS	0	0	0
8470 NOMINATION DEPOSITS	0	0	0
8480 HOUSING BOND INTEREST EXP	0	0	0
8490 BATAVIA REGIONAL ORGANISATION OF COUNCILS FU	0	0	0
8500 KALBARRI YOUTH SPACE PROJECT	0	0	0
8510 BUILDING TRAINING FUND	0	0	0
8520 FOOTPATHS/CYCLEWAYS	0	0	0
8530 INTEREST ON F/PATH INVEST	0	0	0
8540 TRANSPORTABLE HOUSE BONDS	0	0	0
8550 BURN OFF FEES	0	0	0
8560 HORROCKS WATER SUPPLY	0	0	0
8570 SALE OF HISTORICAL BOOKS	0	0	0
8580 SALE OF DIRECTORY	0	0	0
8590 HERITAGE GRANTS	0	0	0
8602 REDONE (KALBARRI PARK/BEACH SHELTERS)	0	0	0
8610 CONSERVATION INCENTIVES	0	0	0
8620 TOWNSCAPE PROCESS RECORD	0	0	0
8630 DROUGHT/FLOOD RELIEF FUND	0	0	0
8640 SPECIAL ISSUE LICENSE PLA	0	0	0
8650 GALENA MANAGEMENT PLAN	0	0	0
8660 LCDC-LAND PLANNING PROJEC	0	0	0
8670 DOLA - FOOTPATH & OTHER G	0	0	0
8680 SPORT & REC STUDY KALB.	0	0	0
8620 TOWNSCAPE PROCESS RECORD	0	0	0
8630 DROUGHT/FLOOD RELIEF FUND	0	0	0
8640 SPECIAL ISSUE LICENSE PLA	0	0	0
8650 GALENA MANAGEMENT PLAN	0	0	0
8660 LCDC-LAND PLANNING PROJEC	0	0	0

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
8670	DOLA - FOOTPATH & OTHER G	0	0	0
8680	SPORT & REC STUDY KALB.	0	0	0
8690	COASTWEST GRANTS	0	0	0
8700	PORT KALB RETENTION FUNDS	0	0	0
8710	KAL T/SCAPE PLAYGRND FUND	0	0	0
8720	BINNU TOWN BORE MONEY	0	0	0
8730	LANDSCAPING DOLA SUBDIVIS	0	0	0
8740	NPTON TOWNSCAPE EXPENSES	0	0	0
8750	KAL SCHOLL RDWISE FUNDS	0	0	0
8760	KALBARRI T/SCAPE FUNDS	0	0	0
8770	GWALLA WALLS FUND - EXP	0	0	0
8780	RSL HALL KEY BOND - EXPEN	0	0	0
8790	SAFER NPTON RDWISE FUNDS	0	0	0
8800	PORT GREG/HORROCKS RD DEV	0	0	0
8810	NABAWA RD FUNDING EXPEND	0	0	0
8820	AGED PERSONS UNITS BONDS	0	0	0
8830	YOUTH GRANT - SKATEBOARD	0	0	0
8840	DEPT OF TPT - SPEC PLATES	0	0	0
8850	AGED UNITS RENTAL EXPENSE	0	0	0
8860	BRB LEVY EXPENSE	0	0	0
8870	KALBARRI SALLYS TREE PLAYGROUND	0	0	0
8880	CDO GRANT	0	0	0
8891	PEET PARK DONATIONS - EXP	0	0	0
8893	AUCTION - EXPENSES	0	0	0
8896	KIDSPORT - EXPENSES	2,781	0	0
8897	NCCA - EXPENSES	0	0	0
8899	COMMUNITY SKATE PARK - EXPENSES	0	0	0
8901	HORROCKS MEMORIAL WALL - EXPENDITURE	0	0	0
8903	ONELIFE NORTHAMPTON - EXPENSES	0	0	0
	TOTAL EXPENSES	2,781	0	0
	INCOME			
8261	RETENTIONS	0	0	0
8281	HOUSING BONDS	0	0	0
8301	FOOTPATH DEPOSITS	3,500	0	0
8311	GROUP ASSURANCE	0	0	0
8321	TAXATION INSTALMENTS	0	0	0
8331	MISCELLANEOUS GOVT GRANT	0	0	0
8341	KALBARRI YAC FUNDS	0	0	0
8351	KALBARRI AIRPORT SECURITY	0	0	0
8361	HOSPITAL BENEFIT FUND	0	0	0
8381	ASU UNION FEES	0	0	0
8391	MEU UNION FEES	0	0	0
8401	CEMETERY FUNDRAISING	0	0	0
8421	COMMUNITY BUS BOND	0	0	0
8423	WILA GUTHARRA	0	0	0
8431	STAFF BANKING	0	0	0
8441	RATES OVERPAID	0	0	0
8451	UNCLAIMED MONIES	0	0	0

		YTD Actual 31/10/2015	YTD Budget 31/10/2015	Annual Budget 30/06/2016
8461	LEASE PAID IN ADVANCE	0	0	0
8471	MISCELLANEOUS DEPOSITS	0	0	0
8481	NOMINATION DEPOSITS	-320	0	0
8491	INTEREST ON HOUSING BOND	0	0	0
8501	RETAIL STUDY GRANT	0	0	0
8511	BUILDING TRAINING FUND	13,787	0	0
8521	FOOTPATHS/CYCLEWAYS	0	0	0
8531	INTEREST ON F/PATH INVEST	0	0	0
8541	TRANSPORTABLE HOUSE BONDS	0	0	0
8551	BURNING OFF FEES	0	0	0
8561	HORROCKS WATER SUPPLY	0	0	0
8571	SALE OF HISTORICAL BOOKS	0	0	0
8581	SALE OF DIRECTORY	0	0	0
8591	HERITAGE GRANTS	0	0	0
8601	KALBARRI ASSESMENT STUDY	0	0	0
8611	CONSERVATION INCENTIVES	0	0	0
8621	TOWNSCAPE PROCESS RECORD	0	0	0
8631	DROUGHT/FLOOD RELIEF FUND	0	0	0
8641	SPECIAL ISSUE LICENSE PLA	0	0	0
8651	GALENA MANAGEMENT PLAN	0	0	0
8661	LCDC-LAND PLAN PROJECT	0	0	0
8671	DOLA GRANT FOR KAL FOOTPT	0	0	0
8681	SPORT & REC STUDY KALB.	0	0	0
8691	COASTWEST GRANTS	0	0	0
8701	PORT KALB RETENTION FUNDS	0	0	0
8711	KAL T/SCAPE PLAYGRND FUND	0	0	0
8721	BINNU TOWNSITE BORE MONEY	0	0	0
8731	INCOME - LANDSCAPING DOLA	0	0	0
8741	NPTON TOWNSCAPE INCOME FD	0	0	0
8751	KAL SCHOOL RDWISE FUNDS	0	0	0
8761	KALBARRI T/SCAPE FUNDS	0	0	0
8771	GWALLA WALLS FUND - INC	0	0	0
8781	RSL HALL KEY BOND - INCOM	220	0	0
8791	SAFER NPTN RDWISE FUND IN	0	0	0
8801	PORT GREG/HORROCKS RD DEV	0	0	0
8811	NABAWA ROAD FUNDING	0	0	0
8821	AGED PERSONS UNITS BONDS	0	0	0
8831	YOUTH GRANT - SKATEBOARD	0	0	0
8841	DEPT TPT - SPEC PLATES	0	0	0
8851	AGED UNITS RENTAL INCOME	0	0	0
8861	BRB LEVY RECEIVED	0	0	0
8871	KALBARRI SALLYS TREE PLAYGROUND	0	0	0
8881	CDO GRANT	0	0	0
8890	PEET PARK DONATIONS - INC	0	0	0
8892	AUCTION - INCOME	0	0	0
8894	PUBLIC OPEN SPACE (POS)	0	0	0
8895	KIDSPORT - INCOME	0	0	0
8898	NCCA - INCOME	0	0	0
8900	COMMUNITY SKATE PARK - INCOME	0	0	0
8902	HORROCKS MEMORIAL WALL - INCOME	0	0	0

		YTD Actual	YTD Budget	Annual Budget
		31/10/2015	31/10/2015	30/06/2016
8904	ONELIFE NORTHAMPTON - INCOME	0	0	0
	TOTAL INCOME	17,187	0	0
	Trust Fund Movement	19,968	0	0
0711	TRUST FUND BANK	-19,968		
	Difference	0		

ADMINISTRATION & CORPORATE REPORT

6.5.1	CHRISTMAS – NEW YEAR CLOSE DOWN PERIOD	2
6.5.2	FEBRUARY 2016 - CHANGE OF MEETING DATE	3
6.5.3	EXTENDED LIQUOR TRADING HOURS – NORTHAMPTON IGA	4
6.5.4	SALE OF PORTION OF LOT 29 ROBINSON STREET, NORTHAMPTON	5
6.5.5	ROADS TO RECOVERY – OWN SOURCES SHORTFALL	7
6.5.6	REGIONAL ROAD GROUP FUNDING	11
6.5.7	ROAD SAFETY AUDIT – BLACK SPOT FUNDING PROJECT	13
6.5.8	PAYMENT OF SITTING FEES	16
6.5.9	KALBARRI PCYC	19
6.5.10	RE-ESTABLISHMENT OF WA POLICE LIVESTOCK SQUAD	33

6.5.1 CHRISTMAS – NEW YEAR CLOSE DOWN PERIOD

FILE REFERENCE:	17.1.10
DATE OF REPORT:	3 November 2015
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Closing of administration offices during the Christmas/New Year period.

BACKGROUND:

Approval by delegation has been provided for a complete close down period for administration offices over the 2015/2016 Christmas and New Year period. The close down period will also apply to some works staff who may not be on annual leave or who are required to undertake normal duties, ie empty street bins etc.

The close down period will be for the period Friday 25th December 2015 to Friday 1st January 2016, with all operations commencing Monday 4th January 2016, which results in the administration offices being closed for seven working days.

To allow the close down period requires staff to take annual leave or other leave entitlements (including rostered day off entitlements) for the period with the exception of three days which are public holidays.

Advertising of the proposed closure will be undertaken.

OFFICER RECOMMENDATION – ITEM 6.5.1

For Council information.

6.5.2 FEBRUARY 2016 - CHANGE OF MEETING DATE

FILE REFERENCE: 4.1.1
DATE OF REPORT: 5 November 2015
REPORTING OFFICER: Garry Keeffe

SUMMARY:

Council to consider changing the February 2016 meeting date to accommodate Councillors who will be unavailable.

BACKGROUND:

A request has been received through the Shire President that Council give consideration in changing the February 2016 Council meeting from the scheduled Friday 19th to Wednesday 17th February 2016.

The meeting start time is also been requested to change with the meeting to start at 9.30am and not 1.00pm as previously advertised/adopted.

The meeting is to be held in Kalbarri and there is no change to the venue.

FINANCIAL & BUDGET IMPLICATIONS:

Minor costs for advertising of changed date which is accommodated within the 2015/16 Budget.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – where a Council changes the date and/or time for a previously advertised Council meeting, it must give public notice which will be undertaken if the Council approves the change.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.2

That the scheduled Council meeting for 19 February 2016 now be held on Wednesday 17th February 2016 commencing at 9.30am.

6.5.3 EXTENDED LIQUOR TRADING HOURS – NORTHAMPTON IGA

LOCATION:	Northampton IGA
FILE REFERENCE:	5.2.2
DATE OF REPORT:	3 November 2015
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to support an application for extending liquor trading hours for the Northampton IGA

BACKGROUND:

A request has been received from Northampton IGA to extend their liquor trading hours on two Sundays leading up to Christmas, being the 13th, 20th and 27th December 2015 with the hours of trading being from 9.00am to 1.00pm.

COMMENT:

The IGA Store needs to obtain permission from the WA Police however local government comment and permission is also required.

The IGA were provided approval by Council in 2014 for the same Sunday opening hours and as no concerns arose from those trading hours the Council is again recommended to approve the request.

STATUTORY IMPLICATIONS:

State: Liquor Act

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.3

That Council advise Northampton IGA that it has no objections for them to extend their liquor trading hours on the 13th, 20th and 27th December 2015 from 9.00am to 1.00pm as requested.

6.5.4 SALE OF PORTION OF LOT 29 ROBINSON STREET, NORTHAMPTON

LOCATION:	Lot 29 Robinson Street, Northampton
FILE REFERENCE:	9.1.4
DATE OF REPORT:	5 November 2015
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to formally accept the offer submitted by Antony Farmer for the purchase of a portion of Lot 29 Robinson Street, Northampton.

LOCALITY PLANS:



BACKGROUND:

Council at the September meeting resolved to approve a request from the owners of Lot 30 Mary Street to purchase approximately 930m2 of Council owned Lot 30 Reynolds Street, Northampton.

No actual value was provided at the September meeting as prior to this being obtained Management sought Councils indication if they wished to sell the portion of land.

As per email from the CEO, 28 October 2015, a valuation between \$10,000 and \$20,000 was received from a local real estate agent and subsequently Antony Farmer the owner of Lot 30 Mary Street made an offer of \$15,000 plus GST.

COMMENT:

A majority of Councillors responded accepting the offer made and subsequently arrangements are now being made to subdivide the area of land to allow formal settlement.

The Council now also needs to formally accept the offer.

FINANCIAL & BUDGET IMPLICATIONS:

Council will receive additional funds of \$15,000 less settlement costs which will form part of general revenue within the 2015/16 Budget, or alternatively the Council can utilise this amount for a specific project.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 3.58

When a local government sells land it is required to advertise that sale unless it is exempt under regulation. The *Local Government (Functions and General) Regulations* stipulate that if the land has a value of \$20,000 or less then the advertising requirements as per section 3.58 of the *Local Government Act 1995* is not required.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.4

That Council accepts the offer of \$15,000 (plus GST) submitted by Antony Farmer for the purchase of approximately 930m² of Council owned Lot 29 Reynolds Street subject to the purchaser meeting all subdivision costs.

6.5.5 ROADS TO RECOVERY – OWN SOURCES SHORTFALL

FILE REFERENCE:	12.1.20
DATE OF REPORT:	11 November 2015
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Advice that Council has no met its own resources expenditure for Roads to Recovery Funding at 30 June 2015.

BACKGROUND:

The Council receives each year an allocation from the Federal Government through the Roads to Recovery Program to expend those funds in road upgrades. The current government renewed this commitment for a further four year term with 2014/15 being the first year of the new term. Our current allocation is \$325,315 per annum.

One of the main criteria in receiving and compiling with the legislation that governs this funding, is that the local governments must expend a set amount (determined as the reference amount) of its own funds on road works. The amount is to account for all road maintenance and construction expenditure less the amount of all grants received from other sources for roadworks.

For this Council the required amount that was to be spent in 2013/14 was \$1,175,161, however we only expended \$836,399, a shortfall of \$383,762.

As a result the reference amount required amending by the Department of Regional Development and Infrastructure and agreed to by Council at their February 2015 meeting as per the following:

- Council must spend an amount of its own source funds equal to or greater than \$1,288,082 in the financial years ending 30 June 2015, 30 June 2016 and 30 June 2017.
- If, in the financial years ending as stated above, the Council does not spend an amount of own source funds equal to or greater than \$1,288,082, but average expenditure of its own source funds in that year and the previous financial year or that year and the two previous financial years exceeding \$1,288,082 the Council will be taken to have met its obligations in respect of the replacement conditions for the relevant financial year.

If the Council does not comply with the above replacement funding conditions the Department may notify the Council of failure to comply and may require Council to repay an amount equal to so much of the funding as the Department specifies.

End result is that the reference amount for own resources to be expended in the 2014/15, 2015/16, 2016/17 and 2017/18 years is \$1,288,082.

The reference amount referred to is again being investigated by Management as it is considered that in comparison to many other shires it is very high, however these investigations were not completed at the time of compiling this report and will be reported on at the meeting. We are also waiting on auditor's advice on this investigation.

If we can reduce the reference amount then the Council capability of complying with the funding requirements can be achieved easily. At present this is difficult as explained further in the report.

2014/15 SHORTFALL

The shortfall of Council utilising its own resources that resulted in the above has unfortunately again occurred in 2014/15, by \$500,589, and at this stage all roads to recovery funding to Council has now been suspended. This has resulted in all programmed road works that were to occur in 2014/15 now also suspended until an outcome has been reached.

The main reason why this shortfall has occurred is primarily due to the Woodcock business fire with the Council having to suspend road works and other projects to assist in the recovery costs of the fire.

As the costs incurred related to the drain, of which is road infrastructure drainage, a request has been sent to the DIRD to determine if the drain rehabilitation works can be considered as part of our reference amount.

At the time of compiling this report the DRD advice has not been received and will be presented at the Council meeting.

Another reason is that the Council received \$270,000 in Royalties for Regions funding for completion of the Ogilvie East Road and unfortunately that grant has covered some of our own costs.

At this stage what is not known until the reference amount review and the request to consider the drainage contamination costs as part of our own resources, is how long the funding is to be suspended and if there will be any further penalty and what that penalty will be, whether less are provide for future years of a year of funding not being allocated.

For 2014/15 the projects that were/are to be funded by roads to Recovery are as per the following:

Chilimony Road	re-seal stage 1	\$ 21,390
Chilimony Road	reconstruct sections 8.85 to 10.1 and 11.7 to 12.85 and bitumen seal	\$280,000
Stephen Street	asphalt seal from NWCH to Fitzgerald St	\$150,000
Horrocks Road	replace timber culvert	\$ 50,350
Mitchell Street, Horrocks	reseal	\$125,000

Please note that the above projects are greater than the current annual allocation of \$325,315 due to additional R2R funding being provided by the Federal Government of \$604,315

The Horrocks Road project is nearing completion however all other road projects are now on hold.

For future years the Council needs to ensure that the reference amount is achieved within its budget process, which did occur in 2014/15 and from the Corporate Business Plan will also be achieved in 2015/16.

OTHER CIRCUMSTANCES

Over the years since the Roads to Recovery programme commenced, this Council has been very fortunate in receiving other significant grants that have contributed to less Council resources being required and/or those grants covering part of the Council costs towards the project, however this is not taken into consideration by the DIRD and they maintain that the Council must still spend their reference amount irrespective of grants received.

The main grants that have affected previous compliance have been the Ogilvie East Road Project \$1,470,000 in Royalties for Regions Grant and for the future \$2,592,200 for the Binu West Road and White Cliffs Road projects.

FINANCIAL & BUDGET IMPLICATIONS:

The current and future budgets to account for the extra own source funding on road works.

STRATEGIC IMPLICATIONS:

Corporate Business Plan – all future road projects that are to be funded from the Roads to Recovery programme are included within the adopted Corporate Business Plan and is reviewed annually.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.5

That Council note the advice.

6.5.6 REGIONAL ROAD GROUP FUNDING

FILE REFERENCE:	12.1.7
DATE OF REPORT:	5 November 2015
REPORTING OFFICER:	Garry Keefe

SUMMARY:

Update on outcome of Council grant applications for Regional Road Group Funding.

BACKGROUND:

Each year management prepares funding applications for road works on roads of regional significance through the State Regional Road Group Programme which funds projects on a 2:1 basis.

The roads of regional significance for this shire are Ajana/Kalbarri, Binu East, Binu West, Balla Whellarra, Horrocks, Nabawa and Red Bluff roads and the section of the Port Gregory Road from George Grey Drive through to Port Gregory, and the portion of George Grey Drive from Stile Rod to the commencement of Red Bluff Road.

It is proposed that White Cliffs Road, when fully bitumen sealed, will also become a road of regional significance.

At this stage the Regional Road Group has approved the 2016/2017 program which is to be submitted to the State Advisory Committee for approval. Final approval will not be known until April/May 2016.

For this Council the following projects are currently within the approved funding program:

- Kalbarri Road – shoulder reconditioning 10km’s from SLK 36 to 46

Total estimated cost	\$340,000
Grant to be allocated	\$226,667
Council one third contribution	\$113,333

- Horrocks Road – Shoulder reconditioning 4km’s from SLK 9.4 to 13.4

Total estimated cost	\$150,000
Grant to be allocated	\$100,000
Council one third contribution	\$ 50,000

COMMENT:

The above projects were part of the adopted Corporate Business Plan for future road works.

The Council now needs to make provision within the 2016/17 budget for its third contribution for the approved road projects.

GOVERNMENT CONSULTATION:

All projects must be approved by the State Advisory Committee and therefore the information provided is indicative funding only.

FINANCIAL & BUDGET IMPLICATIONS:

All works will be budgeted for in the 2016/2017 financial year where Council must commit to its one third contributions as is the case in previous years.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.6

That Council makes provision in the 2016/17 Budget the following:

- 1. A provision of \$113,333 for the Kalbarri Road project.**
- 2. A provision of \$50,000 for the Horrocks Road project.**

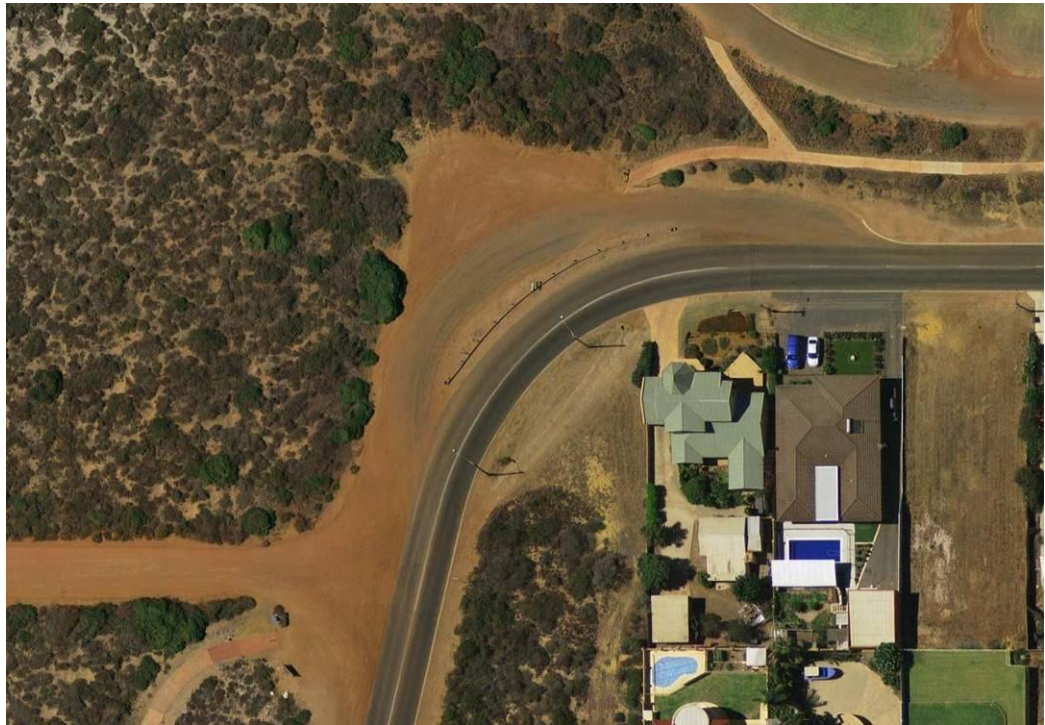
6.5.7 ROAD SAFETY AUDIT – BLACK SPOT FUNDING PROJECT

LOCATION:	Grey Street, Kalbarri
FILE REFERENCE:	12.1.7.1
DATE OF REPORT:	9 November 2015
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to approve out of budget expenditure to undertake a Safety Audit on the corner of Grey Street and Red Bluff Road Kalbarri.

LOCALITY PLANS:



BACKGROUND:

The area in question has been discussed by Council for some years. Initially works were proposed to improve this area as part of an overall development plan for Grey Street. This plan was also referred to during the revision of the Corporate Business Plan in April 2015.

Recently the area has been identified for works to be undertake as a priority as part of the Kalbarri Foreshore Parkland redevelopment.

COMMENT:

The corner has a number of issues/safety concerns. There are large traffic volumes at the corner that integrates with three access roads, two private houses access and the dual use pathway where users have to traverse through the parking area to gain access from the Malaleuca Trail to the foreshore DUP.

Taking into consideration these safety issues, Main Roads WA Geraldton Regional Manager (Bernie Miller) was invited to inspect the corner to determine if improvement works could be considered from Black Spot Road Funding. The initial advice is that it would.

To progress a Black Spot Funding application to be considered for funding in 2017/18, a road safety audit must first be undertaken. Once a road safety audit has been prepared then engineering designs are prepared and improvement works based on the funding of the audit are costed and then an application for funding can be lodged.

Three quotes were obtained from engineering firms to prepare the safety audit and are as per the following:

GHD (Geraldton based)	\$6,980 (plus GST)
Shawmac Pty Ltd (Perth based)	\$3,840 (plus GST)
Aecom (Perth based)	\$5,700 (plus GST)

From the above Shawmac Pty Ltd prepared the safety audit for the Grey Street works that occurred recently, being the section from IGA through to the Anchorage Caravan Park, and would have no hesitation in recommending that they undertake the proposed works. GHD prepared the design for this project.

Black Spot funding is similar to Regional Road Group Funding where applications are scored on a set criteria and higher the score the better the chance of receiving funding will occur.

The estimated costs at this stage to undertake works that Management considers is required is \$310,000 however this will change depending on the safety audit and final design.

FINANCIAL & BUDGET IMPLICATIONS:

There is no provision within the 2015/16 Budget to prepare a Safety Audit however can be accommodated in our general Road Maintenance budget provision.

STATUTORY IMPLICATIONS:

Local Government Act 1995 – Section 6.8, authorising unbudgeted expenditure.

VOTING REQUIREMENT:

Absolute Majority Required: - As there is no specific provision for this expenditure within the 2015/2016 Budget, Council needs to approve the expenditure by an absolute majority as per Section 6.8 of the Local Government Act 1995.

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Planning for the Future 2013-2023

Corporate Business Plan – proposed works are identified within the CBP as part of the Kalbarri Foreshore Parkland Redevelopment.

OFFICER RECOMMENDATION – ITEM 6.5.7

That Council appoint Shawmac Pty Ltd to undertake a Road Safety Audit on the corner of Grey Street and Red Bluff Road Kalbarri at a cost of \$3,840 (plus GST) and this expense be declared authorised expenditure.

6.5.8

PAYMENT OF SITTING FEES

FILE REFERENCE:	4.1.1
DATE OF REPORT:	9 November 2015
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Advice on the entitlement of payment of sitting fees to elected member on committees not committees of Council.

BACKGROUND:

It has been the understanding of the CEO (and many other local government officers) that the payment of sitting fees only related to Council meetings and Committees of Council. This certainly was the case when the new Local Government Act 1995 and associated Regulations came into force however the Regulation applicable to sitting fees was changed in May 2011 of which the CEO was not aware of until recently.

The Regulations state:

30. Meeting attendance fees (Act s. 5.98(1) and (2A))

(3A) *Each of the following meetings is a meeting of a prescribed type for the purposes of section 5.98(2A) —*

- (a) *meeting of a WALGA Zone, where the council member is representing a local government as a delegate elected or appointed by the local government;*
- (b) *meeting of a Regional Road Group established by Main Roads Western Australia, where the council member is representing a local government as a delegate elected or appointed by the local government;*
- (c) *council meeting of a regional local government where the council member is the deputy of a member of the regional local government and is attending in the place of the member of the regional local government;*
- (d) *meeting other than a council or committee meeting where the council member is attending at the request of a Minister of the Crown who is attending the meeting;*
- (e) *meeting other than a council meeting or committee meeting where the council member is representing a local government as a delegate elected or appointed by the local government.*

(3C) *A council member is not entitled to be paid a fee for attending a meeting of a type referred to in subregulation (3A) if —*

- (a) *the person who organises the meeting pays the council member a fee for attending the meeting; or*
- (b) *the council member is paid an annual fee in accordance with section 5.99; or*
- (c) *if the meeting is a meeting referred to in subregulation (3A)(c), the member of the regional local government is paid an annual fee in accordance with section 5.99.*

COMMENT:

As a result of the above, Councillors that are appointed Council delegates and attend the community/sporting committees are entitled to a sitting fee in the range of \$44 to \$113. Councils sitting fees for Council committee meetings have been adopted at \$70 per committee meeting.

Northampton Country Club - Cr's Stanich, & Carson – alternate Cr Suckling
Northampton Visitors Centre - Cr Stock-Standen
Horrocks Community Centre - Cr Stock-Standen – alternate Cr Suckling
Kalbarri Development Association – (includes Kalbarri Foreshore Redevelopment Plan) - Cr Holt – alternate Cr Krakouer
Kalbarri Visitors Centre - Cr Pike - alternate Cr Scott
Kalbarri Sport & Recreation Club - Cr Pike – alternate Cr Scott
Kalbarri Maritime Advisory Committee - Cr Pike
Kalbarri Roadwise Committee - Cr Pike
Coastal Sub Group of the Regional Road Group - Cr's Simkin and Scott

In many instances the Shire administration does not receive the minutes of some of the above committees and therefore if a Councillor wishes to claim for a sitting fee then they are required to advise the CEO in writing (by email preferably) that they attended a meeting and wish to be paid the sitting fee.

FINANCIAL & BUDGET IMPLICATIONS:

No provision for additional sitting fees has been accounted for within the 2015/16 Budget. Depending on how many sitting fee payments are requested it is difficult to determine an effect on the budget however it is considered it will be minimal.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.8

For Council information and advice.

6.5.9 KALBARRI PCYC

LOCATION:	Lot 500, Crown Reserve 35559
FILE REFERENCE:	11.1.13
CORRESPONDENT:	WA PCYC Federation
DATE OF REPORT:	11 November 2015
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Copy of correspondence from WA PCYC 2. History of the Kalbarri PCYC – G Dunn

SUMMARY:

Council to consider options in regards to the future operations of the Kalbarri PCYC facilities and on behalf of the Kalbarri Community challenge the advice from WA PCYC through legal avenues in regards to them retaining Kalbarri PCYC funds.

LOCALITY PLANS:



BACKGROUND:

The Kalbarri PCYC commenced in 1977 when it was known as the “Kalbarri Youth Club”. It became affiliated with the WA PCYC also in 1977 and was created by the residents of Kalbarri.

In 1979 the community sourced the PCYC Hall from Geraldton and was paid for by Community donations and a loan from the Shire of Northampton and the Kalbarri PCYC operations commenced within their own premises in 1980 with the hall being the main community focus point in Kalbarri.

Following saw the placement of four “dongas” and an ablution facility to start the “camp school” which the Kalbarri PCYC has operated ever since. This infrastructure was achieved through interest free loans from community members.

In later years the brick dining room was constructed with funding provide by Lotterywest, community members with both cash and donated equipment.

Additional information on the history is at Appendices 2.

CURRENT SITUATION

In 2012 the WA PCYC Federation changed their strategic direction where community management committees were no longer part of their future and further that their core business is “intervention and diversion” by assisting “at-risk youths”.

From the above advice the Kalbarri community held several community meetings to discuss the future of the Kalbarri PCYC where they resolved that they did not want to be a part of the WA PCYC corporate direction and wish to retain the facilities under community management

Further the following is an extract from correspondence forwarded to the Chairperson of the WA PCYC Dr Sue Gordon from the then Shire President Gordon Wilson:

The Federation took over the Kalbarri PCYC’s bank account early in 2013 claiming there were incidences of fraudulent activity at some branches which made it necessary to administer all the finances for the 20 plus branches or bank accounts by way of one single account for the whole state organisation.

Since the WA PCYC took control, the Kalbarri PCYC committee was not provided with any finance reports, balance sheets or Profit & Loss statements despite numerous requests from the Kalbarri based members. For a short time after takeover, the immediate past chairperson of the Kalbarri PCYC, Mr Graham Dunn was only able to gain “read only” access to the Kalbarri PCYC Westpac bank account

online and also received a final bank statement from Westpac in the mail showing details of their term deposit, and notifying or confirming that all the funds (some \$35,000) including accrued interest, had been withdrawn and the term deposit closed.

When Mr Dunn enquired with Federation's Accounts Department about the whereabouts of those funds he did not receive a response, despite numerous phone calls and emails. On one occasion however, he spoke to an officer within the Federation's finance section who informed him that they had received a similar amount which was being held in their suspense account as they didn't know who it belonged to. The bank Statement Mr Dunn received from Westpac however had the name "The Federation of Police and Community Youth Centre's Inc. "KALBARRI BRANCH" clearly visible at the top of the statement. Mr Dunn made sure they received that statement so that those funds could be correctly credited to the Kalbarri Branch.

Mr Dunn also advises that the Kalbarri PCYC's General Account the "Kalbarri PCYC Camp Account" had a balance of well over \$50,000 at the time of handover.

Mr Dunn is absolutely certain of that because he was not only the Chairman of the committee at the time but also the treasurer, since their previous treasurer left town and no one else on the committee of volunteers was familiar with the MYOB accounting system that they used.

From June 2014 the Federation employed a Branch Manager in Kalbarri (Donna Fletcher) to look after all matters relating to Kalbarri PCYC including the finances and the bookings and admin of the two community buses.

All the documentation and finance reports they had relating to the Kalbarri PCYC were handed over to Donna Fletcher and so they have no way of proving accurately what amount was in their accounts at that time. The Federation would of course have all that information.

From Feb/March 2013 all income derived from the Kalbarri camp, the hire of the community buses, and receipts from Girls Gym were deposited into the Federation account. They were told by the PCYC CEO John Gillespie that, although they had just one bank account for the entire organisation, accurate details of each branch's funds and finances were recorded individually or separately in their accounting

system. The Kalbarri PCYC members never saw any evidence of that because they did not believe it was any concern of our local committee any more, since all branch committees were to be downgraded from the traditional democratically elected Community Decision Making Committee to mere Advisory Committee status.

Furthermore, Mr Dunn estimates that the additional income from all revenue sources in their branch would have been in the vicinity of \$45,000 to \$55,000 for each of the 2013/14 and the 2014/15 financial years, since that was the average income they had received each year prior to the takeover.

Communicating with the Federation during the first year following takeover was extremely difficult, even if it was just to follow up on an unpaid, overdue invoice on behalf of a local creditor. Most of the time Kalbarri PCYC just received no response to their queries or communications, (phone or email). It was almost like they no longer existed. It is clear that the Federations dealings with the Kalbarri PCYC were not at all professional and resulted in an extremely frustrating and stressful time for the community.

With the above and other events, the Kalbarri community has resolved to no longer have the Federation involved in the facilities and that they will operate the facilities on standalone basis. The lease on the premises will be terminated as at 31 December 2015.

The Council has recently sent requests to Mr Gillespie requesting what is to occur with the funds taken from the Kalbarri PCYC.

On the 27 August Mr Gillespie advised of a closing plan proposal. Upon that email advice the Councils CEO asked the question "I refer to the below and inquire of the "closing plan" that was to be enclosed, all we received is a check list." Mr Gillespie's response was:

"I suggest reading the email properly. Please note 'In collaboration with the Shire of Northampton.' As communicated to the Shire President. Professionalism goes a long way"

We consider this response is very vague on not answering the question we raised.

The CEO then emailed Mr Gillespie with the following query:

“A matter that the Shire President has asked me to clarify is what is to occur with the \$80,000 odd dollars that used to be with the Kalbarri PCYC. A number of community members have approached him on this.”

Mr Gillespie’s response:

“Again, what money are you talking about?????”

The Federation is a not for profit organisation and cannot operate without expenditure costs. I do not intend getting involved in misinformed dialogue over these issues. We will do this professionally. Our Constitution may provide some guidance on assets.

I suggest the previous committee chairperson put his queries in writing to the Board rather than through third parties not privy to Federation operations.

These matters were already dealt with the previous Chairperson. As iterated, Graham Dunn needs to put these claims in writing”

Upon the above advice Graham Dunn, the previous chairperson, emailed Mr Gillespie outlining what has been reported on in the above advice of the funds that used to be held by the Kalbarri PCYC Committee but were taken over by the Federation. Mr Gillespie’s response was:

“Financial matters are solely a Federation issue and will not involve other parties as this is commercial in confidence.”

The Council and the Kalbarri Community are very concerned of the responses received. The funds transferred to the Federation from the Kalbarri PCYC were funds raised by the local community and have a right to have all funds returned to allow for the continued operation of the facilities at a local level.

A meeting was requested with Dr Gordon but this has not yet occurred. Dr Gordon responded by advising:

“your letter states the Shire of Northampton is expressing its concerns as to how the PCYC Federation has operated in relation to the Kalbarri PCYC Club.

I appreciate where you, as Shire President are trying to assist the Kalbarri PCYC, albeit through Mr Graham Dunn. I also appreciate Mr Dunn's concern, but he no longer has a formal role with Kalbarri PCYC, and the finances of the Kalbarri PCYC Club remain the province of the PCYC Federation in conjunction with the Kalbarri PCYC Club up until the termination of the lease on 31st December 2015.

When our CEO, Mr John Gillespie returns to work on 2nd November 2015, and given the nature and seriousness of the allegations in your letter, I will be requesting a meeting with John Gillespie, our Chief Financial Officer and our Legal Advisors.

In light of the above, I do not believe that a meeting with you as Shire President and myself is warranted."

Council has received no further correspondence to the above until the advice that the official handover will be 6th December.

LEASE ISSUES

The land that the Kalbarri PCYC is located is crown reserve 35559 with a Management Order drawn in favour of the Shire of Northampton for the purpose of "Community Purposes & Recreational Camp".

An existing lease was in place which was due to expire 1 July 2016. Preparations were in place to renew the lease however due to the above events the Council resolved at their 24 July 2015 meeting:

"That Council not endorse the new lease with the PCYC until the Kalbarri community's issues with continued use and proposed charges to be imposed have been resolved."

Subsequently the WA PCYC have now resolved to not continue leasing the premises.

When the WA PCYC started operation there were two clear breaches of the existing lease which were brought to the attention of Mr Gillespie.

The first breach was the undertaking of structural changes to buildings without the Council approval and the second was the sub-letting of a portion of the hall area to the MEEDAC service provider. Both these actions require the formal approval of Council as per the terms and conditions of the lease.

The breaches in the opinion of the Shire CEO were not taken with any substance with the operations of MEEDAC continuing up until notice was given that the lease was to be terminated.

COMMENT:

It is the opinion of the Shire CEO that from the outset the WA PCYC has not had the Kalbarri community interests as their priority. This is evident with their attitude in changing the purpose of the camp facilities, breaching the lease provisions and now claiming funds that are considered the Kalbarri communities, belong to the WA PCYC.

The issue of the funds is serious and will not be resolved by continued correspondence and therefore at the request of the Shire President, this matter has now been referred to its legal advisors for advice as to what action can be taken by Council for the recovery of the funds, if any.

Further it is requested that Council correspond to the Minister for Police and the local representative Shane Love on this issue in an attempt for state government intervention to resolve the issue.

FUTURE OPERATIONS OF PCYC & BUS'S

At the time of compiling this report meetings with the Kalbarri representatives have not yet occurred on how the facilities as they stand now are to operate.

From the feeling of community meetings it is likely that a community group will manage and operate the facilities and therefore a lease to that group will need to be entered into.

Further it is not clear on how the hall is to be managed. If it is through the new community group then that is the best option as is the case with other similar facilities throughout the shire.

The two buses are an issue. The larger bus is the ex Northampton Community Bus and is in very good condition, however the smaller coaster bus is in poor condition and will require repairs before it can be hired to any person/s. Again it is not clear as to how these two vehicles are to be managed but one scenario is that they could revert back to the ownership of the Council and the Council will need to administer the bus in the same manner as the current Northampton community bus is administered. Which is of no major concern.

NON PAYMENT OF LEGAL FEES

In the initial stages when the Council resolved to renew the lease on the premises to the WA PCYC prior to the July 2015 decision, preparations for the new lease had commenced and costs of \$2,410.00 has been incurred.

As per the terms of the lease the Lessee is to repay the Lessor reasonable legal and other costs of preparing and registering the lease. The WA PCYC have now advised, after repeated requests, not to pay the legal fees that Council has incurred.

Their reasoning is:

- *The appointed legal advisors were not appointed by the WA PCYC meaning that WA PCYC had no influence of the scope of works or the magnitude of the fees charges; and*
- *A decision to not renew the lease agreement was taken unilaterally against the WA PCYC's advice and will, leading effectively WA PCYC with no option but to terminate its operations in Kalbarri. With the offer to lease withdrawn by the Shire of Northampton there is no lease agreement and the WA PCYC is under no obligation to cover the expenses.*

The first dot point is irrelevant. The Council is the Lessor and it appoints its own legal advisor to prepare the lease to then present to the WA PCYC to view the lease and it is up to them to determine if they need to appoint their own legal advisor to view the lease.

Further in correspondence sent to Mr John Gillespie 23 June 2015 from Council stated:

Further to our previous correspondence regarding the above lease, I am pleased to advise that the Northampton Shire Council resolved to:

- 1. Surrender the existing lease; and*
- 2. Enter into a new lease for a period of 21 years at a peppercorn rent of \$1 per annum.*

We will now instruct our legal advisors to prepare the required documentation for the above and it is advised that Clause 11 of the current lease states that the Lessee is to repay the Lessor reasonable legal and other costs of preparing and registering the lease. In previous instances, reasonable costs have been determined as 50% of costs.

Recently further legal advice in another lease matter has been received where the reasonable costs actually do not refer to a proportionate of payment as originally interpreted; it relates to the overall costs to prepare the lease should be reasonable.

The second dot point is also considered irrelevant to the payment of fees as the fees were incurred for the preparation of a draft lease and preparation of a surrender of the existing lease document, not the finalising of the lease.

Council is to determine if it wishes to pursue the payment of the whole of percentage of the legal fee costs.

FINANCIAL & BUDGET IMPLICATIONS:

Legal costs will be incurred. A general provision is provided for within the 2015/16 budget for general legal costs.

In addition if the busses are reverted to Council ownership then expenses will be incurred for their operating costs. On the experience of the Northampton community bus there is a net cost to Council of \$2,500 to \$3,000 per annum provided there are no major repairs. This can change depending on fire fees received that offset operating costs.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.9

That Council:

- 1. Consider legal advice and any future action (if received by the Council meeting date) on whether the WA PCYC Federation has the legal right to retain funds derived from the Kalbarri PCYC.**
- 2. Correspond to the Minister for Police and the Hon Shane Love advising them of this matter and seek their support for the funds being held by the WA PCYC Federation be returned to the Shire of Northampton to be held in Trust for the operations of the ex Kalbarri PCYC facilities.**
- 3. Council to determine if it is to pursue the WA PCYC for the payment of all or part of legal costs of \$2,410 incurred by Council for the initial renewal of lease preparation.**

APPENDICES 1:



POSTED
R1026715

PCYC Head Office | 12/275 Belmont Avenue WA 6105
PO Box 185 Cloverdale WA 6985
T: 9277 4388 | F: 9277 8411
E: info@wapcyc.com.au | www.wapcyc.com.au
ABN: 18 727 953 078

6 November 2015

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

NORTHAMPTON SHIRE COUNCIL				
File: 4-113				
10 NOV 2015				
Admin	Eng	Hlth Bldg	Town Plan	Ring
GL				

Dear Garry,

RE: Closure of Kalbarri PCYC Camp Confirmation

I returned to work from this week after a lengthy leave absence.

In regards to our previous discussions and email communications with the former Shire President, yourself and the Acting Chief Executive Officer we have confirmed and iterate that the Federation of Western Australian Police and Community Youth Centres Inc. (WA PCYC) **will cease all operations and exit from the Kalbarri PCYC Camp situated at 3 Anchorage Lane Kalbarri by 31 December 2015 as accepted by the Shire of Northampton on 15 September 2015** based on the exit strategy and information provided on 28 August 2015.

My Field Support Manager, Mr Gordon Musulin supported by me will progress the Closure procedures as outlined in the WA PCYC Centre Closure Checklist & Management Plan.

WA PCYC will ensure that all assets are correctly accounted and handed over to an approved nominated Shire of Northampton representative. Please advise per email your nominated representative.

Assets will include fixed assets, other movable equipment and the buses. WA PCYC will retain the air rifles as they are included in a Corporate Licence. Any monies will be retained by the WA PCYC as per the Constitution, contrary to misinformed views. We are a not for profit organisation and use any income to develop and run development programs for children and young people State-wide that contribute to the management of youth crime.

I am disappointed at the lost opportunity where both our organisations could have worked collaboratively to contribute in building the local Kalbarri community and enhance community safety and security.

We remain committed to providing services for economically challenged areas of our society in partnership with the WA Police.

Yours sincerely,


JOHN (Jock) GILLESPIE
CHIEF EXECUTIVE OFFICER

Cc Dist. Supt K Whiteley, Mid West Gascoyne District, WA Police and OIC Kalbarri Police,
Hon L Harvey MLA, Minister for Police; Road Safety; Training & Workforce Development; Women's Interests
Mr I Blayney MLA, Geraldton and Mr R S Love MLA, Dongara

APPENDICES 2“PCYC” - The End of an Era

The Kalbarri Youth Club was formed in 1977 to give kids something to do and to keep them off the streets and out of trouble. The youth club met at the Crocos Hall, behind the Ampol Supermarket, and several parents, and community minded volunteers formed a committee and led the activities of which gymnastics was one. When the privately owned hall was needed by its owner Bob Lilly for other purposes, the youth club had nowhere to go and looked like having to fold. But the determined committee of the day backed by strong community support had other ideas. In 1978, a public meeting was held in the old dining room of the Kalbarri Hotel and was attended by 90-100 people. (This represented a considerable proportion of the families living here in those days) From that public meeting the Kalbarri youth club decided to affiliate with the Federation Of Police and Citizens' Youth Clubs Inc, which would give them several benefits, including second hand equipment from other PCYC clubs, cover under a state-wide insurance policy, and an opportunity to send teams to compete in sporting events with other clubs. It also gave our youth club the benefit of being recognised as a charity and gained them tax exemption status. The PCYC Federation staff encouraged our local club committee to strive to build their own hall and facilities and provided whatever assistance they could. In 1979 the Shire of Northampton acquired a 2.2ha site of land in a magnificent location on the riverfront and set it aside for youth and recreational purposes. A large tin shed which was once the old Burns Philp warehouse in Geraldton was to be demolished and tenders were being called by the Geraldton Town Council. Through some prudent negotiating, the Northampton shire became the successful tenderer.

A team of community minded workers led by local builders Brian Benning and Frank Simonetti joined forces with our generous local carriers Ken and Wendy Rhodes. The warehouse was completely dismantled and carted load after load to Kalbarri and was then rebuilt as the home of the Kalbarri branch of the Police and Citizens Youth Club. This would never have been possible without many extremely generous donations from local business people, Geraldton businesses and a very active and dedicated group of volunteers. The numerous offers to help, and the widespread community support was quite overwhelming and heartening, and since "Government Grants" for small communities were practically non-existent in those days, it was the only way such things could be achieved.

Although not officially opened until 1981, from mid 1980 the PCYC Hall soon became the busiest place in town. It provided roller-skating, gymnastics and a whole range of other activities for the kids as well as serving as the town picture theatre on Friday nights. It was the focal point of the whole community and used for dances, meetings, entertainment and a host of fund raising activities on a very regular basis. The shire had raised a self servicing loan to cover some of the costs incurred in building the hall and to purchase some new building materials that were required. The Kalbarri PCYC had the task of fund raising to service the loan and had to find \$4,000 a year for ten years to pay off the debt. Fun raising was constant, and barely a week went by when PCYC was not actively holding raffles, chocolate wheels, or functions to raise money, but these events were also a lot of fun and the whole community got behind it.

In the early 90's the problem of the terrible acoustics was addressed. Movies held in the hall were hard to hear, and the kids would work very hard to present plays, acts and entertainment at Family Fun nights and school concerts only to find that very few people could hear them. Sounds were distorted and the reverberation off the hard walls was a major problem which could no longer be ignored. We engaged the services of an acoustics expert from Perth and this resulted in a \$24,000 fit-out of special wall and ceiling insulation which solved the acoustic problem beautifully. Naturally, the vigorous fund raising efforts continued relentlessly once again.

The PCYC has served this community well for over 35 years, and there is no reason why it cannot continue to do so well into the future. There is not much any hall could be used for that has not been done at the PCYC.

PCYC— The End of an Era (cont.)

Activities included dances, family games nights, badminton, chess club, drama groups, ballet, gymnastics, jazz ballet, visiting entertainers, movies, folk dancing, balls & fund raisers, school concerts, musical movements classes for toddlers, junior basketball, indoor cricket, kids discos, teenage drop in centre, a home for the Town Talk, karate, boot-scooting, yoga classes, air rifle target shooting, public meetings, land auctions, roller-hockey, playgroup, toy library and toddlers gym to mention just a few.

As Kalbarri has always been a popular and appealing place for Tourists and Visiting groups, the PCYC was often approached by schools, and visiting children's groups for use of the hall for short term stays and as shelter when groups hiking in the gorges were washed out by rain. In January of 1992, the club President, Graham Dunn put to the committee the idea of building a dormitory style camp on an unused portion of our block to provide for the needs of the various visiting groups who were not otherwise catered for in town at that time.

The camp would also serve in the long term as a regular and reliable source of revenue raising which could reduce the constant demand placed on our wonderful team of volunteers for fund raising. Knowing the cost of such a facility could be several hundred thousand dollars, and knowing only too well how difficult it was to raise large sums of money in small towns, many committee members thought that this time, Graham had really lost the plot. Some in fact thought the idea was so crazy, that they left the committee from that time. Nevertheless an extensive feasibility study into building suitable dormitory accommodation and associated facilities was undertaken with surprising results.

Thanks to the Shire of Northampton, we had the perfect site for a Camp and were only using 25% of the land that we had been allocated. A drawing of our proposed camp facility was sketched and painted by local artist Lesley Styles and this was used in our pitch to ministers and members of parliament in our efforts to procure government financial assistance. This painting is still displayed in our dining hall today. The Northampton shire strongly backed our plan but we were not surprised, nor were we daunted by the fact that there was no funding available from State or Federal Government coffers or other external sources to assist with the project. The Shire Council had no money either but they did assist in kind, with the earthworks and in various administrative ways.

The kind contributions and generosity of many local families and businesses was the sole reason that we have these wonderful facilities here today.

In November 1994 the Kalbarri PCYC Camp was officially opened by the then Commissioner of Police, Mr Brian Bull. The celebration was attended by over 300 people who all enjoyed a fabulous luncheon catered for by our first camp managers, John and Rita Molcher. Many families brought plants for the gardens which were to be established around the dorms over the months that followed. For the next two decades our camp facilities catered for hundreds of visiting groups and built up an excellent reputation particularly among schools and sporting clubs throughout the Midwest Region. The camp brought many thousands of people into Kalbarri which was a blessing to our tourism industry and provided some much needed support for many of our local tour operators such as the horse ranch, abseiling, canoeing, and sandboarding etc.

The camp has raised hundreds of thousands of dollars, every cent of which has gone back into our club for maintenance and upgrading. It has meant that our PCYC was able to subsidise sporting, recreational and social activities for our local kids and keep costs to families very low from one year to the next. It has also meant that PCYC has had to do very little fund raising over the last 20 years and have not had to compete with all the other local charity groups for the limited fund raising dollars available in Kalbarri.

PCYC— The End of an Era (cont.)

The PCYC has been one of the greatest success stories in the history of our fabulous town. What started out in the 70's as a concerned group of residents seeking to provide a variety of activities for local kids to keep them occupied and out of trouble, still remains one of the main goals of our club and community today. However, that is not the case for the new state-wide PCYC organisation and in 2013 **EVERYTHING CHANGED.**

As a direct result of the state government instructing all government departments to cut three percent off their budgets, Police Commissioner Karl O'Callahan responded by removing some 30 plus, police officers from their "community policing" roles running branches of PCYC and using them on front line police duties.

This meant that the state government had to decide whether to accept that after some 71 years of wonderful service to communities, PCYC's state-wide operations would either have to close down, or the government would have to provide additional and separate funding for a new modernised youth organisation which would be administered and operated by civilian staff. The government commissioned a complete review of the Federation of Police and Community Youth Centres. The result of which is known as "**The Browne Report**", and its 43 recommendations are currently being implemented.

As a result of the Browne Report, everything about PCYC as we knew it was set to change. There is now a completely new Board, new offices, all new admin and branch staff, under the control of new CEO John Gillespie. There are new funding arrangements, a new constitution, as well as new aims and objectives. They have systematically introduced a whole range of new rules and policies, fees and charges, of course a new logo. The only thing the new organisation has kept from the past, is the name; "*The Federation of Police and Community Youth Centre's Inc.*", because this name has earned enormous respect throughout the wider West Australian community for over 71 years.

One of the primary roles of the new PCYC is to identify itself as an organisation which deals with Prolific Priority Offenders, and focuses on addressing juvenile offending through diversion and intervention programs and by specifically engaging with Youth at risk of offending rather than to provide sporting and recreational activities for mainstream youth. Ongoing government funding for PCYC would be dependent on the new organisation providing sound statistical evidence that they are effectively reducing the incidence of crime among WA's youth.

Whilst most people would see those goals as desirable, particularly in Perth metro suburbs and the regional cities, it soon became very obvious to us here in Kalbarri that the new Federation of PCYC has totally changed its direction, goals and purpose. Areas which do not have a high youth crime rate, of which Kalbarri is one, would not be of interest to the new PCYC, as it would mean pouring their precious financial resources into an area which would not help them produce a significant reduction in the State's youth crime statistics. This is essential if they are to continue to attract ongoing government funding.

The Federation was however, interested in Kalbarri for the sole reason that we had a fully operational, respected and profitable camp facility which they could see would help them to achieve their goals. The Federation CEO Jock Gillespie attended a meeting of our local volunteer committee early in 2014 informing us that they are keen to inject several hundred thousand dollars into upgrading our facilities but would first have to secure a new lease of the land for a period of twenty years. The lure of the huge injection of funds to upgrade our aging facilities, won over the support of our local volunteer committee, but only for the short term.

The Federation systematically took over administering all 20 branches from their head office in Perth and as a result took complete control of our bank account in which we had accumulated more than \$85,000.

PCYC— The End of an Era (cont.)

From early 2013 our local committee, which each year was democratically elected at our AGM, was never provided with any form of financial statement by head office. We were kept totally in the dark and they appeared to have a policy of not answering emails or returning phone calls. We were informed that we were now only an advisory committee and had no authority to make decisions effecting our club, its finances, its property, its assets or the way it was operated. In May 2014 the Federation employed a full time person to manage the Kalbarri club and gradually brought it into line with the policies and procedures of new organisation and under the strict control of the head office administrators.

No effort was ever made by anyone at the Federation to enquire locally as to the needs and aspirations of our own club or to liaise with our volunteer committee or the Kalbarri community as to the needs of our local youth. There was never any communication or consultation. In fact the playgroup organisers were told they had to vacate both of their store rooms in the main activity hall, as they would be needed by Head Office for administrative purposes. They were also told that new fees were to be imposed which made it quite a costly exercise for the group to continue using the hall for playgroup. They eventually moved out of the hall after more than 20 years of co-operation and harmony, and sought an alternative venue.

Girls gymnastics has been the greatest success story of the Kalbarri PCYC for over 35 years and again the Federation has not enquired as to the needs of our local gym girls or consulted in any way with the Kalbarri community. It has simply enforced new policies and imposed exorbitant new fees and charges which are causing significant concern and frustration for our dedicated instructors and organisers of the group.

As many local residents will be aware, both our community buses were purchased as a result of local fund raising and from donations from businesses and a grant from the Lotteries commission. When the school were able to purchase their new bus, the old Toyota was handed over to the community and the PCYC offered to take over bookings and management of the vehicles on behalf of the wider community. However, because these buses are registered in the name of the PCYC, the Federation incorrectly assumed that they were owned by the Federation and had plans to dispose of one of them to another PCYC club.

As was mentioned in the August edition of Town Talk, a public meeting was held at the camp hall on July 29 and attended by CEO Jock Gillespie and his new Admin Manager, as well as the President of the Northampton shire Gordon Wilson and CEO Garry Keeffe together with some 70 concerned local residents. Many grievances were aired at the meeting and the Federation executives were made aware that the Kalbarri community is not happy with the way the takeover of our youth facility has been handled. A follow up public meeting was held the following week at which a decision was made to terminate our link with the Federation of Police and Community Youth Centres Inc., and to revert once again to running our own youth club locally. As a result of that decision, which was unanimous, the Shire of Northampton will be asked not to proceed with the new lease of Lot 468 Anchorage Lane to the Federation.

At this point in time efforts have been made to form a new committee of local volunteers who will liaise with the shire about taking back control of all aspects of the Kalbarri Youth Club. We are waiting to hear from the Federation executive about transitional arrangements and the official handover of assets.

This is or could be an exciting time for Kalbarri. But one of the biggest problems for our local Youth Centre going forward, will be to attract a sufficient number of parents and enthusiastic community minded volunteers who are willing to be actively involved in the planning, direction and leadership of our local youth club as it enters into a completely new era. If you feel that more needs to be done for our local youth and are willing to be actively involved in the new volunteer committee, please contact, Sarah Flannery on 9937 2736, or Luke Bradley on 9937 1840. As always, the success or failure of the club going forward will depend totally on the level of support it receives from the Kalbarri community.

6.5.10 RE-ESTABLISHMENT OF WA POLICE LIVESTOCK SQUAD

FILE REFERENCE:	13.1.5
DATE OF REPORT:	12 November 2015
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Agenda item from Murchison Country Zone

SUMMARY:

Council to consider request for support to have the WA police Livestock Squad reinstated.

BACKGROUND:

Details of the agenda item are at Appendices 1.

COMMENT:

With no experience in such areas no comment is provided by Council Management.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.10

For Council determination.

APPENDICES 1

– Page 23 –

8.3 Proposed Re-establishment of the WA Police Livestock Squad

Member:	Shire of Mount Magnet
Amended By:	Nil
Disclosure of Interest:	Nil
Meeting Date:	6 November 2015

Matter for Consideration

To consider and, if thought appropriate, to lobby for the re-establishment of the WA Police Livestock Squad.

Background

The pastoral industry is one of the three main pillars of our local economy, and it is difficult to imagine that we could expect revitalisation of the local economy without a strong and profitable pastoral sector.

In fact, the Murchison Vermin Cell Project is aimed at doing just that. However, it is apparent that wild dogs are not the only threat to the pastoral industry, as we keep getting reports of livestock being stolen.

The Livestock Squad was a team of country police officers devoted to protecting and policing rural properties and farms across the state but it was disbanded in 2008.

With the benefit of hindsight, we can now see that this was not a good idea - it is no reflection on our local police, but the fact of the matter is that it is a specialised area of the law concerning livestock, and it is probably unfair to expect that general police would be sufficiently knowledgeable in the area of livestock law and livestock law enforcement.

Comment

The problem of livestock theft seems to be growing without any effective checks.

Earlier this year, South West MP Mick Murray also called for the reinstatement of the police stock squad. Mr Murray believed crimes committed in the country were not given the same level of attention as those in the city.

"I think the police do a fairly good job, but in saying that, if the stock squad was still around, I think that would probably stop some of these problems because it would be instantly there, not tied up with day-to-day issues," he said.

In June, more than 60 pastoralists attended a meeting in Leonora to talk about their growing concern about stock theft in the state's northern Goldfields.

Western Australia's Minister for Agriculture Hon. Ken Baston has not ruled out reforming the stock squad, and may well be a champion for this cause at the Cabinet table. He has said he would look into the legislation surrounding stock theft.

"Anything to do with stock theft is very much a specialist field and you can't expect everyone in the police force to actually understand animals because if they haven't got a farming background then it is difficult for them so that is something I very much need to look at," he said.

Statutory Environment

In 2013 the former Stock Act was absorbed under the Biosecurity and Agriculture Management (BAM) Act. At least some pastoralists believe it watered down the powers of police.

Policy Implications

Nil.

Financial Implications

Nil.

Strategic Implications

Re-establishment of the Livestock Squad would be consistent with a strategic objective of revitalising the pastoral rangelands

Voting Requirements

Simple Majority

Moved: Cr Jensen

Seconded: Morris

That:

1. The Zone Executive Officer write to Hon. Ken Baston MLC, Minister for Agriculture, seeking his support and assistance in relation to the re-establishment of WA Police Livestock Squad.
2. The Zone Executive Officer write to other pastoral/agricultural local governments in WA, asking them to join the campaign for re-establishment of WA Police Livestock Squad by writing to the Minister for Agriculture Hon. Ken Baston MLC.

CARRIED

ADMINISTRATION & CORPORATE REPORT

ADDENDUM

6.5.5	ROADS TO RECOVERY FUNDING	2
6.5.9	KALBARRI PCYC	7

6.5.5	ROADS TO RECOVERY FUNDING	
	FILE REFERENCE:	12.1.20
	DATE OF REPORT:	19 November 2015
	REPORTING OFFICER:	Garry Keeffe
	APPENDICES:	Tables 1 & 2 as referred to in the report

SUMMARY:

Additional information in the revision of the “reference amount” that the Council has to abide by.

COMMENT:

Within the main report it stated that a review of the “reference amount” was being undertake. It is advised that this has now been completed and has been forwarded to the Department of Infrastructure and Regional Development requesting that a review of our own expenditure requirements be undertaken and further that they review our amended “reference amount” for the 2014/15 to 2019/20.

The advice to the DIRD stated:

I refer to recent correspondence and emails in regards to this Councils breach for R2R funding by not meeting its own sources target in 2014/15 and subsequent years that resulted in additional own sources expenditure requirements.

As per verbal advice we undertook a complete review of the road expenditure from 2004/2009 as it was considered that our reference amount was higher in comparison to many other local governments. The review has revealed that there were a few anomalies in the revised information provided to you to determine our reference amount which is currently \$1,175,161.

The anomalies relate to a one off project that I have mentioned being the White Cliffs Road project. This project saw the construction of 13km of the road of which the Council funded from its own resources and as it was a one off new road we believe it should be removed from the calculation to determine our reference amount.

In addition within the road maintenance section it was discovered that expenditure primarily related to street sweeping was included and should not have been.

ADMINISTRATION & CORPORATE REPORT – 20 NOVEMBER 2015

As can be seen from the attached Table 1 shows the original revision undertaken. Table 2 now shows the revised calculation by excluding the White Cliffs Road project and the anomalies included within the road maintenance.

From our review the reference amount we believe should be \$955,400, this obviously will now affect the years 2009/10 to 2014/15 and for the new round of funding. This review was undertaken with the assistance of Councils auditors.

We also request that a reconsideration of the local business fire that affected our 2014/15 road expenditure be taken into consideration.

This incident was out of the control of Council even though it is not deemed a natural disaster. Further you stated that as the drain is not within a road reserve that it would not apply, this we disagree with. The drain is within a drainage reserve and part on Council owned property and is part of the town streets drainage system. There are no doubt many other situations where drains are located off road reserves but service a number of roads/streets. This is the reason for the breach, if this incident did not occur we would have reached the reference amount as it currently stands.

In regards to your other query in relation to future years it is advised that in accordance with the Councils adopted Corporate Business Plan which includes future road projects, the following is projected:

Expenditure			
Roads to Recovery	929,652	325,315	325,315
Own Construction Works	413,374	634,930	401,175
Regional Road Group Works	210,500	295,980	275,000
Own Maintenance Works	1,404,036	1,400,000	1,400,000
Royalties for Regions	613,750	1,038,750	530,000
Black Spot Works			310,000
	3,571,312	3,694,975	3,241,490
Income			
Roads to Recovery	929,652	325,315	325,315
MRWA Direct Grant	149,600	150,000	150,000
Regional Road Group Funding	140,330	295,980	275,000
Black Spot Funding			106,780
Grants Commission – untied road grant	679,646	690,000	690,000
	2,387,978	2,500,045	2,077,095
Amount of own source expenditure	1,183,334	1,194,930	1,164,395
Current reference amount	1,258,151	1,258,151	1,258,151

From the above the Council will again have some difficulty on reaching its reference amount as it currently stands, but as explained previously it has always been considered that this reference amount is too high and should be adjusted accordingly.

With the new information, the DIRD have been requested to reconsider/approve of the following:

1. Revised reference amount as per our explanation and the reference amount applicable as from 2014/15 also be revised.
2. That the costs incurred to rehabilitate the drainage line that required Council to suspend all road works to finance these costs be taken into consideration.
3. The immediate re-instatement of Roads to Recovery Funding due to contracts being let for the works to proceed and the completion of a road project funded from the R2R.

The DIRD was requested to provide an answer by the Council meeting however at the time of compiling this report no response has been received and when it is it will be provided to Councillors accordingly.

FINANCIAL & BUDGET IMPLICATIONS:

Refer to main agenda.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.5

For Council consideration.

APPENDICES 1 – TABLE 1

	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
EXPENSE						
152100 R2R	254398	254829	352955	245991	358235	484667
150300 RRG Porjects	660761	302588	494665	393963	322620	396731
150600 Muni Construction	237398	345495	793200	301726	167123	136306
151600 George Grey Dve		57022	33000			
151500 Black Spot		127375	8959	7750	103922	8893
152300 Supp Works			4386	294150		
150900 Footpaths (part of Rd wks)			130549	31016	51297	
158500 Muni Mntce	1132243	1100325	1044260	1293519	1357157	1297030
159200 Crossovers	2000	2000	800	1600	800	6500
	2286800	2189634	2862774	2569715	2361154	2330127
Originally submitted Own Source Exp	1829533	1683824	2009721	1809525	1440671	1074777
Difference	457267	505810	853053	760190	920483	1255350
INCOME						
154810 RRG	450000	200000	313313	252523	207958	240279
152070 BLACK SPOT		84772	4639		113966	4639
155610 CONTRIB	3600	11809	4045			15000
155310 FOOTPATH GRNTS		31445	21250			
162810 MRWA	83462	85423	88110	90416	91867	93731
146210 FAGS	473258	496106	511811	527611	557370	556255
152050 R2R	238203	585404	294216	267750	323401	320675
	1244923	1483150	1233339	1138300	1294562	1215579
Revised Own source Expend	1041877	706484	1629435	1431415	1066592	1114548

APPENDICES 2 – TABLE 2

Table 2

Own Source Expenditure Reconciliation						
	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009	2009/2010
Expense						
152100 R2R	254,398	254,829	352,955	245,991	358,235	484,667
150300 RRG Projects	660,761	302,588	494,665	393,963	322,620	396,731
150600 Muni Construction	237,388	345,495	793,200	301,726	167,123	136,306
White Cliffs Road	51,488	12,353	644,327			
151600 George Grey Drive		57,022	33,000			
151500 Black Spot		127,375	8,959	7,750	103,922	8,893
152300 Special Supplementary works		4,386	294,150			
150900 Footpaths (part of Rd Works)		130,549	130,549	31,016	51,297	
158500 Muni Maintenance	1,132,243	1,100,325	1,044,260	1,293,519	1,357,157	1,297,030
Less non conforming items below	54,523	68,667	42,161	143,173	62,658	211,901
159200 Crossovers	2,000	2,000	800	1,600	800	6,500
Total	2,180,789	2,108,614	2,176,286	2,426,542	2,298,496	2,118,226
Income						
154810 RRG	450,000	200,000	313,313	252,523	207,958	240,279
152070 Black Spot		84,772	4,639		113,966	4,639
155610 Contribution	3,600	11,809	4,045			15,000
155310 Footpath Grants		31,445	21,250			
162810 MRWA	83,462	85,423	88,110	90,416	91,867	93,731
146210 FAG's	473,258	496,106	511,811	527,611	557,370	556,255
152050 R2R	238,203	585,404	294,216	287,750	323,401	320,675
Total	1,248,523	1,494,959	1,237,384	1,138,300	1,294,562	1,230,579
Revised own source Expenditure	932,266	613,655	938,902	1,288,242	1,003,934	887,647
Less:						
Construction Works						
White Cliffs Road (one off) R220 - GL = 150600	51,488	12,353	644,327			
	51,488	12,353	644,327			
Maintenance Works						
Carparks - GL = 150600	41,478	14,710	12,094	85,558	12,066	91,700
Consultant Review/Road Survey - GL 150600		28,665			3,240	
Road Sweeping etc - 158500	1,204	6,453	6,899	35,553	22,680	64,850
Non conforming road exp items - GL 158500	11,841	18,839	23,168	22,062	24,672	55,351
	54,523	68,667	42,161	143,173	62,658	211,901
Average (5 Years)	955,400					
Current Own Source Reference Amount =	1,175,161					

6.5.9

KALBARRI PCYC

FILE REFERENCE:	11.1.13
DATE OF REPORT:	19 November 2015
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Legal advice (if it arrives)

SUMMARY:

Further information for Council consideration in relation to the continued operations of the Kalbarri PCYC.

COMMENT:

On Wednesday 18th November the CEO and Deputy President, Cr Scott, met with a newly formed community group whose intentions are to continue the operations of the Kalbarri PCYC as they previously were.

A number of hurdles have to be crossed before this can happen and the CEO gave the group all information regarding the Council seeking legal advice etc and until that legal advice is known and also depending on the outcome of an official handover of assets and property to Council on the 8 December 2015, there was not a lot more that we could advise the group with the exception that Council is supportive of the operations continuing.

One aspect that Council will need to immediately consider is funding for ongoing maintenance and the provision of possible seed funding to help the new community group to operate the premises. Again this is not going to be known until the outcome of the legal advice to recover funds that are now with the WA PCYC.

In the interim the CEO has instructed the group and a caretaker who lives on site, to repair any items that require repairing and the Council will need to cover these costs. The CEO also advised the current caretaker, who is being paid by the WA PCYC \$150/week, that Council will not be paying this rate and that we will engage him when required for repairs and for some cleaning duties. The community has also indicated that they will volunteer to also undertake cleaning duties etc. Approval has been provided for this caretaker to remain living onsite.

If the issue of the return of funds is not resolved in a short time frame then seed funding will need to be found to help the group. Reason being is that school groups have booked the facilities in 2016, as well as other groups in the later part of 2015, and therefore the camp facilities need to continue to operate.

Council does not have any available funds within the current 2015/16 Budget to help with this. However on a recent extensive research into the Councils Trust account has revealed that there are funds which were received for stabilization bonds for when the Eco Flora Estate was established.

During the development of this Estate, the stabilization bond for the actual subdivision was refunded however an amount of \$15,800 was retained for continued stabilization of the resort site that was supposed to proceed. This has not proceeded, the soil stabilization of this area was not kept under control and with the developer no longer in operation it is considered that the bond is forfeited and can now be returned to Council. It is recommended that Council utilise this trust amount as seed funding for the operations of the Kalbarri PCYC.

Further as the new group will need to become a formal incorporated/identifiable body to allow a lease to be entered into with the Council and to obtain bank accounts etc. To assist the community group the CEO as advised that all financial management can be undertaken by Council until such time they become a formal incorporated body. This provides security to the financial control of the facilities.

With the bookings already made, it is imperative that when all the assets/property are transferred that the Council in association with the new management group, promote the facilities that it is open as normal and not closing down as has been reported in some political circles. It is proposed to undertake this under the Shire umbrella (in association with the management group) so as prospective users again have security that the facilities are open and operational and being managed by a reputable body.

LEGAL OPINION

At this stage the legal advice if Council can recover the estimated \$80,000 of Kalbarri PCYC funds has not been received, however our legal advisors hope to have it available before the Council meeting starts. If the advice is not forthcoming then Council will need to hold a Special Meeting later in the week to consider the legal advice and provide direction on any recommended action.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 6.5.1
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For Council consideration.
