



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 September 2019 in the Council Chambers, Northampton commencing at 1.00pm.

Lunch will be served from 12.00pm.

A handwritten signature in blue ink, appearing to be 'Garry L Keeffe', is placed above the printed name.

**GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER**

13th September 2019



~ Agenda ~

20th September 2019

NOTICE OF MEETING

Dear Elected Member

The next ordinary meeting of the Northampton Shire

Council will be held on Friday 20th September 2019, at

The Council Chambers, Northampton commencing at 1.00pm.

GARRY KEEFFE
CHIEF EXECUTIVE OFFICER

13th September 2019

SHIRE OF NORTHAMPTON

DISCLAIMER

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

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

Signed  _____

Date 13th September 2019

GARRY L KEEFFE
CHIEF EXECUTIVE OFFICER

**AGENDA
ORDINARY MEETING OF COUNCIL
20th SEPTEMBER 2019**

1. OPENING

2. PRESENT

- 2.1 Leave of Absence
- 2.2 Apologies

3. QUESTION TIME

4. DISCLOSURE OF INTEREST

Councillors are to advise the Presiding Member or Chief Executive Officer prior to the meeting commencing of items they have a financial interest in or alternatively declare their interest immediately before the item that is to be discussed.

5. CONFIRMATION OF MINUTES

- 5.1 Ordinary Meeting of Council – 16th August 2019

6. RECEIVAL OF MINUTES

7. REPORTS

- 7.1 Works & Technical Services
- 7.2 Health & Building
- 7.3 Town Planning
- 7.4 Finance
- 7.5 Administration & Corporate

8. COUNCILLORS & DELEGATES REPORTS

- 8.1 Presidents Report
- 8.2 Deputy Presidents Report
- 8.3 Councillors' Reports

9. NEW ITEMS OF BUSINESS FOR DECISION

10. NEXT MEETING

11. CLOSURE

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

TABLE OF CONTENTS

8.1	OPENING	3
8.2	PRESENT	3
8.2.1	LEAVE OF ABSENCE	3
8.2.2	APOLOGIES	3
8.3	QUESTION TIME	3
8.4	DISCLOSURE OF INTEREST	3
8.5	CONFIRMATION OF MINUTES	4
8.5.1	CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 19 TH JULY 2019	4
8.5.2	BUSINESS ARISING FROM MINUTES	4
8.6	RECEIVAL OF MINUTES	4
8.6.1	SPECIAL BUDGET MEETING OF COUNCIL	4
8.7	WORKS & ENGINEERING REPORT	4
8.7.1	INFORMATION ITEMS - MAINTENANCE/CONSTRUCTION WORKS PROGRAM (ITEM 7.1.1)	4
8.7.2	REQUEST FOR QUOTE (RFQ) (01/2020)	5
	KALBARRI ROAD – SHOULDER RECONDITIONING – 2019/2020	5
	46.00 to 54.00 SLK (ITEM 7.1.2)	5
8.8	HEALTH & BUILDING REPORT	5
8.8.1	BUILDING APPROVALS (ITEM 7.2.1)	5
8.9	TOWN PLANNING REPORT	5
8.9.1	KALBARRI WILDERNESS CRUISES – LICENSE AGREEMENT FOR COMMERCIAL RECREATIONAL USE OF RESERVES 25307, MURCHISON RIVER FORESHORE, KALBARRI (ITEM 7.3.1)	5
8.9.2	PROPOSED LOTTERYWEST SIGNAGE – NORTHAMPTON NEWSAGENCY - LOT 100 (No. 217) HAMPTON ROAD, NORTHAMPTON (ITEM 7.3.2)	7
8.9.3	SHIRE OF NORTHAMPTON - HERITAGE LIST REVIEW (ITEM 7.3.3)	8
8.9.4	PROPOSED OUTBUILDING - NORTHAMPTON MOTORS AND MACHINERY RESTORATION GROUP – LOT 500 (NO. 52) GWALLA STREET, NORTHAMPTON (ITEM 7.3.4)	9
8.9.5	REQUEST FOR COMMENT – PROPOSED AQUACULTURE APPLICATION – PORT GREGORY LAGOON (ITEM 7.3.5)	9
8.9.6	REQUEST FOR VARIATION OF CONDITION - BOUNDARY FENCING – LOT 36 (NO. 12) CASTAWAY STREET, KALBARRI (ITEM 7.3.6)	10

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

8.9.7	SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 7.3.7)	10
8.9.8	MUNICIPAL (LOCAL GOVERNMENT) HERITAGE INVENTORY REVIEW (ITEM 7.3.8)	10
8.9.9	SUBDIVISION APPLICATION - PROPOSED THREE (3) LOT SUBDIVISION – LOTS 995 AND 996 (NO. 29) ATKINSON CRESCENT, KALBARRI (ITEM 7.3.9)	11
8.10	FINANCE REPORT	13
8.10.1	ACCOUNTS FOR PAYMENT (ITEM 7.4.1)	13
8.10.2	MONTHLY FINANCIAL STATEMENTS – JULY 2019 (ITEM 7.4.2)	13
8.10.3	2019/2020 BUDGET ADOPTION (ITEM 7.4.3)	13
8.10.4	WAIVER OF 2019/2020 RATES (ITEM 7.4.4)	14
8.10.5	2019-2020 FEES AND CHARGES SCHEDULE CHANGES (ITEM 7.4.5)	15
8.11	ADMINISTRATION & CORPORATE REPORT	16
8.11.1	KALBARRI PAW – PUBLIC SUBMISSIONS (ITEM 7.5.1)	16
8.11.2	CHANGE OF PURPOSE OF ROAD RESERVE (ITEM 7.5.2)	16
8.11.3	PART ROAD RESERVE CLOSURE – CORNER NORTH WEST COASTAL HIGHWAY AND AJANA-KALBARRI ROAD, AJANA (ITEM 7.5.3)	16
8.11.4	NORTHAMPTON NETBALL/BASKETBALL COURTS REFURBISHMENT (ITEM 7.5.4)	17
8.12	SHIRE PRESIDENT'S REPORT	17
8.13	DEPUTY PRESIDENT'S REPORT	17
8.14	COUNCILLORS' REPORTS	17
8.14.1	CR SMTIH	17
8.14.2	CR STEWART	18
8.14.3	CR PIKE	18
8.14.4	CR HAY	18
8.15	NEW ITEMS OF BUSINESS	18
8.15.1	PROPOSED ELECTORAL BOUNDARY CHANGES - WAEC	18
8.16	NEXT MEETING OF COUNCIL	19
8.17	CLOSURE	19

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

8.1 OPENING

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

8.2 PRESENT

Cr C Simkin	President	Northampton Ward
Cr S Krakouer	Deputy President	Kalbarri Ward
Cr S Stock-Standen		Northampton Ward
Cr R Suckling		Northampton Ward
Cr T Hay		Northampton Ward
Cr S Smith		Kalbarri Ward
Cr P Stewart		Kalbarri Ward
Cr D Pike		Kalbarri Ward
Mr Garry Keeffe	Chief Executive Officer	
Mr Grant Middleton	Deputy Chief Executive Officer	
Mr Neil Broadhurst	Manager of Works & Technical Services	
Mrs Debbie Carson	Planning Officer	

8.2.1 LEAVE OF ABSENCE

Nil

8.2.2 APOLOGIES

Cr Carson

8.3 QUESTION TIME

Nil

8.4 DISCLOSURE OF INTEREST

Cr Suckling declared a proximity interest in Minute 5.2.1 of the Special Budget Meeting - Port Gregory Specified Area Rate as her brother in-law owns property within the area.

Cr Suckling declared an impartiality interest in Item 7.5.2 - Change of Purpose Road Reserve as Cr Suckling is a member of the group seeking the change of purpose.

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

8.5 CONFIRMATION OF MINUTES

8.5.1 CONFIRMATION OF MINUTES – ORDINARY COUNCIL MEETING 19TH JULY 2019

Moved Cr SUCKLING, seconded Cr SMITH

That the minutes of the Ordinary Meeting of Council held on the 19th July 2019 be confirmed as a true and correct record, subject to the following amendment:

- Minute 7.15 should read the “Deputy President” not the “President”, who declared the meeting closed.

CARRIED 8/0

8.5.2 BUSINESS ARISING FROM MINUTES

Minute 7.11.2 No design for the AFL player cutouts has been received to date. It is further noted that no approvals from football players themselves have yet been requested or received.

Minute 7.11.3 Jacques Point ablutions - CEO to further investigate the estimated cost of construction of the ablutions. Kalbarri Boardriders to investigate additional funding options.

8.6 RECEIVAL OF MINUTES

8.6.1 SPECIAL BUDGET MEETING OF COUNCIL

Moved Cr SUCKLING, seconded Cr STEWART

That the minutes of the Budget Meeting of Council held on the 26th July 2019 be confirmed as a true and correct record.

CARRIED 8/0

8.7 WORKS & ENGINEERING REPORT

8.7.1 INFORMATION ITEMS - MAINTENANCE/CONSTRUCTION WORKS PROGRAM (ITEM 7.1.1)

Noted.

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

8.7.2 REQUEST FOR QUOTE (RFQ) (01/2020)
KALBARRI ROAD – SHOULDER RECONDITIONING – 2019/2020
46.00 to 54.00 SLK (ITEM 7.1.2)

Moved Cr HAY, seconded Cr PIKE

That the Request for Quote '01/2020 - Kalbarri Road – Shoulder Reconditioning 2019/2020' as submitted by RDH (Red Dust Holdings) of \$190,981.00 (exc GST) for Shoulder Reconditioning on Kalbarri Road from 46.00 to 54.00 slk be accepted. With the scope of the works extended to accommodate the requirements of the 'Regional Road Group' and 'Roads to Recovery' grant funds received for this project.

CARRIED 8/0

Mr Neil Broadhurst departed the meeting at 1.23pm.

8.8 HEALTH & BUILDING REPORT

8.8.1 BUILDING APPROVALS (ITEM 7.2.1)

Noted.

8.9 TOWN PLANNING REPORT

8.9.1 KALBARRI WILDERNESS CRUISES – LICENSE AGREEMENT FOR COMMERCIAL RECREATIONAL USE OF RESERVES 25307, MURCHISON RIVER FORESHORE, KALBARRI (ITEM 7.3.1)

Moved Cr KRAKOUER, seconded Cr SMITH

That Council:

1. Grant Development Approval for the experiential use (River Boat Cruise - River Princess) of Reserve 25307, Murchison River Foreshore Kalbarri, subject to the following conditions:
 - a. This Development Approval is an approval for the proposed use for the purposes of the Shire of Northampton's *Local Planning Scheme No. 11 – Kalbarri* and the *Planning and Development Act (2005)* only and does not constitute an Agreement/License with the Shire of Northampton or the State of Western Australia in

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

- their capacities as management bodies of the reserve within which the use is proposed to be located;
- b. The proposed River Boat Cruise that traverses the Murchison River and utilises Reserve 25307, shall be limited to one (1) motorised vessel for a period of three (3) years;
- c. The Applicant shall maintain required approvals with the Australian Maritime Safety Authority and Department of Transport and any other approvals that may be required with other governmental authorities;
- d. The Applicant shall maintain Public Liability Insurance coverage to a minimum of \$20 million, and forward a copy of this certificate to the Shire of Northampton to comply with the provisions of the Shire of Northampton's *Local Planning Policy – Commercial Recreational Tourism Activity*;
- e. The tour operations are not to interfere at any time with the operations of the Kalbarri Sea Search and Rescue;
- f. This Development Approval is subject to:
- (i) In-principle approval of the Shire in its capacity as management body of the reserve within which the proposed use is to be located;
 - (ii) Approval of the Minister of Lands in accordance with the provisions of the *Land Administration Act (1997)*;
 - (iii) A license agreement being entered into by the applicant and the Shire in accordance with Council's *Local Planning Policy – Commercial Recreational Tourism Activity*;
- g. This Development Approval shall remain valid whilst the agreement referred to herein remains current and valid, and on the expiration or in the termination of such License Agreement, this Development Approval shall cease to be valid.
-

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

Advice Notes

1. *The Applicant is advised that it is not the responsibility of the local government to ensure that all correct approvals are in place and that all conditions contained within said approvals are upheld during the operations of the business.*
2. *If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be made within 28 days from the date of this notice.*
2. Authorise delegation to the Chief Executive Officer and Planning Officer for preparation and execution of the Licence Agreement referred to at Condition 1f (iii) above, with any disputes to be referred back to Council for final determination; and
3. Refer the License Agreement to the Department of Planning, Lands and Heritage for Ministerial consent.

CARRIED 8/0

8.9.2 PROPOSED LOTTERYWEST SIGNAGE – NORTHAMPTON NEWSAGENCY - LOT 100 (No. 217) HAMPTON ROAD, NORTHAMPTON (ITEM 7.3.2)
--

Moved Cr STOCK-STANDEN, seconded Cr STEWART

That Council grant Development Approval for one box awning sign and four window signs upon Lot 100 (No. 217) Hampton Road, Northampton, subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) dated 16 August 2019 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government;
2. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition;

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

3. No alterations being made to the signs without the local government's approval;
4. The Applicant shall maintain the visual permeability of the entry doors to the Newsagency, so as to address the requirements of the *Shire of Northampton's Local Planning Scheme No. 10's 'Detailed Design and Streetscape Policy Guidelines'*.
5. The signs being securely fixed in position at all times; and
6. The signs being maintained to the approval of the local government.

Advice Notes

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.

Note 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.

Note 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

8.9.3 SHIRE OF NORTHAMPTON - HERITAGE LIST REVIEW (ITEM 7.3.3)
--

Moved Cr SUCKLING, seconded Cr PIKE

That Council resolves pursuant to Schedule 2 'Deemed Provisions' of the *Planning and Development (Local Planning Schemes) Regulations 2015 Part 3 - Heritage Protection cl 8(3)* to:

1. Review the following places for removal from the Local Planning Scheme No. 10 - Heritage List for the purposes of consultation and public advertising:

- ND 3 Galena School Site, Galena;
 - ND 12 - Spring Valley Homestead;
-

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

- ND 16 - Mugawa Cottage ruins;
- NT 5 - House and former bank Hampton Road Northampton;
- ND 14 - Bowes River and Nokanena Brook;
- ND 18 - Oakabella Creek

2. Review Place ND9 - Pakington Townsite / Port Gregory to modify the existing record to reflect the Municipal Heritage Inventory listing for the purposes of consultation and public advertising.

CARRIED 8/0

8.9.4 PROPOSED OUTBUILDING - NORTHAMPTON MOTORS AND MACHINERY RESTORATION GROUP – LOT 500 (NO. 52) GWALLA STREET, NORTHAMPTON (ITEM 7.3.4)
--

Moved Cr SS, seconded Cr SMITH

That Council grants in-principal support to the Northampton Motors and Machinery Group for the construction of a proposed outbuilding upon Lot 500 (No. 52) Gwalla Street, Northampton, so that the group can progress with funding and development applications.

CARRIED 8/0

8.9.5 REQUEST FOR COMMENT – PROPOSED AQUACULTURE APPLICATION – PORT GREGORY LAGOON (ITEM 7.3.5)

Moved Cr SUCKLING, seconded Cr STEWART

That Council advise DPIRD that they support the proposal in-principal, however Council requests a Condition or Advice Note be applied to the License Approval that requires the Applicant to obtain Development Approval from the local government for any associated onshore land use pertaining to the construction and/or operational phase of the aquaculture project. Council also requests further information relating to any associated land use and the harvesting of the oyster product.

CARRIED 8/0

Mr Garry Keeffe departed and returned to the meeting at 1.44pm.

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

**8.9.6 REQUEST FOR VARIATION OF CONDITION - BOUNDARY FENCING –
LOT 36 (NO. 12) CASTAWAY STREET, KALBARRI (ITEM 7.3.6)**

Moved Cr SUCKLING, seconded Cr HAY

That Council uphold the decision made at their 19 July 2019 Ordinary Meeting (Minute 7.10.7), in relation to the proposed boundary fence upon Lot 36 (No. 12) Castaway Street, Kalbarri.

CARRIED 7/1

Cr Krakouer voted against the motion.

Moved Cr SUCKLING, seconded Cr STEWART

That Council direct staff to investigate the estimated costs to conduct a compliance review/audit of non-conforming and unapproved fences within the Brownes Farm R5 Residential Area.

CARRIED 8/0

8.9.7 SUMMARY OF PLANNING INFORMATION ITEMS (ITEM 7.3.7)

Noted.

**8.9.8 MUNICIPAL (LOCAL GOVERNMENT) HERITAGE INVENTORY REVIEW
(ITEM 7.3.8)**

Moved Cr STEWART, seconded Cr SUCKLING

That Council resolves to:

1. Update the Shire of Northampton's Local Government Inventory to include the amendments to the following Place Records, as presented:
 - Place No. 1 – Murchison House Station
 - Place No. 3 – Murchison Bridges
 - Place No. 9 – Warribanno Smelter Precinct
 - Place No. 35 – Wheal Fortune Mine
 - Place No. 37 – Baddera Mines
 - Place No. 62 – Shearing Shed Café
 - Place No. 78 – Station Master's House (fmr)
-

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

Place No. 89 – Date Palms
Place No. 93 – Northampton State School (fmr)
Place No. 108 – Residence
Place No. 117 – Wheal Ellen Mine Site
Place No. 142 – Railway Bridge
Place No. 143 – Railway Bridge
Place No. 149 – Square Well Residence
Place No. 150 – Kaburie
Place No. 158 – 200 Mile Tank
Place No. 165 – Gurkha Mine
Place No. 166 – Mary Springs (Kingdom Come) Lead Mine
Place No. 168 – Three Sisters Mine
Place No. 169 – Block Seven / Thrings Mine
Place No. 191 – Principality of Hutt River

2. Remove Place Record No. 186 from the Shire of Northampton's Local Government Inventory, as it is a duplicate of Place No. 039; and
3. Add a new Place Record to the Shire of Northampton's Local Government Inventory, being Place No. 194, for the Pakington Whaling Station, as presented.

CARRIED 8/0

8.9.9 SUBDIVISION APPLICATION - PROPOSED THREE (3) LOT SUBDIVISION – LOTS 995 AND 996 (NO. 29) ATKINSON CRESCENT, KALBARRI (ITEM 7.3.9)

Moved Cr STOCK-STANDEN, seconded Cr SUCKLING

That Council resolves to support the proposed three (3) lot subdivision on Lots 995 & 996 (No. 29) Atkinson Crescent, Kalbarri, subject to the following conditions:

1. Written confirmation from the local government that all necessary local government approval(s) have been issued and that the whole of the buildings on Lots 1 and 2 and the use of Lot 3 have been completed in accordance with those approvals;

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

2. Other than buildings, outbuildings and/or structures shown on the approved plan for retention, all buildings, outbuildings and/or structures present on lot 2 at the time of subdivision approval being demolished and materials removed from the lot(s);
3. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision; and
4. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, Building Act 2011, and National Construction Code Series/Building Code of Australia (as amended).

Advice Notes:

1. In regard to Condition No. 1 above, the Shire of Northampton advises the following:
 - a. The common wall, including penetrations by services (including ceilings) and any openings in the common wall of the building traversing between Lot 1 and Lot 2 to comply with the “Fire Resistance Level” requirements of Section C (Fire Resistance) of the Building Code of Australia Vol 1;
 - b. The provision of portable firefighting extinguishers in the buildings on Lot 1 and Lot 2, to comply with Section E (Services and Equipment), of the Building Code of Australia Vol 1;
 - c. The provision of sanitary and other facilities in the buildings on Lot 1 and Lot 2, to comply with the requirements of Section F (Health and Amenity) Part F2 (Sanitary and Other Facilities) of the Building Code of Australia;
 - d. If building works are required to comply with the above requirements, a certified building permit application is required to be submitted for approval for these works and on completion of the building works a Certificate of Building Compliance (BA 18) will be required to be submitted under Section 50 of the Act (Re-subdivision), by the certifying building surveyor;
-

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

- e. Suitable provision of car parking and vehicular access that meets the requirements of *Local Planning Scheme No. 11 - Kalbarri Townsite* shall be delineated on a plan for approval of the local government; and
 - f. In relation to the use of proposed Lot 3 for "Transport Depot" the Applicant/Owner is required to obtain development approval.
2. In regard to Condition No. 2, development approval and/or a demolition licence may be required to be obtained from the local government prior to the commencement of demolition works.

CARRIED 8/0

8.10 FINANCE REPORT

8.10.1 ACCOUNTS FOR PAYMENT (ITEM 7.4.1)
--

Moved Cr SIMKIN, seconded Cr STEWART

That Municipal Fund Cheques 21713 to 21729 inclusive totalling \$41,467.48, Municipal EFT payments numbered EFT19612 to EFT19686 inclusive totalling \$319,427.67, Trust Fund Cheques 2441 to 2448, totalling \$3,888.55, Direct Debit payments numbered GJ0103 to GJ0108 inclusive totalling \$236,143.16 be passed for payment and the items therein be declared authorised expenditure.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

8.10.2 MONTHLY FINANCIAL STATEMENTS – JULY 2019 (ITEM 7.4.2)
--

Moved Cr STOCK-STANDEN, seconded Cr PIKE

That Council adopts the draft Monthly Financial Report for the period ending 31 July 2019.

CARRIED 8/0

8.10.3 2019/2020 BUDGET ADOPTION (ITEM 7.4.3)

Moved Cr SMITH, seconded Cr KRAKOUER

That Council, in accordance with section 6.2 of the Local Government Act 1995, adopt the 2019/2020 budget as presented inclusive of the following:

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

Statement of Comprehensive Income

Statement of comprehensive income as detailed on pages 2 & 4 of the budget for the 2019/2020 financial year showing the projected “Total Comprehensive Income” amount of \$399,608.

Statement of Cash Flows

Statement of Cash Flows detailed on page 6 of the budget for the 2019/2020 financial year showing a projected “Cash and Cash Equivalents at the End of the year” totaling \$1,264,071.

Rate Setting Statement

Rates Setting Statement detailed on page 6 of the budget for the 2019/2020 financial year showing a “Net current assets at start of financial year” totaling \$1,734,648 from 2018/2019.

Statutory Budget

Statutory Budget detail for 2019/2020 as presented on pages 1 to 29.

2019/2020 Budget By Schedule Format

Detailed Schedule Budget format for 2019/2020 detailed on pages 1 to 136 of the supplementary information to the budget document showing a balanced budget totaling \$11,460,557.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

8.10.4 WAIVER OF 2019/2020 RATES (ITEM 7.4.4)

Moved Cr SUCKLING, seconded Cr PIKE

That Council in accordance with section 6.47 of the Local Government Act 1995:

1. Waive the rates on the following lessees for the 2019/2020 financial year:
 - Northampton Bowling Club – Lot 39 Hampton Road Northampton;
 - Northampton Golf Club – Portion of Reserve 23432 and Crown Grant in Trust Volume 1620 Folio 052;
 - Northampton Community Centre – Portion of Reserve 23432

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

- Kalbarri Camp and Community Hall – Kalbarri Town Lot 468 Reserve No 35559.
 - Kalbarri Golf and Bowling Club – part of Reserve No 30953;
 - Kalbarri Sport and Recreation Club – part of Reserve No 25447.
 - Kalbarri Occasional Childcare Centre – Lot 233 and 232 Smith Street, Kalbarri.
 - Edna Bandy Centre – Reserve 2038, Stephen Street Northampton
 - Old School Community Centre – Lot 475, Stephen Street Northampton
 - Binu Tennis Club – Reserve 23699, Northwest Coastal Highway, Binu
 - Doctors Surgery – 51 (lot 29) Robinson Street, Northampton
 - Doctors Surgery – 24 (lot 833) Hackney Street, Kalbarri
 - LIA Units 1 – 4 lot 83 Kitson Circuit, Northampton
 - Kalbarri Town Talk Lot 175 Kaiber Street, Kalbarri
 - Horrocks Community Centre Lot 9501 North Court Horrocks
2. Waive the rates on the following aged care accommodation:
- Pioneer Lodge Inc – Lot 7 Robinson Street, Northampton; and
 - Department of Housing and the Shire of Northampton Lot 1001 Hackney Street, Kalbarri.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

8.10.5 2019-2020 FEES AND CHARGES SCHEDULE CHANGES (ITEM 7.4.5)
--

Moved Cr STOCK-STANDEN, seconded Cr KRAKOUER

That Council adopts the following changes to the Fees and Charges Schedule for the 2019/2020 Financial Year as presented.

1. Change the rate for Special Burials (Kalbarri Refuse Site Only) from \$150 per m³ for commercial operators to \$75 per m³.
2. Change the charge for the registration of a food business from \$140 to \$225.
3. Add contribution to water consumption for the use of the Port Gregory water supply \$1,500.

CARRIED BY AN ABSOLUTE MAJORITY 8/0

8.11 ADMINISTRATION & CORPORATE REPORT

8.11.1 KALBARRI PAW – PUBLIC SUBMISSIONS (ITEM 7.5.1)

Moved Cr STOCK-STANDEN, seconded Cr HAY

That Council defer the project, due to minimal support and input from the community and businesses in the area, and instead list the project within the Shire of Northampton's Corporate Business Plan for future consideration.

CARRIED 8/0

8.11.2 CHANGE OF PURPOSE OF ROAD RESERVE (ITEM 7.5.2)

Cr Suckling declared an impartiality interest in Item 7.5.2 as Cr Suckling is a member of the Botanic Line Group.

Moved Cr STEWART, seconded Cr STOCK-STANDEN

That Council not change the Reserve's purpose as a Road Reserve and request that the Botanic Line Group submits a planting and infrastructure plan which will then be presented to neighbouring landowners for consultation purposes, and so as to ensure those landowners retain their legal access rights, with the primary access track to be located on the western side of the Reserve.

CARRIED 8/0

8.11.3 PART ROAD RESERVE CLOSURE – CORNER NORTH WEST COASTAL HIGHWAY AND AJANA-KALBARRI ROAD, AJANA (ITEM 7.5.3)

Moved Cr SMITH, seconded Cr SUCKLING

That Council supports the closure of a portion of road reserve, located at the corner of the North West Coastal Highway and the Ajana-Kalbarri Road, Ajana as per the request by the Department of Planning, Lands and Heritage, and as per the provisions of Section 58 of the Land Administration Act 1997.

CARRIED 8/0

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

**8.11.4 NORTHAMPTON NETBALL/BASKETBALL COURTS REFURBISHMENT
(ITEM 7.5.4)**

Moved Cr KRAKOUER, seconded Cr HAY

That Council:

1. Approve of the reconstruction of the southern playing courts at the Northampton Community Centre to incorporate the sports of Netball, Basketball and Tennis and replace existing light lamps with LED playing lights, and submit a Community Sports and Facilities Fund application for the project.
2. Advise the Department of Sport and Recreation that the Council contribution towards the project is \$75,837
3. Due to no other projects for CSRFF consideration being received that this project be priority number one.

CARRIED 8/0

8.12 SHIRE PRESIDENT'S REPORT

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

7 – 9/8/2019 Local Government Week AGM & Convention

8.13 DEPUTY PRESIDENT'S REPORT

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

7 – 9/8/2019 Local Government Week AGM & Convention

8.14 COUNCILLORS' REPORTS

8.14.1 CR SMTIH

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

23/7/2019 Kalbarri Visitor Centre Meeting
13/8/2019 Kalbarri Visitor Centre Meeting

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

8.14.2 CR STEWART

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

31/7/2019 Kalbarri Development Association Meeting

8.14.3 CR PIKE

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

1/8/2019 WALGA Roadwise Meeting – The WALGA Roadwise committee presented a letter of thanks to the Northampton Shire Council for their financial contribution allowing Kalbarri Roadwise committee members to attend the National Roadwise Awards.

7 – 9 /8/2019 Local Government Week AGM & Convention

8.14.4 CR HAY

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

7 – 9/8/2019 Local Government Week AGM & Convention

8.15 NEW ITEMS OF BUSINESS

8.15.1 PROPOSED ELECTORAL BOUNDARY CHANGES - WAEC

The CEO Garry Keeffe referred to email advice forwarded to all Councillors in relation to the proposed state electoral boundary changes that will affect Kalbarri townsite with it being transferred into the North West Central, Mining and Pastoral Region electorate and requested Council to consider the electoral boundary changes proposed by the WA Electoral Commission for the 2021 Western Australian State Election.

SHIRE OF NORTHAMPTON
Minutes of Ordinary Meeting of Council held at the Allen Centre, Kalbarri on
16th August 2019

Moved Cr SIMKIN, seconded Cr SUCKLING

That Council, on behalf of the Kalbarri community, object to the proposed electoral boundary changes and the proposed inclusion of Kalbarri within the North West Central District, as the Kalbarri community has no common ground with the northern sector, and the elected representative is likely to be located at too great a distance from Kalbarri than a Moore representative is likely to be.

CARRIED 8/0

8.16 NEXT MEETING OF COUNCIL

The next Ordinary Meeting of Council will be held on Friday 20th September 2019 commencing at 1.00pm at the Council Chambers, Northampton.

8.17 CLOSURE

There being no further business, the President thanked everyone for their attendance and declared the meeting closed at 3.07pm.

THESE MINUTES CONSISTING OF PAGES 1 TO 19 WERE CONFIRMED AS A TRUE AND CORRECT RECORD ON FRIDAY 20TH SEPTEMBER 2019.

PRESIDING MEMBER: _____

DATE: _____

WORKS & ENGINEERING REPORT CONTENTS

7.1.1	INFORMATION ITEMS MAINTENANCE /CONSTRUCTION WORKS PROGRAM	2
-------	--	---

7.1.1	INFORMATION ITEMS – MAINTENANCE/CONSTRUCTION WORKS PROGRAM
--------------	---

REPORTING OFFICER:	Neil Broadhurst - MWTS
DATE OF REPORT:	12th September 2019

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 Hatch, Oakabella, Suckling, Reynolds, Ogilvie East, Olivier, Northampton tip, Eastough, Barrel Well, King, Carson, Blank, Pigeon Well, North, Ajana Back, Hulme and Ajana East Road/s.
- Gravel Patching/Sheeting/Verge works carried out on Golf Course access, Isachar Back, Olivier, Bowes River, Suckling, Reynolds, and Ogilvie East Road/s.

Maintenance Items

- Northampton and Rural areas – General sign replacement and maintenance works.
- Northampton and Rural areas – Sealed road patching various locations.
- Northampton and Kalbarri – Pruning of identified western power tree lines and general vegetation clean-up works.
- Northampton and Kalbarri – Chemical spraying town and rural areas.
- Northampton – Show preparation and clean-up works.
- Horrocks Road – Replacement of approximately 45 guideposts due to vandalism.

Other Items (Budget)

- Hatch Road – Works commenced to install sealed floodway including road sealing, concrete walls upstream and downstream plus rock protection works. Weather has resulted in works being stopped with outstanding works included for the 2019/2020 budget.
- Harvey/Horry Road – Works commenced to construct and seal approximately 3.5kms from end of existing bitumen up Muskerry Hill.
- Kalbarri – Malaluca Dual Use Pathway replacement works

Plant Items

- Nil.

Staff/Personnel Items

- Hearing Test – All applicable staff hearing tests undertaken. (Every 2 years)
- Julie Waterson (Kalbarri Gardener) – Continues to be on restricted duties under workers compensation claim.

For Council information.

SHIRE OF NORTHAMPTON

WORKS CREW 12 MONTHLY PROGRAM AND PROGRESS REPORT (2019/2020)

(September 2019)

2019/2020 Budget Works	Job No	Status	Comments
<u>Regional Road Group Projects</u>			
Kalbarri Road (Shared funding - RTR) Shoulder Reconditioning works 46.00 - 54.00 slk	RR12		Works awarded to RDH, Works to commence 23rd September 2019
Port Gregory Road Shoulder Reconditioning works - full length	RR13		
<u>Roads to Recovery</u>			
Binnu West Road (Carry over) Realign Chilimony Road intersection	RT25	COMPLETE	Completion of Grant extension
Kalbarri Road (Shared funding - RTR) Shoulder Reconditioning works 46.00 - 54.00 slk	RT29		Works awarded to RDH, Works to commence 23rd September 2019
Port Gregory Road (Shared funding - RTR) Shoulder Reconditioning works - full length	RT26		
Harvey Road / Horry Road Construction and Bitumen seal (3.25km's)	RT32		Works commenced
Erwood Street and Thornton Avenue Construction and Bitumen seal	RT33		
<u>Commodity Route Funding</u>			
Harvey Road / Horry Road (Share funding R2R) Construction and Bitumen seal (3.25km's)	T727		Works commenced
Cont.			
2019/2020 Budget Works	Job No	Status	Comments

<u>MUNICIPAL FUND CONSTRUCTION</u>			
<u>Northampton</u>			
Northampton - Bateman Street Construct and Seal 210m	R971		
Northampton - Lions Park Construct and seal car park			
<u>Kalbarri</u>			
Kalbarri - Blue Holes access - c/park (C/Over 2018/2019) Construct access road and car park.	R989		
Kalbarri - Walker Street (C/Over 2018/2019) Reseal (0.107 - 0.370)	R979		
Kalbarri - Karina Mews Street (C/Over 2018/2019) Kerb replacement and Reseal	R982		
Kalbarri - Gantheaume Crescent Reseal (0.120 - 0.820)	R987		
Kalbarri - Patrick Crescent Reseal (0.000 - 0.330)	R988		
Kalbarri - Ralph Street Reseal (0.000 - 0.530)	R989		
Port Gregory Road Shoulder Reconditioning - Edge reinstatement provisions	R991		
<u>Rural</u>			
Hatch Road Install culvert and seal crossing	R985		
Cont.			
2019/2020 Budget Works	Job No	Status	Comments
<u>MUNICIPAL FOOTPATHS</u>			

Northampton - Stephen Street (C/Over 2018/2019) Replace DUP from NWCH to West Street	F702		
Kalbarri - Grey Street Replace DUP at front of Allen Centre			
Kalbarri - Glass Street Install DUP Tiki Cove to Medical Centre			
Kalbarri - Grey Street Install DUP Rushton Street to Red Bluff Road			
Kalbarri - Malaluca Pathway Undertake identified reinstatement works	T379		Works commenced
Port Gregory Install DUP Port Street to Lynton Avenue			Quote has been received, being reviewed
Cont.			
MUNICIPAL FUND CONSTRUCTION	Job No	Status	Comments
<u>OTHER WORKS - Depots/Ovals/Parks/Gardens etc</u>			

Northampton - Hampton Gardens Replace stairs at toilet			
Northampton - Hampton Gardens Install paving and table/chairs on west side			
Northampton - Lions Park Ablutions Install pump and additional leach drains			
Northampton - Oval renovation Undertake Verti draining			
Kalbarri - Grey Street/Red Bluff car park Install 3 x seats and concrete slabs			Seats have been received, Concrete pads to be installed
Kalbarri - Oval/Tennis court area Install safety barrier booth ends		COMPLETE	
Kalbarri Depot Remove loading ramp and repair fencing			
Kalbarri Depot Construct and install bus shed/shelter			
Kalbarri Depot Install cover/roof over concrete tank.			
Kalbarri - Blue Holes car park area Fence upgrade at completion of car park			
Binnu tip site Establish new site/trenches			
<u>PLANT ITEMS - Major</u>			
Northampton - New Truck (6 wheeler) Purchase new - trade/sell existing P228 Truck			
Northampton - New Truck Trailer Purchase new - trade/sell existing P262 (NR9376) Trailer Cont.			
2019/2020 Budget Works	Job No	Status	Comments
Northampton - New Vibe Roller Purchase new - trade/sell existing P204 (NR8941) Roller			

<p>Northampton - Utility - Gardener/Cleaner Purchase New - trade/sell P236 (NR9890)- N/ton utility</p>		
<p>Northampton - Utility - Northampton Ranger Purchase New - trade/sell P236- Horrocks utility</p>		Trade P236, P270 (NR9890) to Horrocks
<p>Northampton - Utility - Grader operator Purchase New - trade/sell P198 (NR82) - Nton tip utility</p>		Trade P198 (NR82), P259 to Northampton tip.
<p>Northampton - Utility - Grader operator Purchase New - trade/sell P202 (NR8245) - Kalbarri tip utility</p>		Trade P202, P259 (NR10197) to Kalbarri tip.
<p><u>PLANT ITEMS - Minor/Other/Sundry tools</u></p>		
Northampton - Set of hand held 2-way radios		
Northampton - Tip site generator		
Northampton - Chainsaw small		
Northampton Gardeners - R/charge extend hedge pruner	COMPLETE	
Northampton Gardeners - R/charge blower	COMPLETE	
Northampton Gardeners - R/charge garden shears	COMPLETE	
Northampton Gardeners - Battery charger	COMPLETE	
Northampton Gardeners - Petrol auger and bit	COMPLETE	
Northampton Gardeners - Felco secateurs x 2	COMPLETE	
Northampton Gardeners - Silvan backpack sprayer x 2	COMPLETE	
Northampton Gardeners - Folding tree pruning saw	COMPLETE	
Kalbarri - Rechargeable drill with batteries	COMPLETE	
Kalbarri - Rechargeable angle grinder/drill with batteries	COMPLETE	
Kalbarri - Gardener - Blower		
Kalbarri - Manual push fertiliser spreader		
Kalbarri - Tow fertiliser spreader		
General - Valve/service locator		
General - Reticulation Fertiliser impregnation unit		

HEALTH AND BUILDING REPORT CONTENTS

7.2.1	BUILDING STATISTICS FOR THE MONTH OF AUGUST 2019	2
-------	--	---

7.2.1	INFORMATION ITEM: BUILDING STATISTICS
--------------	--

DATE OF REPORT:	13th September 2019
RESPONSIBLE OFFICER:	Glenn Bangay – Principal EHO/Building Surveyor

1. BUILDING STATISTICS

Attached for Councils' information are the Building Statistics for August 2019.

OFFICER RECOMMENDATION – ITEM 7.2.1
--

For Council information.

SHIRE OF NORTHAMPTON - BUILDING APPROVALS - AUGUST 2019														
Approval Date	App. No.	Owner	Builder	Property Address	Type of Building	Materials			Area m2	Value	Fees			
						1. Floor	2. Wall	3. Roof			1. App Fee	2. BCITF	3. BRB	4. Other
08/08/2019	1699	J O'Brien PO Box 2819 GERALDTON	McAullay Builders 2346 Sixth St GERALDTON	31(Lot 44) First Ave HORROCKS BEACH	Patio	1. Concrete	2. n/a	3. Zinc	56	\$19,000	1. 97.70	2. 0.00	3. 61.65	4. 0.00
08/08/2019	1707	D & P Nairn 1973 East Binnu Rd BINNU	Bradley Smith Builders PO Box 3469 GERALDTON	73 (Lot 204) Glnace St HORROCKS	Dwelling	1. Concrete	2. Timber	3. C/Bond	303	\$506,000	1. 961.40	2. 1012.00	3. 693.22	4. 500.00
08/08/2019	1708	A Martin-Carabes PO Box 33 NORTHAMPTON	Owner/Builder	70 (Lot 70) Seventh Ave NORTHAMPTON	Sea Container	1. Steel	2. Steel	3. Steel	15	\$3,500	1. 105.00	2. 0.00	3. 61.65	4. 0.00
20/08/2019	1710	Summerstar P/L 8 Mallion St EMBLETON	Timber & Salvage 21 Box St GERALDTON	399 (Lot 10646) Red Bluff Rd KALBARRI	Dwelling	1. n/a	2. Brick	3. n/a	3	\$10,000	1. 105.00	2. 0.00	3. 61.65	4. 0.00
20/08/2019	1703	D Ritchie PO Box 586 KALBARRI	Owner/Builder	3/124 (Lot 74) Auger St KALBARRI	Shed	1. Concrete	2. C/Bond	3. C/Bond	99	\$20,000	1. 105.00	2. 0.00	3. 61.65	4. 0.00
27/08/2019	1705	H Ash PO Box 73 KALBARRI	Reker Homes Post Office KALBARRI	83 (Lot 31) Charlton Loop KALBARRI	Two Storey Additions	1. Timber	2. W/Board	3. Zinc	132	\$57,000	1. 182.40	2. 114.00	3. 78.09	4. 0.00
27/08/2019	1706	A & N Pluschke PO Box 62 NORTHAMPTON	McAullay Builders 2346 Sixth St GERALDTON	76 (Lot 101) Mitchell St HORROCKS	Retaining Wall	1. n/a	2. L/Stone	3. n/a	21	\$99,015	1. 316.85	2. 198.03	3. 135.65	4. 500.00
27/08/2019	1711	D De-Rooy & R Hilzinger PO Box 708 NORTHAMPTON	N Watson 5 Starboard Way DRUMMONDS	12 (Lot 83) Fifth Ave NORTHAMPTON	Shed	1. Concrete	2. C/Bond	3. C/Bond	180	\$42,907	1. 137.30	2. 85.81	3. 61.65	4. 0.00
27/08/2019	1712	L & K Eastough PO Box 608 KALBARRI	Owner/Builder	22 (Lot 126) Smith St KALBARRI	Carport	1. Metal Dust	2. n/a	3. n/a	45	\$4,400	1. 105.00	2. 0.00	3. 61.65	4. 0.00

TOWN PLANNING CONTENTS

7.3.1	REQUEST FOR EXTENSION OF DEVELOPMENT APPROVAL - PROPOSED THREE STOREY – SIX (6) MULTIPLE DWELLINGS (RESIDENTIAL) – LOT 400 (NO. 28) GREY STREET, KALBARRI2
7.3.2	AMENDED DEVELOPMENT APPLICATION - PROPOSED TEMPORARY CABINS (3) AND ENSUITES (2) – LOT 10646 (No. 399) RED BLUFF ROAD, KALBARRI..... 23
7.3.3	CHANGE OF OWNER AND LICENSE AGREEMENT – THE MURCHISON EXPERIENCE RESERVE 12996 (NORTH AND SOUTH), LOTS 3 AND 13 (MURCHISON HOUSE STATION) MURCHISON RIVER..... 31
7.3.4	PROPOSED AMENDMENT TO DEVELOPMENT APPROVAL - CARAVAN & CHALET PARK, MANAGER’S RESIDENCE & RECEPTION AREA – LOT 10646 (NO. 399) RED BLUFF ROAD, KALBARRI 55
7.3.5	REQUEST FOR FEE REDUCTION - AMENDMENT TO DEVELOPMENT APPROVAL - CARAVAN & CHALET PARK, MANAGER’S RESIDENCE & RECEPTION AREA – LOT 10646 (NO. 399) RED BLUFF ROAD, KALBARRI 76
7.3.6	SUMMARY OF PLANNING INFORMATION ITEMS 80

7.3.1 REQUEST FOR EXTENSION OF DEVELOPMENT APPROVAL - PROPOSED THREE STOREY – SIX (6) MULTIPLE DWELLINGS (RESIDENTIAL) – LOT 400 (NO. 28) GREY STREET, KALBARRI

LOCATION:	Lot 400 (NO. 28) Grey Street, Kalbarri
APPLICANT:	LD & KJ Seignior
OWNER:	LD, KJ, PD & GM Seignior
FILE REFERENCE:	10.6.1.3 / 28 GRE (A5044)
DATE OF REPORT:	7 September 2019
REPORTING OFFICER:	Debbie Carson - Planning Officer Hayley Williams - Senior Consultant Planner
APPENDICES:	
1	Request for Extension - L & K Seignior
2	Application details

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 requesting that Council consider granting another extension to Development Approval DA 2013-074. Council initially considered this application in December 2013 and granted a four year approval period. The Applicant/Owner received a two (2) year extension in 2017 and is now requesting an additional two year extension. Due to the consistent strategic planning framework and the continued base zoning of 'Residential' within Local Planning Scheme No. 11, It is recommended that Council grant an additional two year extension to DA 2013-074. However, it is also recommended that if the development is not substantially commenced within the extension period then the approval will be considered to have lapsed and no further extensions will be granted.

Figure 1: Locality Plan, Lot 400 (No. 28) Grey Street, Kalbarri



Figure 2: Aerial View, Lot 400 (No. 28) Grey Street, Kalbarri



BACKGROUND:

Council at their Ordinary Meeting held on 18 December 2013 resolved to grant Development Approval for six (6) multiple dwellings subject to the following conditions:

1. *Development shall be in accordance with the attached approved plan(s) dated 18 December 2013 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plan(s) shall not be modified or altered without the prior written approval of the local government;*
2. *If the development/use the subject of this approval is not substantially commenced within a period of 4 years after the date of the determination the approval shall lapse and be of no further effect;*
3. *A Building Permit shall be issued by the local government prior to the commencement of any work on the site;*
4. *A landscaping plan is to be submitted for approval by the local government, and once approved, prior to the commencement of the approved use, the approved landscaping plan is to be implemented in full and maintained thereafter to the approval of the local government, this plan shall also include pedestrian access ways and lighting;*
5. *Provision being made for external storage, rubbish collection and storage, and clothes drying area in accordance with element 6.4.6 C6.1-3 of the Residential Design Codes (2013);*
6. *Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition;*
7. *The maximum height of any fill is not to exceed 0.5m in accordance with Element 6.3.6 of the Residential Design Codes (2013);*
8. *Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;*
9. *Should the development be intended for strata titling/subdivision in the future then the applicant is advised that the multiple dwellings are to be developed in order to achieve the minimum site area per dwelling in accordance with Clause 6.1.1 of the Residential Design*

Codes (2013);

10. *All stormwater is to be disposed of on-site to the specifications and approval of the local government. On application for a building permit a detailed design of stormwater collection and disposal system of developed areas is to be supplied in accordance with Clause 6.3.8 (C8) of the Residential Design Codes (2013);*
11. *The owner is responsible to ensure the provision of reticulated sewerage to the development. To achieve this, the owner is required to make arrangements accordingly to the approval of the Water Corporation;*
12. *Access and car parking areas to be paved, drained and thereafter maintained to the approval of the local government;*
13. *The battleaxe access leg from Hackney Street shall be truncated appropriately at the rear to assist in vehicle manoeuvrability;*
14. *Installation of crossing places to the standards and specifications of the local government;*
15. *Two visitor bays shall be provided on site and clearly marked in accordance with Clause 6.3.3 (C3.1 & C4.2) of the Residential Design Codes (2013); and*
16. *A materials and colour schedule being submitted at the time of application for a building permit with such colours and materials to be to the approval of the local government.*

Council also resolved at this meeting to change the height limit in this precinct of the Kalbarri Townsite Local Planning Strategy to three storeys. However, advice received from the Department of Planning noted that due to the flexible nature of Strategies which act as a guide to future development and provisions within the Scheme which allowed for a variation to the height limit each application could be considered on its merit rather than permitting a blanket three storey allowance within the entire precinct.

Council at their Ordinary Meeting held on 17 November 2017 resolved:

That Council grant a two (2) year extension to Development Approval 2013-074 for the development of six (6) multiple dwellings on Lot 400 (No. 28) Grey Street, Kalbarri subject to:

1. *The Planning Service fee of \$131.00 is paid by the Applicant/Owner for the extension of current Development Approval.*

Advice Note

1. *The Applicant/Owner being advised that Council will not grant any additional extensions to DA 2013-074 on the basis that the approval period has been extended out to six (6) years from date of original approval.*

A copy of the Applicant/Owner's request for an extension is included in **Appendix 1**. The Applicant/Owner was asked to include further supporting information, the following has been provided:

We have certified architectural and engineers drawings along with other relevant information in readiness to submit to council to obtain a building permit. Some other preliminaries have also been undertaken.

The Proposal

The applicant sought approval for a three (3) storey building for six multiple dwellings. The building is proposed to be maximum height of 10.0 metres. A copy of the applicant's submitted site, floor and elevation plans for the proposed development (as at December 2013) are included as **Appendix 2** to this report.

The following design elements were not considered to comply with the "Deemed to Comply" criteria of the *Residential Design Codes* or a clause of the Scheme at the time the application was lodged:

- Height – Scheme (CI 5.2) states a maximum of two storeys and height of 8.5m;
- Side setbacks - Residential Design Codes (CI 6.1.4) requires a minimum of 1.4m and the proposed development is setback 1.2m from both side boundaries;
- Landscaping - Residential Design Codes (CI 6.3.2 C2ii) requires connection of public foot path and car parking areas to multiple dwellings (information lacking);

- Landscaping - Residential Design Codes (CI 6.3.2 C2iv) requires lighting to pathways, communal open space and car parking areas (information lacking in application);
- Car parking - Residential Design Codes (CI 6.3.3 C4.2) requires visitor bays to be provided. Application includes 12 car bays when 11 are required for entire development but none are clearly marked for visitor parking;
- Stormwater - Residential Design Codes (CI 6.3.6) requires all water draining from roads, driveways, communal streets and other impermeable surfaces to be directed to garden areas, sumps or rainwater tanks within the development site, there is no information in the application regarding management of stormwater;
- Storeroom - Residential Design Codes (CI 6.4) requires a storeroom of 4m² and minimum dimension of 1.5m, there is no information in the application regarding storeroom facilities.
- Rubbish - Residential Design Codes (CI 6.4) requires bins to be screened, there is no information in the application regarding rubbish disposal location.

COMMUNITY & GOVERNMENT CONSULTATION:

The proposed development was advertised in accordance with Clause 6.4 'Public Notice' of *Town Planning Scheme No. 9*, for a period of 35 days, from 25 October 2013 to 29 November 2013. During the advertising period a total of 60 submissions were received. A total of 6 submissions were received objecting to the proposal, whilst 62 submissions stated their support for the proposal and 2 submissions stated indifference.

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

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

At the time of the Application being considered Council interpreted the high level of community support as a reflection of the wider community being accepting of this particular development on the basis that the height variation was not detrimental to the streetscape in the locality.

FINANCIAL & BUDGET IMPLICATIONS:

The 2019/20 Schedule of Planning Fees includes a fee of \$145 for the 'Extension of a Development Approval' which has been paid by the applicant.

STATUTORY IMPLICATIONS:

State: Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

SPP 3.1 Residential Design Codes of Western Australia (2015)

Local: Shire of Northampton Local Planning Scheme No. 11 - Kalbarri Townsite (2016)

Since approval was granted for the subject development *Local Planning Scheme No. 11* (LPS No. 11) has been gazetted. The zoning of Lot 28 under LPS No. 11 is Residential R50/60 with an Additional Use 1 over the rear portion of Lot 28 and Additional Use 3 over the front portion.

A 1	<p>1. The land bounded by Grey Street, Clotworthy Way, both sides of Mortimer Street and Woods Street as delineated on the Scheme Maps.</p> <p>2. The land bounded by Grey Street, Kaiber Street & Hackney Street</p>	Tourist Development	<p>1. Except as otherwise approved by the local government, the density and standards for development shall be as for the R50 code.</p> <p>2. The local government may permit an increase in the density for short term tourist only accommodation to R60 provided that the local government is satisfied that:</p> <p>a) the site has a minimum area of 2,000m²;</p> <p>b) the development will include an office and residential accommodation for an on-site manager. The Manager's dwelling shall not be included in the calculation of lot density under the R60 code; and</p>
-----	---	---------------------	--

			<i>c) adequate facilities are provided for guests and as a minimum a swimming pool and covered BBQ area and table.</i>
A 3	<p><i>(a) Lots 1, 3, 4, 51, 53, 54 & 55 Grey Street between Coles Street and Woods Street; and</i></p> <p><i>(b) Lots 2, 3, 20,21, 22,33 & 36 Grey Street east of Kaiber Street.</i></p>	<p><i>Amusement Parlour Fast Food Outlet Restaurant Shop</i></p>	<ol style="list-style-type: none"> <i>1. The provisions of Additional Use zone A 1 shall apply.</i> <i>2. In addition to the provisions of Additional Use zone A 1, the local government encourages ground floor tourist commercial activities and particularly tourist retail, tourist services, tourist entertainment, cafés, coffee shops, fast food outlets and family restaurants.</i> <i>3. The plot ratio of tourist commercial floorspace shall not be included in the calculation of short stay tourist accommodation plot ratio.</i> <i>4. On-site parking shall be required only for the accommodation units. The local government shall require a cash-in-lieu contribution for the commercial floorspace for public carparks in the vicinity.</i>

The proposed development is considered to comply with the provisions of the new Scheme with regard to land use. However, the provisions pertaining to building height have been set at 9 metres in the current Scheme.

Local Planning Schemes Regulations

Clause 77 of the 'Deemed Regulations' includes provisions to amend an approval so as to extend the period within which any development approval must be substantially commenced.

77. Amending or cancelling development approval

- (1) An owner of land in respect of which development approval has been granted by the local government may make an application to the local government requesting the local government to do any or all of the following:
- (a) to amend the approval so as to extend the period within which any development approved must be substantially commenced;
 - (b) to amend or delete any condition to which the approval is subject;
 - (c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved;
 - (d) to cancel the approval.
- (2) An application under subclause (1):
- (a) is to be made in accordance with the requirements in Part 8 and dealt with under this Part as if it were an application for development approval; and
 - (b) may be made during or after the period within which the development approved must be substantially commenced.
- (3) Despite subclause (2), the local government may waive or vary a requirement in Part 8 or this Part in respect of an application if the local government is satisfied that the application relates to a minor amendment to the development approval.
- (4) The local government may determine an application made under subclause (1) by:
- (a) approving the application without conditions; or
 - (b) approving the application with conditions; or
 - (c) refusing the application.

POLICY IMPLICATIONS:

Local: Kalbarri Townsite Local Planning Strategy
Shire of Northampton Local Planning Policy – Planning Approvals

Kalbarri Townsite Local Planning Strategy

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

Lot 28 is partially included within C1 and Mixed Residential R50/60 These precincts include the strategic recommendations for the subject lots.

<p>C1</p>	<p>Tourist Commercial :</p> <p>As for Mixed Residential (MR); and</p> <ul style="list-style-type: none"> ▫ C1 provisions apply only to Tourist Short Stay developments. ▫ In addition to short stay accommodation provisions of MR, encourage ground floor tourist commercial activities within short stay developments including tourist retail, tourist services, tourist entertainment, cafés / coffee shops / fast food outlets and family restaurants. ▫ Provide plot ratio concessions through exclusion of tourist commercial floorspace from short stay residential plot ratio. ▫ Require parking for short stay units only on-site. Require cash-in-lieu contributions to construction / upgrading of public carparks in the vicinity in lieu of provision of on-site parking for commercial uses. ▫ Two storey height limit.
	<p>Zone the area Mixed Residential R50 / R60 in new Kalbarri Planning Scheme.</p> <p>Include in new Kalbarri Planning Scheme Text provisions in respect of allowance of R60 coding for 2,000+m2 sites, exclusion of Manager's Residence from density calculations, exclusion of ground floor commercial from plot ratio calculations, parking concession and cash in lieu, minimum on-site facilities and preservation of mature vegetation.</p> <p>Include in new Kalbarri Planning Scheme an "Additional Use – Tourist Commercial" Zone and related provisions including an Interpretation of Tourist Commercial.</p> <p>Apply Additional Use – Tourist Commercial to the area in new Kalbarri Planning Scheme.</p> <p>Development to be subject to Approval to Commence Development including condition requiring payment of cash-in-lieu for parking prior to issue of a Building Licence.</p>
<p>PRECINCT</p>	<p>MIXED RESIDENTIAL</p>
<p>Objective</p>	<p><i>To enable the provision of medium density accommodation for either permanent or short stay occupation in a managed, mixed residential environment within close proximity of the Town Centre and River Foreshore so as to maintain the compactness and walkability of the</i></p>

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

STRATEGIC IMPLICATIONS:

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

Shire of Northampton Planning for the Future 2009-2019

Key Imperatives:

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

Economy & Marketing Strategies:

- Increase the number and affordability of short term and long term accommodation options available within the Shire.

- Attract developers through appropriate zoning and rezoning of residential blocks.
- Increase support for tourism across the Shire and enable tourism to become a major and sustainable industry for the Shire.

Infrastructure Strategies:

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

Social Strategies:

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

COMMENT:

A request for a further extension to DA 2013-074 is supported in line with the Regulation 77 of the 'Deemed Provisions' of the Local Planning Schemes Regulations (LPS Regulations).

The previous extension to DA 2013-074 was granted with the guidance of the Shire of Northampton Local Planning Policy - Planning Approvals (LPP). However, this LPP was rescinded during 2018 in light of the standard provisions included within the LPS Regulations.

In accordance with the Regulations an application made under subclause (1) is to be made in accordance with Part 8 and dealt with under this Part as if it were an application for development approval. Despite this requirement, Regulation 77(3) states Council may

...waive or vary a requirement in Part 8 or this Part in respect of an application if the local government is satisfied that the application relates to a minor amendment to the development approval.

The statutory and strategic planning framework continues to provide the same context for the proposed development. Even though the approval period has already been extended once, it is still considered reasonable to grant an additional two year extension given the timing of the project and the unprecedented decline in confidence and valuation of the real estate market within the locality and the economy generally.

VOTING REQUIREMENT:

Absolute Majority Required: No.

CONCLUSION:

It is recommended that Council grant an additional extension of two years to DA 2013-074 subject to the Planning Service fee of \$145 being paid by the Applicant/Owner

OFFICER RECOMMENDATION – ITEM 7.3.1

APPROVAL

That Council grant a two (2) year extension to Development Approval 2013-074 for the development of six (6) multiple dwellings on Lot 400 (No. 28) Grey Street, Kalbarri subject to:

- 1. The Planning Service fee of \$145.00 being paid by the Applicant/Owner for the extension of current Development Approval.**
- 2. The Approval lapsing on 18 December 2021 unless the proposed development is considered to have been substantially commenced.**

Appendix 1 - Request for Extension of Development Approval

25 August 2019

L & K Seignior
PO Box 86
Kalbarri 6536
Ph 0400087631

Town Planning Dept.
Shire of Northampton

Re. Development Approval 2013 – 074

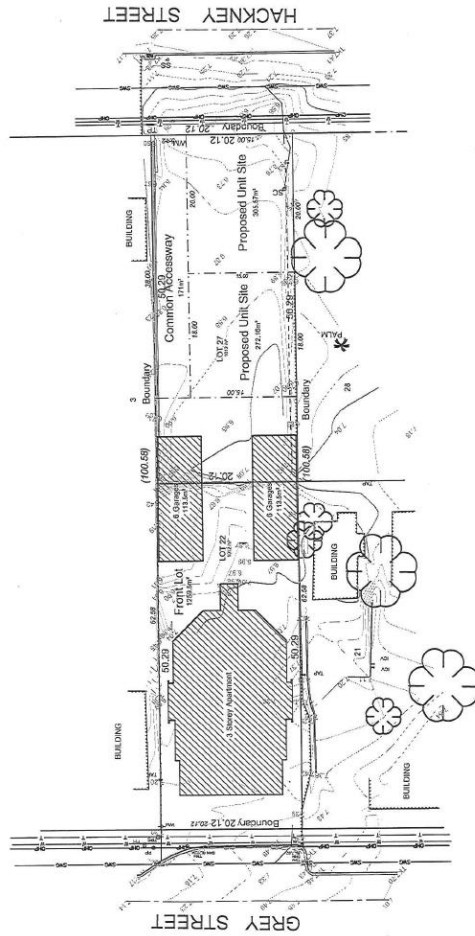
Following our recent conversation we formally request a further extension to the above development approval. As council would be aware this particular project, along with any similar project in any regional area, has been severely restricted by the economic climate over the past few years. At this stage we do appear to be making headway towards a more positive outcome.

We also point out that even though six years has elapsed since the original approval we believe that this project would still be accepted as a positive for the town.

Yours sincerely

Leigh Seignior

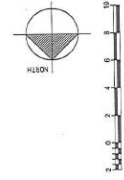
Appendix 1 – Site, Floor and Elevation Plans



FRONT LOT AREA CALCS

Front Lot Area	1269.5m ²
Total Apartments Area	285.5m ²
Total garages area	227m ²
Open space required 50%, Actual 60%	
Town Planning Map classes site as	
Special Use. Assuming adjacent	
code of R50	

Unit	Floor	Allotment	Total
1	142.1	36.6	178.7
2	142.1	36.6	178.7
3	142.1	36.6	178.7
4	142.1	36.6	178.7
5	142.1	36.6	178.7
6	142.1	36.6	178.7
Total	852.6	219.6	1072.2



Devpro Unit Developments

144 Flinders Place
Perth WA 6000
P: (08) 9554 7250
F: (08) 9554 5918



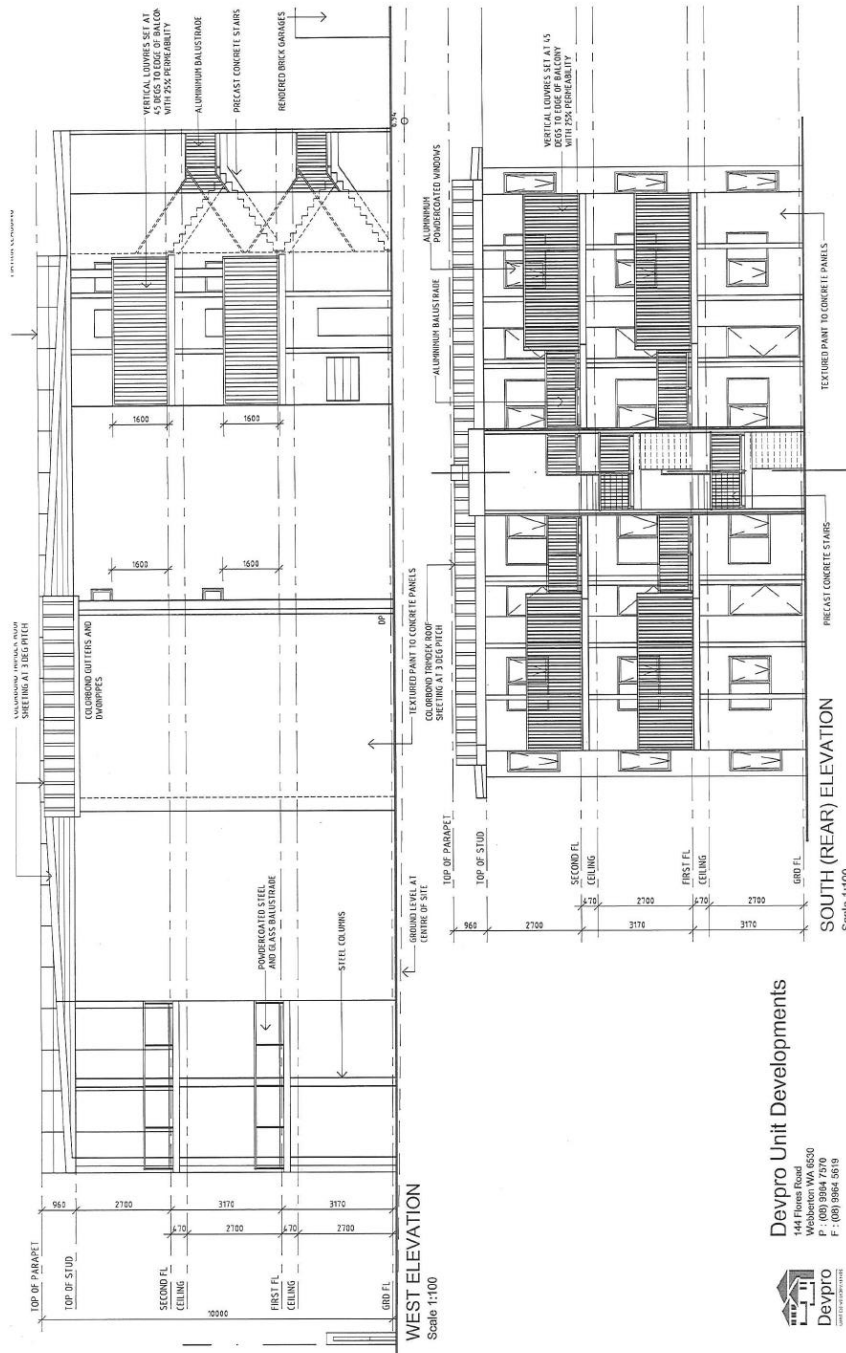
Job No. DA00
Date SEP13
Drawing No. DA00

Title
SITE PLAN

Project
**28 Gray Street
KALBARRI**

By **isgb drafting services**
187 Smith Road
Dunbar WA 6204
M: 0800 071 111
E: isgbdraftingservices@iglobal.com
Professional drafting and design services. Always on target. Always on completion.

Date Amendment
SEP 13 ISSUED FOR DEVELOPMENT APPROVAL



Devpro Unit Developments
140 Grey Street
Weston WA 6520
P: (08) 9384 7200
F: (08) 9384 5619

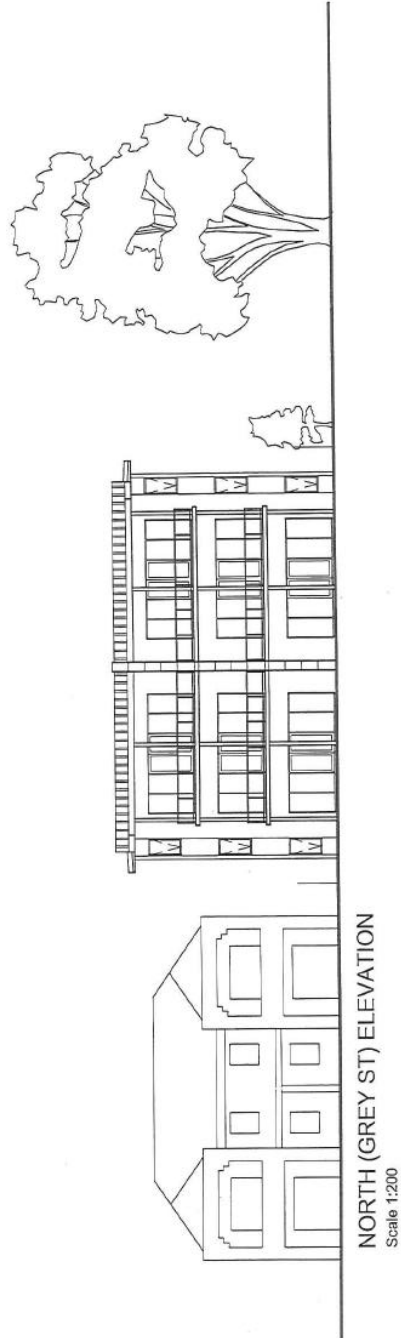


Job No. _____ Date SEP13 Scale 1:100
Drawing No. DA06
Title **ELEVATIONS**

Rev: 01
sgb drafting services
102 South Road
Inglebrook WA 6098
P: 08 9271 1847
E: sgbdrafting@sgbdrafting.com.au
www.sgbdrafting.com.au and design services from concept to completion

Product: **28 Grey Street KALBARRI**

Revision: A
Date: SEP 13
Issued for: DEVELOPMENT APPROVAL



7.3.2 AMENDED DEVELOPMENT APPLICATION - PROPOSED TEMPORARY CABINS (3) AND ENSUITES (2) – LOT 10646 (No. 399) RED BLUFF ROAD, KALBARRI

LOCATION:	Lot 10646 (No. 399) Red Bluff Road, Kalbarri
FILE REFERENCE:	10.6.1.3
DATE OF REPORT:	10 September 2019
APPLICANT:	Halsall & Associates
OWNER:	Summerstar Pty Ltd
REPORTING OFFICER:	Michelle Allen – Planning Officer
RESPONSIBLE OFFICER:	Deb Carson – Planning Officer
APPENDICES:	

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 is in receipt of an amended development application relating to the provision of three (3) temporary accommodation buildings (cabins) and two (2) temporary ablution buildings upon the Red bluff Caravan Park site.

The original application in 2018 approved the placement of the temporary buildings for the purpose of providing overnight amenities for workers associated with the redevelopment of the Caravan Park. The proposed buildings were located within the recreation/playground area of the approved park development, and once the majority of the park developments were completed, the temporary buildings were to be removed, with the park to then be developed in that playground area.

Council gave conditional approval of the application, subject to conditions including that the buildings were to be removed prior to commercial use of the site, or within two (2) years (whichever was sooner), and the buildings were not used to provide holiday accommodation and were restricted to use by persons associated with the development of the Caravan Park.

LOCATION PLANS:

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



BACKGROUND:

Council at their ordinary meeting held on 20 July 2018 considered the proposed development of three temporary accommodation units and two temporary ensuites, on Lot 10646 (No. 366) Red Bluff Road, Kalbarri and resolved:

The application for development approval was APPROVED for three (3) temporary cabins and two (2) temporary ensuites to be placed upon Lot 10646 (No. 399) Red Bluff Road, Kalbarri, subject to the following conditions:

- 1. Development shall be in accordance with the attached approved plan(s) dated 20 July 2018 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the Local Government;*
- 2. Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition;*

3. *This approval is for three (3) cabins and two (2) ensuite buildings only, as per the attached approved plans dated [insert date];*
4. *This approval is granted subject to the buildings passing a Building Inspection by the Shire of Northampton's Building Surveyor, prior to transportation;*
5. *The buildings subject of this approval shall only be used for providing temporary accommodation and facilities for management and workers associated with the development of the Red Bluff Caravan Park, and shall NOT be used to provide short-stay holiday accommodation at any time;*
6. *All buildings subject to this approval must be removed from Lot 10646 (No. 399) Red Bluff Road, Kalbarri within two years from the date that the first building is placed on the lot OR prior to the lot being (partially or wholly) used for commercial Caravan Park purposes, whichever is the sooner;*
7. *That no time extensions to this approval, in relation to Condition 6, shall be allowed;*
8. *A building permit shall be issued by the local government prior to the commencement of any work on site;*
9. *All stormwater is to be disposed of on-site to the specifications and approval of the local government;*
10. *Any soils disturbed or deposited on site shall be stabilised to the approval of the local government;*
11. *Bin storage and clothes drying areas shall be provided and appropriately screened such that they are not visible from the view from the street/s, to the approval of the local government;*
12. *Any lighting installed on the building, yard areas or car parking areas shall be located and designed in a manner that ensures:*

- (a) *all illumination is confined within the boundaries of the property; and*
 - (b) *there shall not be any glare nuisance caused to adjoining residents or passing traffic, to the approval of the local government;*
13. *The number of workers using the temporary accommodation shall be limited to three (3) workers per cabin at all times;*
14. *The space between the ground level and the floor level of all buildings shall be suitably enclosed, to the approval of the local government; and*
15. *The buildings shall be connected to an effluent disposal system, to the approval of the local government.*

Advice Notes

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.*

Note 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.*

Note 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.*

The Proposal:

The Applicant is now seeking an extension to the time frame for removal of the temporary buildings citing the recent fire at the site and loss of associated building

infrastructure as the cause for an expected delay in completion of the redevelopment project.

Additional work is now proposed on the development, with proposed amendments to the original plan being sought by the Applicant under a separate development application to Council in Agenda Item 7.3.4.

This application is seeking to amend the timeframe for removal of the temporary structures and is seeking an extension for a period of 16-20 weeks.

This report recommends conditional approval of the application and that Council approve amendment of Condition 6 to Development Approval D/A 2018-037.

COMMUNITY & GOVERNMENT CONSULTATION:

Due to the temporary nature of the buildings and approval being granted previously, no advertising/consultation has been undertaken as it is considered that the application will have no permanent impacts or implications upon adjoining landowners or the wider community.

FINANCIAL & BUDGET IMPLICATIONS:

The application fee of \$147 has not been paid given the matter for reconsideration of fees is before Council in Agenda Item 7.3.5.

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

Planning and Development (Local Planning Schemes) Regulation 2015

Local: Shire of Northampton Local Planning Scheme No. 11 – Kalbarri Townsite

Local Planning Schemes Regulations

Clause 77(1) (c) of the “Deemed Provisions” of the *Local Planning Scheme Regulations 2015* outlines the provisions for amending a development approval. In instances where an amendment does not substantially change the development approved, Clause 77(3) allows the Local Government to waive or vary any usual requirement of an Application for Development Approval if it is satisfied that the application relates to a **minor amendment** to the development approval and this may include the waiving of advertising procedures.

POLICY IMPLICATIONS:

Local: Kalbarri Townsite Local Planning Strategy 2012

Kalbarri Townsite Local Planning Strategy

The Kalbarri Townsite Local Planning Strategy includes the following provisions for Lot 10646 Red Bluff Beach Road, Kalbarri.

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

	<p>Two Storey height limit.</p> <p>Require on-site management and high level of facilities including adventure playground area, half courts tennis and basketball, pool / water playground and covered BBQ areas.</p> <p>Allow up to 25% permanent residential component to encourage re-development and defray development costs.</p>
--	--

The proposed amendment to DA 2018-037 is considered to comply with the objectives, use and development provisions for the Red Bluff Precinct.

STRATEGIC IMPLICATIONS:

Economy & Marketing Strategies:

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

Social Strategies:

- Demonstrate a proactive approach to economic and community development.

COMMENT:

The proposed developed remains of a temporary nature, to be in place for duration of the majority of additional development works caused by the recent fire at the Red Bluff Caravan Park site, for a maximum period of six months.

The purpose of the buildings is to provide accommodation and ablution facilities for site workers for the extended period of time. The accommodation facilities will also provide for a caretaker's dwelling to fulfill the applicant's obligations under the *Caravan Parks and Camping Grounds Regulations 1997*.

Should Council determine to approve the Application for Development Approval, then it is recommended that a further condition be imposed that no approval extensions beyond that six month period be allowable.

VOTING REQUIREMENT:

Simple Majority Required.

CONCLUSION:

Due to the temporary nature of the proposed development, it is recommended that Council approve the Application for Development Approval for a six month period only, subject to the conditions outlined below.

OFFICER RECOMMENDATION – ITEM 7.3.2	APPROVAL
<p>1. That Council determine that the proposed amendments to DA 2018-037 for the provision of Temporary Cabins (3) and Ensuites (2) on Lot 10646 (No. 399) Red Bluff Road, Kalbarri constitutes a minor amendment in accordance with Clause 77(1) (c) of the “Deemed Provisions” of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>;</p> <p>2. That Council approve the proposed amendment to DA 2018-037 for the extended provision of Temporary Cabins (3) and Ensuites (2) on Lot 10646 (No. 399) Red Bluff Road, Kalbarri under the same conditions and associated advice notes being applied, with the exception of:</p> <p>a) Condition No. 6 - Modifying the timeframe for removal of all buildings so as to commence from the date of the approved amended plans, being the 20th September 2019, for an extended period of six (6) months;</p> <p>b) Applying the following additional Condition - Condition No. 16 - That no time extensions to this approval, in relation to Condition No. 6, shall be allowed.</p>	

7.3.3 CHANGE OF OWNER AND LICENSE AGREEMENT – THE MURCHISON EXPERIENCE RESERVE 12996 (NORTH AND SOUTH), LOTS 3 AND 13 (MURCHISON HOUSE STATION) MURCHISON RIVER

LOCATION:	Reserve 12996 (North and South), Lots 3 and 13 (Murchison House Station) Murchison River,
APPLICANT:	Randall Martin, Lot 1 (No. 30) Bridgeman Rd, Kalbarri
OWNER:	State of Western Australia / Shire of Northampton / Murchison House Station
FILE REFERENCE:	10.6.7, 10.6.1.3, R12996, A4815, License Agreement 2018-003
DATE OF REPORT:	11 September 2019
REPORTING OFFICER:	Michelle Allen – Planning Officer
RESPONSIBLE OFFICER:	Debbie Carson – Planning Officer
APPENDICES:	
1.	Applicant Information
2.	Schedule of Submissions

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, at their 20 July 2018 Ordinary Meeting, approved the renewal of a three-year License Agreement for the provision of supervised canoe tours to Mr Alex Read and Ms Wendy Gilbert of Kalbarri Outback Action.

Mr Reid and Ms Gilbert have since sold their business to a new owner, being the Applicant to this application, who has lodged a Development Application to formalise take-over of this business and enter into a License Agreement with the Shire of Northampton as License Agreements are not transferrable between business owners upon the sale of that business.

The most recent License Agreement permitted six (6) three seater canoes, one (1) trailer and two (2) 4WD vehicles. The new application seeks to increase the number of canoes with ability to operate up to 12 licensed canoes (previous approval permitted 6 trailered canoes) and two tours per day (previous approval permitted one tour per day).

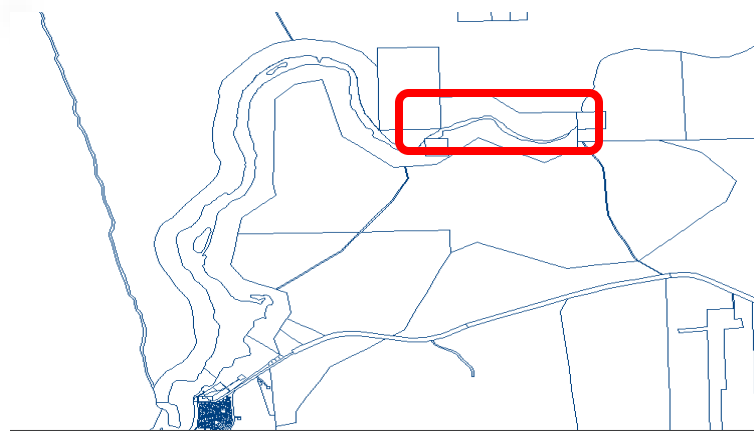
The proposal has been advertised, with the advertising period concluding at close of business on Thursday 12 September 2019.

The most recent License Agreement was approved in July 2018 to take effect from the 30th August 2018 until expiry on the 30th August 2021.

This report recommends conditional approval of the application.

LOCALITY PLANS:

Figures 1 and 2. Location of proposed canoe tours



BACKGROUND:

The original application for canoe tours was lodged by Frank Seidler in January 2008, and was brought before Council at its Ordinary Meeting on 20 June 2008. At this meeting, Council resolved to:

- “1 Grant planning approval for an experiential use (guided canoe tours) over Lots 13 and 3 (Murchison House Station) and portion of Reserve 12996 – Northern Foreshore (for emergency access only), Kalbarri subject to the following conditions:
- a. An agreement being entered into by the Applicant and the Local Government in accordance with the “Commercial Recreational Activity on Crown Reserves” Local Planning Policy;
 - b. The Agreement being for a fixed 12 month period upon which a review will be undertaken on the performance of the activity;
 - c. The Agreement being subject to a maximum of one tour each morning per day;
 - d. The Agreement being subject to written notification of any conflicts with other river users and written quarterly updates on the following items:
 - i. Number of tours conducted;
 - ii. Number of times Reserve 12996 (Northern Foreshore) has been accessed
 - e. A Licence (or other formal approval) being granted for the operations by the Department for Planning & Infrastructure with the local government to be provided a copy of that approval;
 - f. This planning approval shall remain valid while the agreement required by this planning approval remains current and valid, and on the expiration or earlier termination of the agreement, this planning approval shall cease to be valid;
 - g. The Licensee complying with the requirements of the Health (Food Hygiene) Regulations and ensuring that all putrescible and other waste is removed from Lot 3 on each tour; and
 - h. The Licensee and the activity are to comply with the Aboriginal Heritage Act.
- 2 Authorise delegation to the Chief Executive Officer and Principal Planner for preparation and execution of the agreement with any disputes to be referred back to Council for final determination.”

Council considered a new application by Alex Read and Wendy Gilbert (who purchased the business) for the same tour operations, and at their meeting held on 18 June 2011 resolved to:

- “1 *Transfer Use/Hire Site Agreement 009-09 – Kalbarri Wilderness Tours (Canoe Tours) from Mr Frank Seidler to Mr Alex Read and Ms Wendy Gilbert;*
- 2 *Require that a fee of \$150.00 be paid for the transferral of the agreement;*
- 3 *Enter into a three (3) year Licence Agreement with the Applicant in accordance with the Council Policy 9.2 – Requirements for Licence Agreements to Use Crown Reserves for Commercial, Recreational, and Tourism Activities;*
- 4 *Authorise delegation to the Chief Executive Officer and Principal Planner for preparation and execution of the Licence Agreement in Point 3 above with any disputes to be referred back to Council for final determination; &*
- 5 *Refer the modified agreement to Department of Regional Development and Lands – State Land Services for approval.*

Advice Note:

- (i) *The Applicant is advised that it is not the responsibility of the local government to ensure that all correct approvals are in place and that all conditions contained within said approvals are upheld during the operations of the business.”*

Alex Read and Wendy Gilbert were subsequently granted a License Agreement by Council for a 4 year period from 1 July 2011 to 30 June 2015. The License Agreement was subsequently renewed for a further 3 year period to 30 August 2018, however the approval was amended to include approval for an additional launching site from Nanny Goat Well, with a maximum of six (6) trailered, three-seater canoes to be allowed to launch from this site (approved at the 24 July 2015 Ordinary Meeting of Council).

Most recently Council, at their 20 July 2018 Ordinary Meeting, approved the renewal of a three-year License Agreement for the provision of supervised canoe tours (as well as a Home Business Approval) to Mr Alex Read and Ms Wendy

Gilbert of Kalbarri Outback Action, with the agreement taking effect from the 30th August 2018 until expiry on the 30th August 2021 and resolved to:

1. *Grant Development Approval for an experiential use (canoe tours) over Reserves 12996 Murchison River Foreshore, Kalbarri subject to the following conditions:*
 - a) *This Development Approval is an approval for the proposed use for the purposes of the Shire of Northampton's Local Planning Scheme No. 11 – Kalbarri and the Planning and Development Act (2005) only and does not constitute and approval of the proposed use by the Shire in its capacity as management body of the reserve within which the use is proposed to be located;*
 - b) *This Development Approval is subject to:*
 - (i) *In-principle approval of the Shire in its capacity as management body of the reserve within which the proposed use is to be located;*
 - (ii) *Approval of the Minister of Lands in accordance with the provisions of the Land Administration Act (1997); and*
 - (iii) *A License Agreement being entered into by the Applicant and the Shire in accordance with Council's Policy 9.2 – Requirements for Licence Agreements to Use Crown Reserves for Commercial, Recreational and Tourism Activities;*
 - c) *This Development Approval shall remain valid whilst the License Agreement referred to in Condition (b)(iii) remains current and valid, and on the expiration or in the termination of such License Agreement, this Development Approval shall cease to be valid.*

Advice Notes:

- 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;*

Note 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.

Note 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.

- 2. Authorise delegation to the Chief Executive Officer and Planning Officer for preparation and execution of the License Agreement, with any disputes to be referred back to Council for final determination.*
- 3. Grant Development Approval for a Home Business upon Lot 17 (No. 6322) Ajana-Kalbarri Road, Kalbarri, subject to the following conditions:*
 - a) This approval wholly replaces any previous approvals issued by the local government in relation to the Home Business activity;*
 - b) The activities are at all times to comply with the definition of “Home Business” under the relevant Local Planning Scheme;*
 - c) Development shall be in accordance with the attached approved plan(s) dated [insert date] 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;*
 - d) The Home Business is not to involve the retail sale or display of goods of any nature;*
 - e) Notwithstanding condition (f) below, this Development Approval shall remain valid whilst a License Agreement for the use of Reserve 12996 between the Applicant, the Shire and the Department of Planning, Lands and Heritage remains current and valid, and on the expiration or in the termination of such License Agreement, this Development Approval shall cease to be valid;*
 - f) This approval is valid until 30 August 2019, after which time the further renewal of the approval by the local government is required annually. This is the responsibility of the Applicant and the local government will not automatically re-issue approvals;*

- g) *This approval is issued only to Alex Read & Wendy Gilbert (the specific occupier) for Lot 17 Ajana-Kalbarri Road, Kalbarri (the particular parcel of land) and is NOT transferable to any other person or to any other land parcel. Should there be a change of the occupier on the land in respect of which this development approval is issued this approval shall no longer be valid;*
- h) *The Applicant shall provide and maintain three (3) carparking bays upon Lot 17 Ajana-Kalbarri Rd for the provision of on-site carparking for employees and customers;*
- i) *The operator is responsible to ensure that no parking of vehicles associated with the Home Business occurs within a public carriageway, including the road reserve, and all parking of vehicles associated with the Home Business is to be provided for within the property boundaries;*
- j) *A list of all signage and a site plan detailing the sign(s) locations upon Lot 17 Ajana-Kalbarri Rd, Kalbarri shall be submitted to the local government within 28 days from the date of this approval, with those signs not having appropriate approvals being subject to further consideration and development approval; and*
- k) *Any lighting installed on the building, yard areas or car parking areas shall be located and designed in a manner that ensures:*
 - (i) all illumination is confined within the boundaries of the property; and*
 - (ii) there shall not be any glare nuisance caused to adjoining residents or passing traffic, to the approval of the local government.*

Advice Notes:

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

Note 2. If an applicant 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.

Mr Reid and Ms Gilbert have since sold their canoe tour business to a new owner, Randal Martin, being the Applicant to this application, who has lodged a Development Application to formalise take-over of this business and enter into a License Agreement with the Shire of Northampton as License Agreements are not transferrable between business owners upon the sale of that business.

As part of the application from the new owner, Randal Martin, has provided:

- A completed Application for Development Approval form;
- Information regarding the business operations including location boundaries of operation, hours of operation, experience of staff, operating procedures, navigational and safety information, a list of safety equipment available on board, and food preparation and serving information.

A copy of the information provided by the Applicant in relation to their proposal has been included as **Appendix 1** to this report.

The operators is to provide a copy of Public Liability Insurance cover of \$20 million.

The Proposal:

The proposal consists of fully guided canoe tours, where customers are typically collected from their accommodation in Kalbarri, are then transported in a Tourist Coach tour bus to Murchison House Station (Lot 13) where the trailered canoes are stationed.

From the Murchison House Station launch site, canoeists are guided downstream for approximately 3km past Gregory's Rock to Lot 3 (also part of Murchison House Station). The tour group is offered a lunch or dinner meal at the BBQ site (contained wholly within Lot 3) with the canoe tour then returning to Murchison House Station (Lot 13) via the same route. Food will be prepared at Rainbow Jungle's commercial kitchen and then reheated onsite. Two tours are proposed be conducted daily, should demand exist, with the canoe tours operating between the hours of 7.00am to 7.00pm.

The tour predominantly utilises Murchison House Station's freehold land, however, access to Reserve 12996 (North) is required for the transporting of food and passengers if necessary. The applicant has sought and received approval to store the coach bus at the property of Elizabeth Trotti, Lot 1 (No. 30) Bridgeman Road,

Kalbarri. The applicant has also sought and received approval from lessees Callum and Belinda Carruth to store the canoes at Lot 3 Murchison House Station.

The most recent License Agreement permitted six (6) three seater canoes, one (1) trailer and two (2) 4WD vehicles. The new application seeks to increase the number of canoes up to 12 licensed canoes and to operate up to two tours per day.

The new application does not seek access to the Nanny Goat Well site on Reserve 12996 as per the previous planning approvals and License Agreements.

COMMUNITY & GOVERNMENT CONSULTATION:

The application was formally advertised for public comment and referrals made to relevant Government agencies and departments with the advertising period commencing on 22 August 2019 and closing on 12 September 2019, in accordance with Section 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. A notice was placed in the Geraldton Guardian, on the Shire website and available at both the Northampton and Kalbarri Shire offices. The application was also forwarded to the following governmental agencies for consideration:

- Department of Water and Environmental Regulation;
- Department of Planning, Lands and Heritage;
- Department of Biodiversity, Conservation and Attractions;
- Department of Transport;
- Department of Jobs, Tourism, Science and Innovation; and
- Department of Health.

During the advertising period, three (3) submissions were received, with the three submissions citing no objection to the proposed use. A Schedule of Submissions is included as **Appendix 2** to this report.

FINANCIAL & BUDGET IMPLICATIONS:

The applicant has paid a development application fee of \$447.00 in accordance with *Local Planning Policy – Commercial Recreational Tourism Activity*.

A Reserve User fee of \$1,500 has been paid by Mr Read and Ms Gilbert (the former owner of the canoe tour business) in 2018, which is payment for the use of the Reserve from 30 December 2018 to 30 December 2021. Part of this Reserve User Fee will now need to be refunded to Mr Read and Ms Gilbert, with a Reserve User Fee required from the new owner and Applicant for the use of the reserves for a three-year period (should Council grant Development Approval). The Applicant will also be required to pay the License Agreement document preparation fee of \$150.

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

STATUTORY IMPLICATIONS:

State: Planning and Development Act 2005

Local: Shire of Northampton Local Planning Scheme No. 11

Reserve 12996, is vested with the Shire for the purposes of “Parkland and Recreation”.

Lot 3 is under a pastoral lease to Murchison House Station and is shown on *Local Planning Scheme No. 11 – Kalbarri* as a “Local Scheme Reserve”.

Lot 13 is also under the same pastoral lease and is shown on *Local Planning Scheme No. 11 – Kalbarri* as being zoned “Rural”.

POLICY IMPLICATIONS:

Local: Shire of Northampton Kalbarri Townsite Local Planning Strategy

Shire of Northampton Kalbarri Coastal Management Strategy

Shire of Northampton Local Planning Policy – Commercial Recreational Tourism Activity

Shire of Northampton Kalbarri Townsite Local Planning Strategy

The *Kalbarri Townsite Strategy* emphasises the importance of tourism to Kalbarri and states:

“It is considered that Kalbarri’s long term security of visitors lies heavily in expanding and promoting the Intrastate family tourist market and, in particular, heightening the range of experiences and services available to families. This requires not only the provision of

accommodation, attractions, and entertainment but, more importantly, the “packaging” of these into a “whole of family” (eg Club Med) experience where the parents have the opportunity to enjoy their holiday as much as the children.”

Shire of Northampton Kalbarri Coastal Management Strategy

The objectives for this Strategy relate to environmental protection, protection of assets and facilitating ongoing human uses of the coast. The objectives of this Strategy are to:

- *“Protect and maintain the environmental and cultural values of the Kalbarri coast. To ensure significant landscape, environmental features and conservation values are preserved and/or enhanced. This includes maintaining the coastal environment and the social, environmental and economic services which they currently provide.*
- *Protect and maintain the environmental and cultural values of the Murchison River. To conserve areas of geological, environmental and cultural significance, minimise the impact of human activities on the values and preserve the important cultural and recreational values of the River Reserve.*
- *Protect and enhance the attraction of Kalbarri as a tourist destination- To ensure that Kalbarri can continue to support a local tourist economy and to enhance Kalbarri’s position as a premier holiday destination within Western Australia;*
- *Protect and maintain facilities and access for commercial and recreational use- To facilitate ongoing, sustainable public access and recreational use of the area for current and future generations. Ensure the facilities are adequate to meet the current needs of the community, visitors and local industry; and*
- *Manage public safety and protect infrastructure- To ensure public safety and the protection of infrastructure from damage by coastal and fluvial forces.”*

Commercial Recreational Tourism Activity -Local Planning Policy (2018)

The application has been lodged under Council’s ‘Commercial Recreational Tourism Activity’ Local Planning Policy.

The objectives of the Policy are as follows:

- *“To ensure that commercial activities on reserves do not diminish the recreational amenity of residents or visitors who are attracted to the Shire for its natural beauty and environment;*
- *To ensure ecologically sustainable use and protection of reserves for the benefit and enjoyment of future generations;*
- *To retain reserves (where appropriate) as places for passive and/or active recreation for residents and visitors;*
- *To regulate the level and intensity of commercial activities on reserves as necessary to ensure that it does not destroy the value and nature of the activity and the resource on which it is based;*
- *To enable appropriate (limited) opportunities for commercial tourism operators to provide services and facilities to the public to enhance their visit to the Shire; &*
- *To provide criteria for assessing and determining applications.”*

Section 3.3.3 of the Policy states the following in relation to water-based activities:

- *“3.3.3.1 Permission will be given to the use of the beach area for guided tours/hiring of water based equipment, provided the applicant is prepared to comply with the terms of any licence of the relevant authority of the water body.*
- *3.3.3.2 The activities are not to dominate the main informal water-based activity, conflict with the designated water based activity or create a public danger.*
- *3.3.3.3 All activities must be located adjacent to constructed public carpark areas and public conveniences.*
- *3.3.3.4 The activity is not to damage, or lead to the degradation of, the coastal or marine environment.*
- *3.3.3.5 All activities are not to create a public nuisance to nearby residents, or affect residential amenity and is not to create public nuisance to other regular water-based activities.*
- *3.3.3.6 In the case of jet ski hire activity and other motorised craft, signage shall give adequate notice of warning that the particular area is not suitable for informal recreation use.”*

Furthermore Section 3.4.2 of the Policy states:

3.4.2.1 *Based on experience of the impacts of previous/similar activities (within or outside the Shire), the fragile nature of certain areas, and/or the dominant public use of certain areas, Council is of the view that certain activities should not be supported in certain areas and also that a restriction on the number of certain activities in certain areas should be prescribed.*

3.4.2.2 *These restrictions are attached to this policy and are based on knowledge and experience at this time and may be amended from time to time by Council as further knowledge and experience is accumulated.*

A Local Planning Policy shall not bind Council in respect of any application for Planning 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 2016-2026

COMMENT:

The proposal to operate canoe tours is considered to be consistent with the objectives of *Local Planning Scheme No. 11 – Kalbarri*, the *Local Planning Policy – Commercial Recreational Tourism Activity*, and the *Kalbarri Townsite Local Planning Strategy*.

The previous owner's tour activities demonstrated a high degree of care for the ecologically sustainable use of the reserves, and utilised existing tracks for vehicle access and it is anticipated that the new owners will follow suit. The tours are considered suitably low-impact, and do not detract from the amenity of the site or reduce the opportunity for others to use the Reserves. Past tours have been operating since 2005 and no recent incidents or complaints have been registered against this tour business. Furthermore, it is considered that the Applicant demonstrates adequate safety measures and a good knowledge of food preparation and handling procedures.

It is noted that the Applicant seeks to increase the number of approved vessels from six (6) vessels to twelve (12) vessels, however it is noted that the average tour will comprise six canoes, with up to twelve canoes being utilised for special group tours, such as school groups. The Applicant also seeks to increase the number of tours from

one per day to two tours per day, based upon demand. Council is required to consider if they wish to support the increase in the number of approved vessels and the increase in the number of tours. In this regard, it is further noted that during the advertising period, no objections were received from the referral agencies or the local community.

VOTING REQUIREMENT:

Simple Majority Required.

CONCLUSION:

Based upon the above, it is recommended that Council approve the Development Application and the increase in the number of vessels and the number of tours per day, and enter into a new Use / Hire Site License Agreement for the canoe tours for a three year period, in accordance with Council Policy, and subject to the conditions outlined below.

OFFICER RECOMMENDATION – ITEM 7.3.1	APPROVAL
That Council:	
<p>1. Grant Development Approval for an experiential use (canoe safaris) over Reserve 12996 and Lots 3 and 13, Murchison River Foreshore, Kalbarri subject to the following conditions:</p>	
<p>a) This Development Approval is an approval for the proposed use for the purposes of the Shire of Northampton’s Local Planning Scheme No. 11 – Kalbarri and the Planning and Development Act (2005) only and does not constitute an approval of the proposed use by the Shire in its capacity as management body of the reserve within which the use is proposed to be located;</p>	
<p>b) This Development Approval is subject to:</p>	
<p>(i) In-principle approval of the Shire in its capacity as management body of the reserve within which the proposed use is to be located;</p>	
<p>(ii) Approval of the Minister of Lands in accordance with the provisions of the Land Administration Act (1997); and</p>	
<p>(iii) A license agreement being entered into by the applicant and the</p>	

Shire in accordance with Council's Policy 9.2 – Requirements for License Agreements to Use Crown Reserves for Commercial, Recreational and Tourism Activities;

- c) **The Canoe Hire shall be limited to twelve (12) licensed canoes, two 4WD vehicles and two (2) trailers;**
- d) **The Applicant shall contact the Shire of Northampton's Environmental Health Officer to ensure compliance with all environmental health regulations;**
- e) **The Applicant shall obtain any appropriate approvals for commercial vessel safety with the Australian Maritime Safety Authority, and use approved vessels only;**
- f) **The Applicant shall maintain Public Liability Insurance coverage to a minimum of \$20 million, and forward a copy of this certificate to the Shire of Northampton, to comply with the provisions of the Shire of Northampton's Local Planning Policy – Commercial Recreational Tourism Activity;**
- g) **This Development Approval shall remain valid whilst the License Agreement referred to above remains current and valid, and on the expiration or in the termination of such License Agreement, this Development Approval shall cease to be valid.**

Advice Notes

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.

Note 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.

Note 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.

- 2. **Authorise delegation to the Chief Executive Officer and Planning Officer for the preparation and execution of the License Agreement, with any disputes to be referred back to Council for final determination.**

- 3. Refer the License Agreement to the Department of Planning, Lands and Heritage for Ministerial consent.**

APPENDIX 1. APPLICANT'S INFORMATION

'Murchison Dreaming' Application for Transfer of License

I am in the process of purchasing the Canoe Tour License from Kalbarri Outback Action. The business name will be changed to Murchison Dreaming. The nature of the tour, river access points and procedures will all remain the same as run by the previous owners. I will continue to conduct the business within the guidelines and agreements set by Northampton Shire, Department of Transport (marine and Omnibus) and the Australian Maritime Safety Authority. I recognize this is an environmentally sensitive and culturally significant area and aim to use it accordingly.

The owners of Murchison House Station are happy for me to continue operating the tour from the station and we are in the process of drawing up a formal document regarding this.

As a new operator, we will continue to renew the canoe fleet as required and maintain our vehicle. We will be renewing our membership and affiliation with the Kalbarri Visitors Center. We will expand our online presence and understand the importance representing tourism in Kalbarri. We aim to incorporate a higher level of cultural education and welcome the opportunity to work alongside indigenous groups. We will continue to operate in the safest and most environmentally sound way possible and will provide a high level of customer service. We have applied for Tourism Accreditation and are awaiting confirmation of this.

The tours will continue to be operated the same as they always have, operating within the license agreement:

- Tour bus will continue to be stored at 6322 Ajana/Kalbarri rd.
- Tours will start and finish at Murchison House Station.
- We will provide a gourmet meal, prepared at Rainbow Jungle's Commercial Kitchen.
- Guests will be collected/dropped back at their accommodation.
- We may need to use River Road (timing around anticipated traffic)
- Tours will operate between the hours of 7am and 7 pm
- All customers will wear life jackets (this is strictly enforced)

We are seeking the following amendments to the license:

- Ability to operate up to our 12 licensed canoes (AMSA 4E - hire and drive). This will only be for youth / school groups which we aim to target at various times.
- Ability to operate up to 2 tours per day. We will offer a morning paddle and lunch, an afternoon paddle with an early dinner, and possibly a sunrise paddle and yoga tour. We would like to be able to offer 2 of these tours on any given day should demand exist.

We will continue to operate professionally and diligently for the remainder of the license agreement and we understand that our tour is a reflection of Kalbarri.

ALL STAFF MUST BE 100% FAMILIAR WITH S.O.P. & E.A.P

Tour Guide- (Must hold a Senior First Aid Certificate)

- To ensure that all equipment is safe and appropriate
- To keep up to date with latest Murchison Dreaming standards (i.e. staff training, etc.)
- To emphasise safety points and procedures
- To create a positive and friendly atmosphere
- To deal with accidents/emergencies appropriately (immediate first aid, after care, reporting and recording)
- To take bookings and deal with MD administration
- To ensure MD Canoes and Picnic Site facilities are clean and tidy
- To promote canoeing as a healthy lifestyle
- To maintain a high level of food hygiene and cleanliness at all times

OTHER STAFF

- To look after customers prior to, or ending a water session
- To ensure efficient day to day running of tour and preparation of picnic site.
- To pass on specific client information to tour guide
- To take bookings and deal with MD administration
- To deal with payments and keep visitors centre updated
- To keep up to date with latest MD standards (i.e. staff training)
- To promote canoeing as a fun and healthy lifestyle
- To undertake other duties as instructed by Manager

SYSTEMS OF WORK

DAY TO DAY RUNNING OF MD

OPENING UP PROCEDURES

- *Early morning river/weather condition check.
- *Check water craft for sea worthy
- *Check life jackets conditions every day
- *Check FIRST AID KITS are in order, dry and clean, and complete
- *Vehicle prestart checks
- * Food ready for packing into portable fridge and transport to picnic site
- * Relevant food temperature monitoring checks complete
- * Double check booking numbers and pickup locations

MEETING PARTICIPANTS / CLIENTS

- *Meet and greet clients
- * Inform clients of the days conditions to make sure everyone is happy and willing to participate in the tour
- *Ensure that everyone has read and completed a participation declaration prior to receiving equipment, and that the instructors are aware of any illnesses, medical conditions or other relevant information before the tour begins.
- *Drive customers to Murchison House Station
- * Walk the clients across the car par and down the river
- *Organize clients into a lifejacket and paddle.
- *Place clients in suitable paddling groups according to age and paddling ability

INTRODUCING CLIENTS TO paddling a canoe

- *river safety and river awareness talk ie Explain different types of adherent dangers that people may face in the river
- *Talk on how to stay safe while you are in the water.ie no diving of kayak/canoe and always hands above head when surfacing after falling off
- * Explain how to enter river zone safely
- *Instruction on how to paddle a kayak/canoe
- *Ask the clients if they have any questions
- *Hit the river

ARRIVE AT PICNIC SITE

- *Discuss dangers present in area such as snakes
- *Show amenities
- *Discuss environmental matters such as food scraps, waste, vegetation and request to stay in relative proximity
- *Explain food and beverage service
- *Explain that river is out of bounds after any consumption of alcohol
- *Cook and serve food
- *Offer complementary drink with meal

DEPARTURE FROM SITE

- *Give 20 min and further 5 min warning about departure from site.
- *Drive customers back to accommodation
- *Take canoes back to starting point (should tour be a downstream one way tour)
- *Clean truck, wash all dishes used

MD CONTACT NUMBERS – Kalbarri (UPDATED 26/07/19)

Mobile – 0439929141

EMERGENCY: 000

- | | |
|----------------------------|---------------|
| ✓ GENERAL HOSPITAL/A&E | (08) 99370100 |
| ✓ COUNCIL | (08) 99341202 |
| ✓ POLICE | (08) 99363000 |
| ✓ AMBULANCE | 000 |
| ✓ FIRE SERVICE | 000 |
| AUSTRALIAN MARITIME SAFETY | 08 94302100 |

SITE MAPS - Supplied

- A fully equipped appropriate first aid kit will be available for EAP use as near as possible to water based SOP's (= <200m)
- Any serious accident or incident at MD that requires first aid (or other actions) will be followed by a formal (written) "accident/incident report" and signed by the person in charge of action and lesson. A copy of all completed "accident/incident reports" to be sent to The Australian Maritime Safety Authority after completion (usually within 72 hours of incident).

An efficient 'emergency telephone contact' facility will be available at all times during watercraft operating hours

- In addition to MD Risk Management Plan, all river conditions are to be routinely reviewed (Venue Analysis) for the 'tolerability' of the risks and therefore the suitability of tour operation.

THE EQUIPMENT REQUIRED

- 3 seater canoes.
- 'Appropriate' paddles for all water craft
- 'Appropriate' full PDF type 2 Life Jackets in various sizes
- A designated 'rescue kayak' to be kept on the river bank at all times

Please note sunscreen will be available for all participants at all times at truck and picnic site.

SECTION B: PRINCIPLES

Introduction

11. MD tour guests are to conform to ethical standards in a number of areas: humanity, relationships, commitment, cooperation, integrity, advertising, confidentiality, abuse of privilege and personal standards.

Humanity

12. MD tour guests must respect the rights, dignity and worth of every human being and their ultimate right to self-determination. Specifically, MD tour operators must treat everyone equitably and sensitively, within the context of their activity and ability, regardless of gender, ethnic origin, cultural background, sexual orientation, religion or political affiliation.

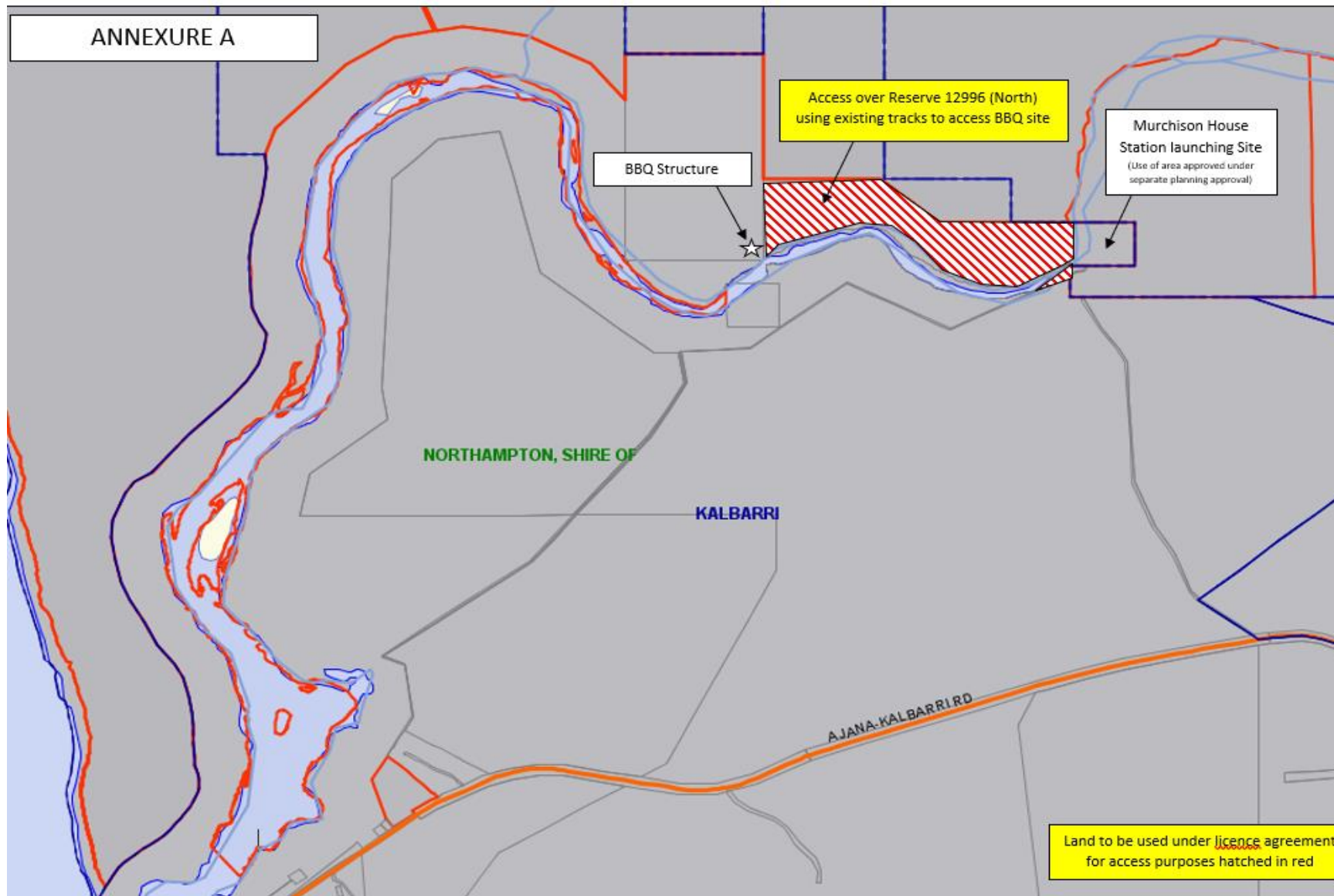
Environmental Sustainability

Tour guests are instructed to stick to designated walkways to and from the river and not to impact on the vegetation at any stage.

Guests are advised not to carry anything with them except safety equipment and water and not to leave any rubbish behind.

Customers are encouraged to stay in their vessels to protect the fragile river bank.

Customers are asked to respect the Aboriginal Heritage of the area.



APPENDIX 2. SCHEDULE OF SUBMISSIONS – THE MURCHISON EXPERIENCE (*advertised as Murchison Dreaming*)

The following submissions were received in relation to advertising of the proposed business The Murchison Experience, utilising Reserve 12996, Murchison River Foreshore, Kalbarri:

No.	Submitter	Date Received	Property Address	Submission detail	Comment / Recommendation
1.	Department of Water and Environmental Regulations	02.09.2019	No affected property	<p>NO OBJECTION</p> <p>No objections to the proposal provided it is subject to the requirements of the Shire of Northampton's Local Planning Policy <i>Commercial Recreational Tourism Activity</i>. DWER offered following advice:-</p> <ul style="list-style-type: none"> • Noted no mention of insurance policy or staff training to include Bronze Medallion on applicant's application; • Appropriate form of communication equipment maybe suitable to have available for canoeing section of river activities. 	Noted.
2.	Department of Health	10.09.2019	No affected property	<p>NO OBJECTION</p> <p>No comments providing business is managed in accordance with local government requirements and has appropriate risk management plans in place.</p>	Noted.
3.	Department of Biodiversity, Conservation & Attractions	03.09.2019	No affected property	<p>NO OBJECTION</p> <p>Anticipated that canoe tours and any associated environmental impacts will be managed through existing framework.</p>	Noted.

7.3.4 PROPOSED AMENDMENT TO DEVELOPMENT APPROVAL - CARAVAN & CHALET PARK, MANAGER'S RESIDENCE & RECEPTION AREA – LOT 10646 (NO. 399) RED BLUFF ROAD, KALBARRI

LOCATION:	Lot 10646 (No. 399) Red Bluff Road, Kalbarri
FILE REFERENCE:	10.6.1.3
DATE OF REPORT:	11 September 2019
APPLICANT:	Halsall & Associates
OWNER:	Summerstar Pty Ltd
REPORTING OFFICER:	Deb Carson – Planning Officer
APPENDICES:	
1.	Correspondence from Halsall & Associates
2.	Amended Site and Building Plans

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 is in receipt of an Application for Development Approval to amend the Red Bluff Caravan & Chalet Park approval D/A 2016-063 for the development upon Lot 10646 (No. 399) Red Bluff Road, Kalbarri. The Applicant/Landowner requires amendments to the approved plans primarily due to the manager's residence being burnt down earlier this year, which has allowed the landowner to reconsider the layout of the site and undertake some modifications to the site plans. Whilst the majority of the site will be in accordance with the previous approvals granted, the amendment proposes to include a manager's residence and reception area in a different location, includes the retention of two outbuildings, a proposed reduction in the number of campsites and an increase of one chalet from the previous approval, the reconfiguration of the internal road network, an improved recreational area layout and some further minor modifications.

The Applicant/Owner has requested that Council considers granting a reduction to the Statutory Planning Fee, however this request has been presented to Council as its own Agenda Report – Agenda Item 7.3.5.

This report recommends conditional approval of the application subject to conditions, as presented.

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



BACKGROUND:

Council at their ordinary meeting held on 18 November 2016 considered the proposed development and resolved the following:

"That Council grant planning approval for the proposed Caravan Park, Chalet Park, Restaurant, Shop and Caretakers Residence upon Lot 10646 (No. 399) Red Bluff Road, Kalbarri subject to the following conditions:

- 1. Development shall be in accordance with the attached approved plan(s) dated 18 November 2016 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the Local Government;*
- 2. This approval constitutes development approval only and is valid for a period of five (5) years from the date of approval. If the development has not substantially commenced within the five (5) year period the approval shall lapse and be of no further effect;*

3. *Development works are not permitted to be undertaken upon the land subject to the land exchange (Landgate Concept Plan 217A 17/6/2016) until this action has been finalised and the land amalgamated into Lot 10646;*
4. *Development works are not permitted to be undertaken upon the area of Lot 10646 which is subject to the Contaminated Sites Act 2003 memorial listed upon the Certificate of Title as 'possibly contaminated – investigation required' until such time that the applicant can provide written advice to the local government demonstrating that remediation of the area has been achieved to the approval of the Department of Environment Regulation;*
5. *The development shall be connected to reticulated sewer and water to the requirements of the Water Corporation and to the approval of the Local Government, with all costs met by the applicant;*
6. *The crossovers to the caravan park, internal parking areas and the internal access roads are to be paved/sealed, kerbed, line marked, drained and thereafter maintained to the satisfaction of the Local Government;*
7. *Plans detailing the external parking areas are required to be submitted and approved by the Local Government prior to commencing work;*
8. *The applicant is to prepare, submit and adhere to stormwater and drainage plans to the approval of the Local Government, with all costs met by the applicant;*
9. *The applicant is to implement the requirements of the Bushfire Management Plan dated 18 October 2016 (Revision 0) to the satisfaction of the Local Government with amendments to this document being undertaken and implemented as required with all costs met by the applicant.*
10. *All loading and unloading to take place within the boundaries of the premises and undertaken in a manner so as to cause minimum interference with other vehicular traffic;*
11. *Rubbish storage areas are to be screened where they are visible from the street to the satisfaction of the Local Government;*
12. *A landscaping plan should be submitted and implemented on street verges and within areas of the site as they are developed. The plan shall specify any vegetation that is to be retained and utilise plants and trees that will assist in softening the appearance of the development and provide safe shade and wind protection. Species shall be appropriate for the*

locality and are not to present a weed risk to the surrounding reserves.

13. *The applicant is to prepare, submit and adhere to a Dust Management Policy prior to the commencement of any clearing or earthworks and the land thereafter stabilised to the approval of the Local Government.*

Advice Notes:

- a) *It is recognized the whole park may not be developed initially (in the first stage). Establishment of any aspect of the park such as a camping area or numerous chalets is considered substantial commencement for the purposes of this approval.*
- b) *In relation to the external parking areas contained within the road reserve, the applicant is to submit plans to the local government that include details such as the size, location, road surface finish, line marking, kerbing, drainage, footpaths etc of the parking areas and how it relates into the existing road surface of Red Bluff Beach Road.*
- c) *In relation to stormwater and drainage the applicant is to provide plans and calculations that demonstrate the management of water within the park and where the water will be directed for drainage. Where drainage is proposed to be directed onto neighbouring land a written undertaking/agreement is to be provided demonstrating permission to direct water onto that land and in the event that circumstances change or permission is revoked that the applicant acknowledges their responsibility to redirect the drainage of the park at their expense.*
- d) *In relation to the Bushfire Management Plan (BMP) the applicant is advised that they are required to liaise with the Department of Parks and Wildlife and make amendments to the BMP as necessary. The applicant/landowner is to ensure that the requirements of the BMP are met at all times to ensure compliance with State Planning Policy 3.7 Planning in Bushfire Prone Areas and AS3959.2009 Construction of Buildings in Bushfire Prone Areas with amendments made to the BMP as necessary.*
- e) *In relation to dust management it is suggested that a short document would contain information pertaining to dust suppression and land stabilisation strategies/techniques, weather conditions and the timing of earthworks.*

- f) *The applicant is advised that no signs within the road reserve are to be erected without the Local Government's approval.*
- g) *Any lighting device is to be positioned and shielded as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries or cause any glare nuisance to any nearby residents or passing motorists in accordance with AS 4282 – Control of Obtrusive Effects of Outdoor Lighting;*
- h) *The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation. It is the applicant's responsibility to obtain any additional approvals required before the development/use lawfully commences.*
- i) *Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the Local Government having first been sought and obtained.*
- j) *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 planning approval for that use/addition. The applicant is reminded of the provisions of Regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011.*
- k) *Should the applicant be aggrieved by the decision of the Council (in part or whole) a right of appeal exists to the State Administrative Tribunal within twenty-eight (28) days from the date of the decision."*

In February 2018, a number of further proposed amendments were considered by Council, including the following:

- removal of the café/restaurant;
- removal of all external parking;
- removal of 12 transportable ablution ensuites in the west and provision of 47 transportable ablution ensuites for caravan sites in the east;
- provision of a beach volleyball and BBQ area where the café was to be situated.

The amendments were subsequently approved by Council at their 16 February 2019 Ordinary Meeting, with the following motion of Council as per below:

- “1. That Council determine that the proposed amendments to DA 2016-063 for the development of a Caravan Park & Chalet Park, Shop and Office on Lot 10646 (No. 399) Red Bluff

- Road, Kalbarri constitute a minor amendment in accordance with Clause 77(1) (c) of the “Deemed Provisions” of the Planning and Development (Local Planning Schemes) Regulations 2015;*
2. *That Council refuse the requested fee reduction of 33% of the original application fee at this stage until the total cost of the development is provided where a reduction can be re-considered by Council.*
 3. *Subject to favourable resolution of the above, that Council approve the proposed amendments to DA 2016-063 for the development of a Caravan Park & Chalet Park, Shop, Office and Caretaker’s Dwelling on Lot 10646 (No. 399) Red Bluff Road, Kalbarri subject to the same conditions and associated advice notes being applied with the exception of:*
 - a) *Modifying the date of Condition No. 2 to commence from the date of the approved amended plans, not the original approval date (18 November 2016);*
 - b) *Removing Condition No. 3 relating to the land exchange;*
 - c) *Removing Condition No. 7 relating to external car parking area;*
 - d) *Modifying Condition No. 13 to state “The Applicant is to implement the Dust Management Policy dated December 2016”;*
 - e) *Including an additional condition that states “Boat/Trailer Parking along the eastern boundary of Lot 10646 shall not obstruct the emergency access point”;* and
 - f) *Including a condition that states “Compliance is required with the Caravan Parks and Camping Grounds Act 1995 and the recommendations of the Kalbarri Townsite Local Planning Strategy and the Applicant shall therefore amend their plans to include the provision of an onsite manager’s residence”.*

Subsequent to this approved amendment, development approval was also granted for the temporary provision of three accommodation units and two ensuites (see also Agenda Item 7.3.2 for further information), and a further development approval was granted for the provision of a temporary office (to be located onsite until such time that the manager’s residence and reception area can be completed).

In addition to all of the above, a further amendment request has now been received from the Applicant to undertake a number of additional site modifications, as a result of the manager's residence and office burning down earlier this year. This request is included in full as **Appendix 1**. The proposed amendments include:

- A proposed new office and manager's residence to be located immediately opposite the Park driveway entrance;
- The reconfiguration of guest, staff, bus, boat and trailer carparking areas;
- The relocation of the power transformer;
- The retention of two outbuildings onsite;
- The relocation of two chalets to accommodate the retention of an outbuilding, as well as the addition of one additional chalet in the location of the former manager's residence/shop/office;
- The removal of seven camping sites to accommodate the revised site layout;
- A modified internal road network;
- A consolidated recreational area layout, with the internal road that separated two recreational areas under the previously approved site plan to be removed; and
- The relocation of the western camp kitchen, ablution and laundry amenities southwards to enhance views from the chalets towards the coast.

Copies of the amended site plan and floor/elevation plans for the amended components of the development are provided in **Appendix 2**.

COMMUNITY & GOVERNMENT CONSULTATION:

It is considered that the amendments do not materially alter the original development approval, with the original application being advertised in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, and therefore no further advertising has been undertaken.

The application was previously advertised for comment from 25 October 2016 until 14 November 2016. This included a notice in the Geraldton Guardian, a sign onsite, letters being sent to landowners within 100m and referrals to government agencies.

At the conclusion of the advertising period 7 submissions had been received all from government agencies offering their comments on the proposal. A summary of their comments has been provided below:

- Department of Mines & Petroleum – No objection
- Department of Water – No objection. Suggest that drainage design and water management of the site should have regard to Water Sensitive Urban Design principles and objectives and the 'Guidelines for the Approval of Non-drinking Waters Systems in WA Urban Developments'.
- Department of Parks & Wildlife – That the Bushfire Management Plan should not rely on firebreaks or management of land outside of the sites boundaries.
- Main Roads – No objection
- Telstra – No objection
- Water Corporation – No objection. Connection to sewer and scheme water available to the development.
- Western Power – No objection

FINANCIAL & BUDGET IMPLICATIONS:

Given Council has already determined the application and the amended plans submitted by the Applicant/Landowner were not requested by Council, a statutory planning fee of 66% of the original application fee has been applied and paid for by the landowner. It is noted however, that the Applicant has requested a reduction in the planning application fee, with this request being presented as a separate Agenda Item - Item 7.3.5, for Council's consideration.

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

Caravan Parks and Camping Grounds Regulations 1997

Planning and Development (Local Planning Schemes) Regulation 2015

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

The original Development Application was assessed and approved under *Town Planning Scheme No. 9*. Given the application before Council is for amendments to DA 2016-063 and not a new application, it is necessary to consider the

proposal under the previous Scheme and not the newly gazetted *Local Planning Scheme No. 11 – Kalbarri Townsite*.

Lot 10646 was zoned ‘Tourist Accommodation’ under Town Planning Scheme No. 9. The following table provides a list of the land uses that the application seeks approval for, the permissibility of these land uses and their definitions under the Scheme.

Land Use	Permissibility under Scheme	Scheme Definition
Caravan Park	AA - means that the use is not permitted unless Council has granted Planning Consent	means an area of land specifically set aside for the parking of caravans and park homes or for the erection of camps on bays or tent sites allocated for that purpose.
Caretakers Dwelling	IP - means that the use is not permitted unless Council considers such use is incidental to the predominant use of the land and/or buildings	means a building used as a residence by the proprietor or manager having the care of the building, plant, equipment or grounds associated with an industry or business, carried on upon the same site.
Chalet Park	AA - means that the use is not permitted unless Council has granted Planning Consent	means an area of land set aside for self contained attached or detached residential type buildings used for the purpose of a trade or business available for use for holiday purposes by the public at large.

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

“Tourist Accommodation zone

- (a) *encourage the diversification of tourist accommodation to meet the requirements of the tourist population;*
- (b) *ensure that development proposals provide for on-site recreation, management and service areas and facilities to accommodate boat/trailer parking, in addition to the provision of walkways to allow separation of pedestrians and traffic;*
- (c) *provide for bus or coach parking associated with the development; and*

- (d) *require a high standard of building design and landscaping which complements the natural setting of the town generally and the particular site.”*

The amended plan is considered to meet the objectives of the zone as it has provided a range of sizes for caravan/camping bays as well as providing chalet and ensuite site options. There is also a large, consolidated recreational area and ample parking for both park users and visitors, boats and trailers and also the provision of a coach bay.

Planning and Development (Local Planning Schemes) Regulations 2015

Clause 77(1) (c) of the “Deemed Provisions” of the *Local Planning Scheme Regulations 2015* outlines the provisions for amending a development approval. In instances where an amendment does not substantially change the development approved, Clause 77(3) allows the Local Government to waive or vary any usual requirement of an Application for Development Approval if it is satisfied that the application relates to a minor amendment to the development approval and this may include the waiving of advertising procedures.

POLICY IMPLICATIONS:

Local: Kalbarri Townsite Local Planning Strategy 2012

Kalbarri Townsite Local Planning Strategy

The Kalbarri Townsite Local Planning Strategy includes the following provisions for Lot 10646 Red Bluff Beach Road, Kalbarri.

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

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

The proposed amendments to DA 2016-063 are considered to comply with the objectives, use and development provisions for the Red Bluff Precinct.

STRATEGIC IMPLICATIONS:

Economy & Marketing Strategies:

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

Environment Strategies:

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

Infrastructure Strategies:

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

Social Strategies:

- Demonstrate a proactive approach to economic and community development.

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

COMMENT:

In light of the proposed amendments a review of the previous assessments have been undertaken and addressed below. Assessment against the *Shire's Town Planning Scheme No. 9* and the *State of Western Australia's Caravan Parks and Camping Grounds Regulations 1997* has guided this assessment.

Setbacks

Regulations: 6m from a road reserve, can be reduced to 2.5m if the local government is satisfied that it is safe to do so.

Scheme: Front setback: 10m
Side Setback: 3m
Rear setback: as determined by Council

With regard to development that is considered an amendment to the current approval, there is one additional chalet proposed to be located within the front setback area, at a setback distance of 2.5m. It is considered that the intensity of the development within the street setback area is minimal, and is likely to create a visually more appealing entry than a campsite, whilst still meeting the Caravan and Camping Regulations, and therefore the reduced setback is considered to be appropriate in this instance.

The Reserve to the south of the subject lot contains remnant vegetation, and it is noted that most built development is located a minimum of 9m from the rear boundary. This 9m setback is required by the Bushfire Management Plan prepared for the site so as to reduce bushfire risk. It is noted that two new outbuildings are proposed to be retained within this 9m setback, however it is considered that the outbuildings, being non-habitable, meet the exemption criteria of *State Planning Policy 3.7 Planning in Bushfire Areas*. With regard to the setback distance from the new BBQ area towards the rear of the property, it is considered that (whilst there is no built infrastructure associated with the use) the use is potentially still an intensification of land use, and therefore it is recommended that a new condition be applied to an amended approval that requires the BBQ area to be located wholly outside of the required 9m setback.

Access/Egress and internal facility roads

Regulations: Entrance Road – min. 6m width
One-way roads (internal) – 4m width
Two-way roads (internal) 6m

Whilst the internal road network and layout has changed, the amended plan improves site access by adding a secondary access/egress point onto Red Bluff

Road. All roads within the new proposed site layout have a minimum of 6 metre width, meeting the *Caravan Parks and Camping Grounds Regulation* requirements.

Parking

Regulations: 1 visitor bay per 20 caravan sites with minimum of 4 (64 sites = 4 bays)

Scheme: 1 bay per site plus 1 visitor bay per 5 sites (64 sites = 64 bays plus 13 visitor bays)

It is considered that there is sufficient parking within the caravan park for its users and associated boats and trailers, although it is noted that there is no express mention of parking for the manager's residence.

Recreational Areas

Regulations: 1/10 of the total area of the facility, 2/3 to be provided in one area

KTS: Require on-site management and high level of facilities including adventure playground area, half courts tennis and basketball, pool / water playground and covered BBQ areas.

Proposed: 2,600m² internal recreation area
(21,661m² total site area = 12% recreational area)

It is considered that the amount and type of recreational facilities is compliant with the Regulations.

Ablution, Toilet and Laundry Facilities

Regulations: 1 laundry per 30 sites
2 male toilets
1 urinal
3 female toilets
3 showers for M & F
3 hand basins for M & F

It is considered that all of the above requirements have been met with exception of the laundry provisions, which requires one laundry per 30 sites. Given that there are 64 sites and two laundry facilities, the number of laundries does not quite meet the provisions of the Regulations, however all provided facilities are required to comply with the requirements of the *Caravan Parks and Camping Grounds Regulations*. On application for a building permit for each of the structures the proponent will be required to demonstrate

building plans that demonstrate compliance with the Regulations in order to obtain the necessary Caravan Park and Camping Ground licence from the Shire's Health Officers, and therefore it is considered that this variation can be dealt with appropriately at the Building Application stage.

Outbuildings

Regulations: Storage not to exceed 6m²

Whilst the Regulations state a requirement for storage areas to be less than 6m² in size, it is noted that one of the proposed outbuildings is an existing pre-approved structure that will now be retained in its original position rather than removed, and one is a relocation of a pre-approved structure that will become less visually prominent than the location it was previously sited. Therefore, it is considered acceptable from a planning perspective to allow the continued use of those outbuildings for storage purposes, however a condition is recommended that the outbuilding approval is subject to them being in good condition, to the approval of the local government.

New Manager's Residence

Given that the former Manager's Residence was burnt down, it is essential that other appropriate infrastructure is put in place so as to provide a Caretaker's Dwelling onsite in accordance with the Kalbarri Townsite Strategy provisions. It is considered that the location and design of the new Manager's Residence and Reception area is an appropriate amendment.

Change to number of Chalets and Camping Sites

The previously approved plan consisted of 16 chalets and 71 campsites. The amended site plan comprises 17 chalets and 64 campsites. Whilst this ratio change requires slightly more built infrastructure, it is considered acceptable on the basis that the amended plans afford an improved site layout, improved access and egress, a more consolidated recreational area and the suitable relocation of the manager's residence and reception area.

VOTING REQUIREMENT:

Simple Majority Required.

CONCLUSION:

With regard to the above assessment and comments, it is considered that the proposed amendments to D/A 2016-063 are in accordance with *Town Planning Scheme No. 9* and the *Kalbarri Local Planning Strategy* and therefore can be supported.

Should Council determine to support the amendment to D/A 2016-063, it is recommended that some additional conditions be applied to the approval so as to require the following:

- Screening of transformer (given it's prominent position at the entryway to the Park)
- Outbuildings being in good condition, to the approval of the local government
- The rear BBQ area being located wholly outside of the 9m DFES setback area.

OFFICER RECOMMENDATION – ITEM 7.3.4

1. **That Council determine that the proposed amendments to DA 2016-063 for the development of a Caravan & Chalet Park on Lot 10646 (No. 399) Red Bluff Road, Kalbarri constitute a minor amendment in accordance with Clause 77(1) (c) of the “Deemed Provisions” of the *Planning and Development (Local Planning Schemes) Regulations 2015*;**
2. **That Council approve the proposed amendments to DA 2016-063 for the development of a Caravan & Chalet Park and Caretaker’s Dwelling on Lot 10646 (No. 399) Red Bluff Road, Kalbarri subject to the same conditions and associated advice notes being applied, with the exception of:**
 - a) **Modifying Condition No. 1 so that it reads “Development shall be in accordance with the attached approved plan(s) dated 18 November 2016 and where applicable amended plans dated 20 September 2019 and as well as being 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) Removing Condition No. 12 in relation to access/egress points, due to the reconfiguration of the access and egress points upon the lot;

c) Renumbering existing Condition No. 13 to become Condition No. 12;

d) Applying the following additional Conditions:

Condition No. 13. The transformer shall be screened from view from the street to the satisfaction of the local government.

Condition No. 14. The approval of the two outbuildings is subject to them being in good condition, and shall be to the further approval of the local government.

Condition No. 15. The rear BBQ area, as marked in RED on the attached approved plans dated 20 September 2019, shall be located wholly outside of the 9m DFES rear setback area.

APPENDIX 1 – CORRESPONDENCE FROM HALSALL & ASSOCIATES



Our ref: 1416

26 August 2019

Debbie Carson
Shire of Northampton
PO Box 61
NORTHAMPTON WA 6535

Phone: 9753 9976
Email: admin@halsall.net.au
Web: www.halsall.net.au
Postal: PO Box 29, Margaret River, WA 6265
Head Office: Suite 1, 23 Faam Avenue, Margaret River

Halsall and Associates Pty Ltd ACN 128 006 383 ATF
Halsall and Associates Trust ABN 56 077 081 002

Dear Debbie

MINOR MODIFICATIONS TO APPROVED PLAN – RED BLUFF CARAVAN PARK, RED BLUFF BEACH ROAD, KALBARRI

We refer to the fact that the existing office/manager's residence at Red Bluff Caravan Park has recently been burnt down and this has caused a review of management arrangements at the park. We appreciate the Shire's recent approval of the temporary office adjacent to the entry to solve this immediate problem.

As requested by the Shire, we now provide the attached plans as minor modifications to the original approval so as to address the fact that the manager's residence and office have been lost to the fire.

There are some other minor modifications that have been made on the plan and this has been with the benefit of the commencement of development and an appreciation of site constraints and conditions.

The plan attached incorporates essentially the same layout of development however the adjustments made are as follows:

- A proposed new office and manager's residence for check in purposes immediately opposite the entry where there is existing approved visitor parking and a caravan/ensuite site. This is proposed in this location because the scale of the building need not be so substantial and is in a good location adjacent to the entry.
- To replace the visitor parking now occupied by the proposed office, this has been located on the immediate left of the entry to the park where the temporary office has been approved. Adjacent to this is a power transformer that needed to be installed at this location when the power lines at Red Bluff Beach Road were placed underground and power upgrades were made. This is again a minor adjustment of incidental infrastructure.
- In the north east corner of the park it was also necessary to install a gas cylinder to supply the park appropriately and a screened bin storage area has been placed adjacent to this.
- To the south east of the park the original approval indicated six (6) chalets however the existing storage shed has been seen as a useful structure that can be used for maintenance purposes within the park and this is therefore proposed to be retained thus removing two chalets from the plan at this location. Also there is an opportunity to provide some staff parking adjacent to the maintenance shed in this location. To ensure a driveway connection is still provided a one way road is provided around the shed.
- Central to the camping area there is a camp kitchen and laundry facility which has been modified on the plan slightly to accord with the building licence issued by the Shire.

- Given there has been a loss of chalets due to the retention of the maintenance shed and the fact that the manager's residence/office burnt down, three (3) chalets are now proposed where the manager's residence/office was previously. These chalets are seen as a natural extension of the previous chalets approved to the south and will provide quality accommodation with views to Red Bluff.
- The road connection to the office as previously approved is no longer required for access and this has therefore been replaced with a pathway system that can be the conduit for piped drainage to the west. This provides a more consolidated recreation area in the central west of the park. Minor adjustments have been made in this area including moving the jumping pillow northwards and the beach volleyball to the south. More certainty has also been indicated on the plan with respect to the banks and landscaping in this area and a slight adjustment to the location of the playground and BBQ area.
- The drying area, camp kitchen and ablutions in the west of the park have also been moved slightly south to avoid blocking of views of chalets and recreation spaces to the coast and this has resulted in a loss of one camping space. A small shed has also been located in the southwest of the site which is a relocated existing shed from where the manager's residence/office was burnt down.
- There is also an improved connection of road around the south boundary so that there is loop road systems maintained throughout the park and some roads in the east have been straightened.

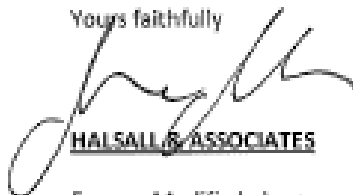
When comparing the original approved plan with the revised plan, it should be noted overall that the adjustments are minor with the main differences being a slight relocation of the office, adjustment to chalet arrangements, recreational amendments and some minor alignments and road connections. On balance it is considered that the plan responds better to the site and this has obviously been as a result of the burning down of the building but also commencement of development of the site and now a good "on the ground" understand of the conditions and characteristics.

We would welcome the opportunity to liaise with regarding these adjustments and would be happy to provide you with any additional clarification if required.

We look forward to your consideration of the above and attached and obviously have only supplied the revised office and manager's residence plans with this modification because previously plans submitted are essentially still relevant for the balance of the plan. We would be happy to provide these if deemed necessary.

We look forward to your response and please find attached a copy of the application form, plans and our client will supply a fee upon your advice.

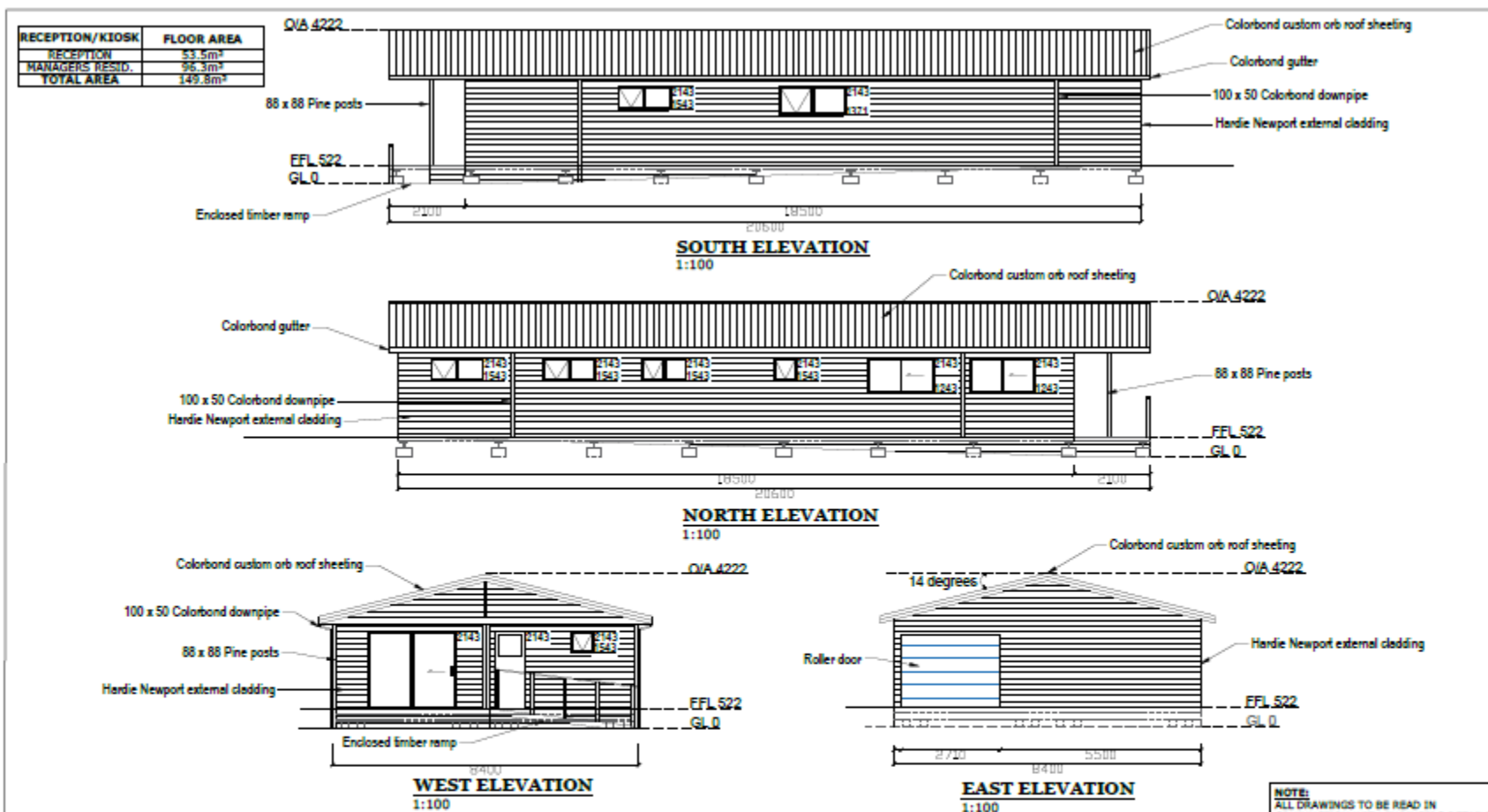
Yours faithfully


HALSALL & ASSOCIATES

Enc. Modified plans
Form + Title

APPENDIX 2 - AMENDED SITE AND BUILDING PLANS





This concept has been prepared for the purpose of meeting client specifications. This drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken on the compilation of this document by Fronds Landscape Drafting, all parties associated with the proposed property development disclaim any responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by Fronds Landscape Drafting for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

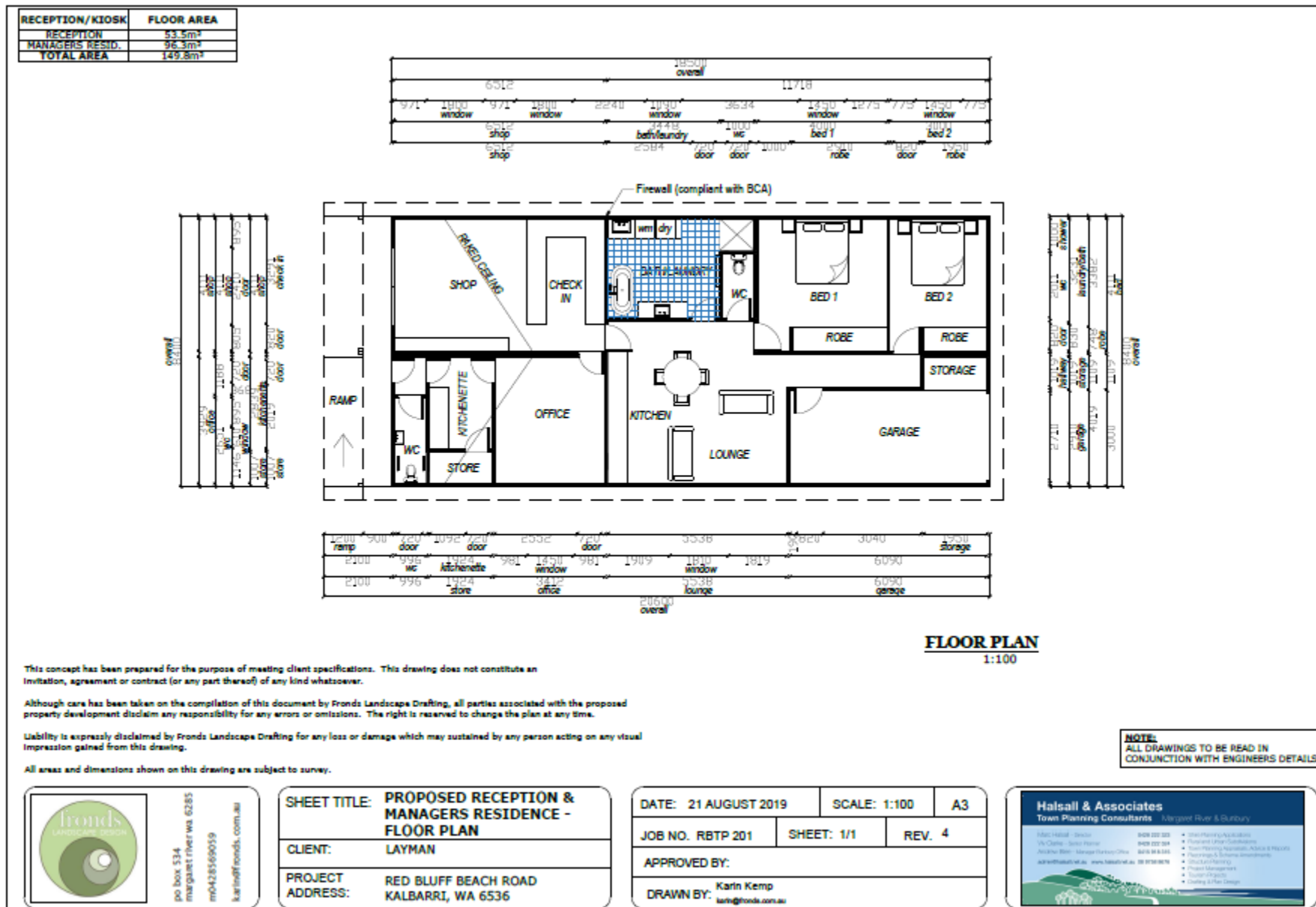
All areas and dimensions shown on this drawing are subject to survey.



SHEET TITLE:	PROPOSED RECEPTION & MANAGERS RESIDENCE - ELEVATIONS
CLIENT:	LAYMAN
PROJECT ADDRESS:	RED BLUFF BEACH ROAD KALBARRI, WA 6536

DATE: 22 AUGUST 2019	SCALE: 1:100	A3
JOB NO. RBTP 202	SHEET: 1/1	REV. 2
APPROVED BY:		
Karin Kemp karin@fronds.com.au		





7.3.5 REQUEST FOR FEE REDUCTION - AMENDMENT TO DEVELOPMENT APPROVAL - CARAVAN & CHALET PARK, MANAGER'S RESIDENCE & RECEPTION AREA – LOT 10646 (NO. 399) RED BLUFF ROAD, KALBARRI

LOCATION:	Lot 10646 (No. 399) Red Bluff Road, Kalbarri
FILE REFERENCE:	10.6.1.3
DATE OF REPORT:	12 September 2019
APPLICANT:	Halsall & Associates
OWNER:	Summerstar Pty Ltd
REPORTING OFFICER:	Deb Carson – Planning Officer
APPENDICES:	
1.	Correspondence from Halsall & Associates

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:

A request has been received by the Applicant, Halsall and Associates, on behalf of the landowner, Mr John Layman, for Council to consider allowing a fee reduction of the required planning application (amendment) fee, in light of the previous planning fees paid to date, and also that the proposed amendments to the plan do not comprise significant changes.

Council is therefore requested to consider the Applicant's request for a planning fee reduction.

BACKGROUND:

A fee reduction request has been received from Halsall and Associates, with regard to the planning application fee paid in relation to the proposed amendments as per the previous Agenda Item 7.3.4. The Applicant's full request is included as **Appendix 1** to this report.

In summary, the Applicant has stated that the modifications are of a minor nature, and are in response to the unfortunate incident whereby the Manager's Residence was burnt down earlier in the year.

In consideration of the Applicant's request, the additional information is provided:

Planning fee amounts paid to date by the landowner

The original planning fee of **\$10,633**, associated with the initial planning application.

An application fee to amend that initial approval to the amount of **\$7,017.78**, which allowed the inclusion of a number of campsite ensuites and some other site plan modifications.

A further planning fee of **\$147**, to allow the temporary placement of three accommodation units and two ensuites to provide suitable amenities for site workers.

A further planning fee of **\$147**, to allow a temporary office to be sited at the Park after the original office complex was burnt down, prior to a new Manager's Residence being constructed.

The current application fee to amend the current approval, being the amount of **\$7,017**, to allow the construction of the Manager's Residence and accommodate a number of other changes (as described in detail at Agenda Item 7.3.4). **This fee, whilst having already been paid, is the subject of the fee reduction request**, from \$7,017 to \$2,017 (a proposed fee reduction of \$5,000). The \$7,017 was calculated in accordance with the Shire of Northampton's Schedule of Fees and Charges, being 2/3 the cost of the original development application.

No planning application fee has yet been charged or received in relation to the proposed extension of time to site the temporary accommodation units and ensuites as per Agenda Item 7.3.2. This would normally be a fee of \$98 (being 2/3 of the original \$147 application fee).

The total planning fees that have been paid by the Applicant to date, therefore total **\$24,961.78**. Should the Applicant's request be supported by Council, this amount would be reduced to **\$19,961.78**.

It is further noted for Council information that the new development ultimately comprises two new items of built infrastructure, being the Manager's Residence with a front reception area, and the extra chalet. The Applicant has advised that the cost of those two individual items of infrastructure are \$155,000 and \$115,000 respectively. If those two items were to be separated from the previous development cost, so as to calculate an independent planning fee based upon their anticipated development costs alone, that fee would be \$864.

VOTING REQUIREMENT:

Absolute Majority Required: Yes.

COMMENT/CONCLUSION:

It is recognised that the landowner has paid substantial fees in relation to the proposed Red Bluff Caravan Park Development, and it is requested that Council consider the request of the Applicant to reduce (refund) the fee amount in relation to the latest amendment, by an amount of \$5,000.

OFFICER RECOMMENDATION – ITEM 7.3.5

For Council consideration.

APPENDIX 1 – CORRESPONDENCE RECEIVED FROM THE APPLICANT

Dear Debbie

Application fee for minor revisions Red Bluff Caravan Park

We refer to your advice that the application fee will be 2/3rd the original application fee for the modified plans recently submitted. As you are aware, the fire that caused damage to the office and managers dwelling building has caused most of the reason for the review and some other minor adjustments have been made including withdrawal of some chalets for retention of a shed, minor readjustment to the location of recreation facilities and replacement of the burnt out manager's residence/office with a few chalets. In context of the overall plan, it could be fairly argued that the adjustments do not represent 2/3rds of the development being altered. We do however acknowledge that some Shire officer assessment is certainly applicable.

Our client has paid the requested application fee (see attached) but has respectfully requested that we ask for a review of the fees applicable to this modification. This is because of the fact that the adjustments do not represent 2/3rds of the development and design changes have been influenced by the fire. The fire has also caused delay and has unsettled the project. It is also unlikely that 2/3 of the work involved in considering the original application would be involved.

Can you please consider this and if this cannot be reviewed at officer level, present this request to Council along with the report for Council's consideration. Perhaps you are of a view that the fee could be adjusted? Our client would be prepared to accept a \$2,017 application fee for this adjustment.

Our client has paid the fee to show good standing and respect for the Council but feels that a \$7017 fee given the circumstances is very heavy. If maintained, this would mean fees of \$17500+ would have been paid to Council which is a very significant amount.

We look forward to your consideration of the above.

Yours faithfully

Marc

ITEM 7.3.6 SUMMARY OF PLANNING INFORMATION ITEMS

DATE OF REPORT: 12 September 2019
REPORTING OFFICER: Michelle Allen - Planning Officer

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
052	Arc Seven 1	LOT 101 (NO. 76) MITCHELL STREET, HORROCKS	SINGLE DWELLING	1 August 2019
053	McAullay Builders Pty Ltd	LOT 44 FIRST AVENUE, HORROCKS	PATIO	6 August 2019
054	Doug Ritchie	LOT 74 / UNIT 3, 124 AUGER STREET, KALBARRI	OUTBUILDING	12 August 2019
055	Grant Ward	RESERVE 25307 MURCHISON RIVER, KALBARRI	KALBARRI WILDERNESS CRUISES – RIVER BOAT CRUISES, RIVER PRINCESS	16 August 2019 Ordinary Meeting
056	Jason Signmakers	LOT 100 (NO. 217) HAMPTON ROAD, NORTHAMPTON	SIGNAGE – NORTHAMPTON NEWSAGENCY	16 August 2019 Ordinary Meeting
057	Halsall & Associates	LOT 10646 (NO. 399) RED BLUFF ROAD, KALBARRI	TEMPORARY OFFICE – ONE YEAR APPROVAL	22 August 2019
058	Wayde Eastough	LOT 126 (NO. 22) SMITH STREET, KALBARRI	CARPORT	22 August 2019

SHIRE OF NORTHAMPTON
TOWN PLANNING REPORT – 20 SEPTEMBER 2019

059	Node 1 Pty Ltd	LOT 10154 BINNU ROAD WEST, WEST BINNU	TELECOMMUNICATIONS INFRASTRUCTURE	5 September 2019
060	Node 1 Pty Ltd	LOT 10154 OGILVIE ROAD WEST, YALLABATHARRA	TELECOMMUNICATIONS INFRASTRUCTURE	5 September 2019
061	Shoreline Outdoor World	RESERVE 40659, LOT 466 (NO. 23) HARVEY ROAD, NORTHAMPTON	PATIO	5 September 2019

OFFICER RECOMMENDATION – ITEM 7.3.6 For Council information

TOWN PLANNING CONTENTS

LATE ITEMS

7.3.7 PROPOSED INCREASE IN PATRON NUMBERS - FINLAY'S RESTAURANT - LOT 376 (NO. 13) MAGEE CRESCENT, KALBARRI.....	2
---	----------

7.3.7 PROPOSED INCREASE IN PATRON NUMBERS - FINLAY'S RESTAURANT - LOT 376 (NO. 13) MAGEE CRESCENT, KALBARRI

LOCATION:	Lot 376 (No. 13) Magee Crescent, Kalbarri and Lot 377 (No. 15) Magee Crescent, Kalbarri
FILE REFERENCE:	10.6.1.3/ A304
APPLICANT:	WW & MD Finlay
OWNER:	WW & MD Finlay Superannuation Fund
REPORTING OFFICER:	Michelle Allen – Planning Officer
RESPONSIBLE OFFICER:	Deb Carson – Planning Officer
APPENDICES:	
1.	Plan for unisex and disabled ablutions upgrade
2.	Adjacent landowner consent and locality plan of adjacent carparking
3.	Site plan for Lot 376 (No. 13) Magee Crescent, Kalbarri

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 proposal to increase patron numbers for Finlay's Restaurant and Microbrewery at Lot 376 (No. 13) Magee Crescent, Kalbarri from 100 persons to 175 persons.

The Application for Development Approval has been referred to Council because the proposed number of carparking bays associated with the existing restaurant and microbrewery does not meet the provisions of the *Local Planning Scheme No. 11*. All other aspects of the proposal are considered to comply, or can sufficiently address, the requirements of the Local Planning Scheme.

The proposal is still currently in advertising, with the advertising deadline being the 27th September 2019. Subject to no valid planning objections being received during this period, this report recommends that delegation be granted to Shire Officers to approve the proposal once the advertising period has concluded. However, should any valid planning objections be received, then the proposal will return to Council for their further consideration.

LOCALITY PLANS:

Figure 1. Location of Lot 376 (No. 13) Magee Crescent, Kalbarri

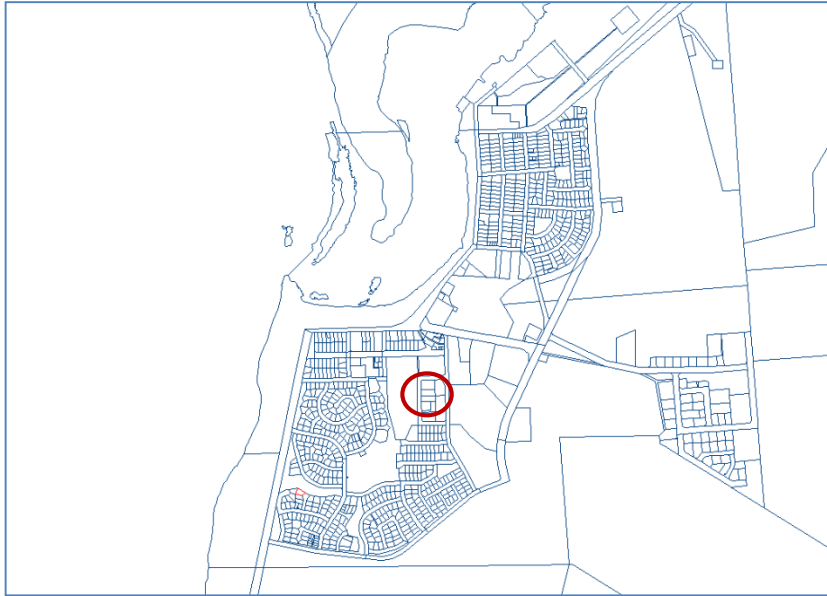


Figure 2. Site Plan Lot 376 (No. 13) Magee Crescent, Kalbarri



BACKGROUND:

An application has been received from the owners, WW & MD Finlay, of the existing Finlay's Restaurant and Microbrewery, Kalbarri, seeking approval to increase patron numbers on their premises at any one time from 100 patrons to 175 patrons.

Council, at their Ordinary Meeting held on 20 October 2017, determined to approve the microbrewery aspect of the business, as per the following resolution:

"That Council grant Development Approval for the proposed micro-brewery, upon Lot 376 (No. 13) Magee Crescent, Kalbarri subject to the following conditions:

- 1. Development shall be in accordance with the attached approved plan(s) dated [insert date] and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government;*
- 2. Any additions to or change of use of any part of the buildings or land (not the subject of this consent/approval) considered by the Chief Executive Officer to represent significant variation from the approved development plan requires further application and planning approval for that use/addition;*
- 3. The proponent is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Plan;*
- 4. All parking of vehicles associated with the development shall be provided for within the property boundary, and the street verge area shall be kept free of such vehicles;*
- 5. Appropriate dust suppression measures shall be taken to avoid sand blowing and/or dust nuisance from the carparking area at all times;*
- 6. The development shall be serviced by toilets, connected to an on-site wastewater and effluent disposal system that are sufficient in regards to their number, access requirements, location, design and operation*

to the requirements of the Department of Health, with all costs met by the applicant;

- 7. No signs are to be erected on the lot without the local government's approval; and*
- 8. The loading and/or unloading of vehicles is to occur on-site and in a manner that does not interfere with the parking of vehicles in the car park. All car parking bays in the car park are to be made available at all times for the parking of vehicles by visitors and employees.*

Advice Notes:

Note 1. The applicant is advised that this planning approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the, Building Code of Australia, Building Act 2011, Building Regulations 2012, Food Act 2008, Food Regulations 2009, Health Act 1911, Liquor Control Act 1988, and the Local Government (Miscellaneous Provisions) Act 1960. It is the applicant's responsibility to obtain any additional approvals required before the development/use lawfully commences.

Note 2. 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.

Note 3. 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.

Note 4. If an applicant is aggrieved by this determination there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination."

The Proposal:

Currently the Applicant holds a liquor licence with approval for 100 patrons on their premises at any one time and they are seeking to increase patron numbers to 175.

Upgrades will be undertaken to an existing toilet ablution block to increase ablution facilities and will include both Disabled and Unisex toilet facilities. A copy of the plans for upgraded ablution facilities is included in **Appendix 1**.

Increased parking requirements will be required and approval has been received from an adjacent landowner who is willing to provide 14 additional parking spaces towards the rear of their adjacent lot, being Lot 377 (No. 15) Magee Crescent, Kalbarri. A copy of the adjacent landowner's consent and a location plan showing additional carparking spaces is included in **Appendix 2**.

The Applicant is also seeking to alter operating hours which are currently as follows:
Monday & Tuesday – Closed,
Wednesday - Saturday 5pm to 10pm,
Sunday – 2pm to 10pm; and
School holidays & Public holidays – 2pm to 10pm.

As from September, the Applicant is seeking to extend operating hours as follows:-
Wednesday to Sunday – midday to 10pm; and
School Holidays – midday to 10pm.

All other aspects of the current business will remain as existing.

A copy of the site plan for Lot 376 (No. 13) Magee Crescent, Kalbarri is included as **Appendix 3**.

In consideration of the application the following information is provided:

Lot Size	2,126m ²
Existing Development	Restaurant and Brewery – zoning is Mixed Use
Access & Frontage	Access via Magee Crescent
Services	Water, Telephone, Sewerage and Power
Topography	Flat
Vegetation	Cleared
Surrounding Land Uses	Public Purpose Reserves for Education and Emergency Services, Residential and Commercial zones

COMMUNITY & GOVERNMENT CONSULTATION:

The proposal was advertised for public comment for 28 days commencing the 28th August, with advertising due to close on the 27th September 2019.

A notice was placed in the local newspaper and copies of the proposal have been placed at the Northampton and Kalbarri Offices. The proposed use is also advertised on the Shire's website.

As part of the formal advertising period, Government and service agencies were also sent letters, requesting their consideration and comment.

These agencies included:

- Water Corporation;
- Department of Health;
- Department of Education;
- St John Ambulance;
- Kalbarri District High School; and
- Kalbarri Sea Search and Rescue.

Letters were also sent to adjacent landowners within a 60 metre radius of the subject lot, seeking their feedback and comments.

At the time of preparing the report, no submissions have been received, however it is noted to Council that the advertising period does not close until 27 September 2019.

FINANCIAL & BUDGET IMPLICATIONS:

The Applicant has paid a development application fee of \$447.00 in accordance with the *Shire of Northampton's Fees and Charges Schedule and Local Planning Policy – Consultation for Planning Proposals*.

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. 11 - Kalbarri*

Shire of Northampton Local Planning Scheme No. 11

The land is zoned "Mixed Use" and the objectives of this use are defined within the *Local Planning Scheme No. 11* as:

- *“To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.*
- *To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.”*

A “Brewery” is described by the Scheme as: *premises the subject of a producer’s licence authorising the production of beer, cider or spirits granted under the Liquor Control Act 1988.*

A “Brewery” is a “D” discretionary use within the “Mixed Use” zone.

The Scheme provides for the following car parking requirement for a “Brewery”

1 per employee plus visitor plus 1 per 4m² of bar and eating area.

A “Restaurant” is also required to provide 1 bay per 4m² of bar and eating area.

The Applicant has included the following breakdown of bar and eating areas as shown on the site plan:

- Bar area – 12m²
- Under cover seating – 84m²
- Covered seating – 21m²
- Overflow seating – 48m²
- Open air seating – 198m²

This provides a total area of 363m² which would require 90 car bays under the provisions of the Scheme. It is noted that in previous Development Approval D/A 2017-057 the number of toilet facilities on the premises allowed the business to cater for no more than 100 patrons at any one time, therefore reducing the car parking requirement to approximately 25 car bays.

A variation to that requirement of 25 car parking bays was granted by Council, approving the Applicant’s request of 16 car parking spaces plus 2 staff parking bays. To support the current application, the Applicants have sought and received approval from owners of an adjacent lot, to use 14 carparking spaces on that lot. As a consequence, the Applicants are proposing to have 30 available carparking spaces in total (16 on their own site and 14 on the adjacent lot) available for 175 patrons plus staff.

Clause 4.8.8 of the Scheme requires car parking spaces to be provided in accordance with Schedule 4 (90 bays), unless determined otherwise by the local government and requires that these bays be designed, constructed and maintained to the satisfaction of the local government.

COMMENT:

The proposed increase in patron numbers to Finlay's Restaurant and Microbrewery is considered to comply with the objectives of the "Mixed Use" zone and development requirements of the *Local Planning Scheme No. 11*, with the exception of car parking.

Council is also advised that upgrades will be made to the facilities, as proposed in the application, thereby addressing the requirements for additional ablution facilities to facilitate the increase in patron numbers to 175, and so as to meet Environmental Health requirements.

Car Parking Requirement

The proposed design and layout of Finlay's Kalbarri is notably different to most restaurants/micro-breweries in that the seating arrangement is spread out over a greater space and includes a large proportion of open-air seating. The car parking requirement provided by *Local Planning Scheme No. 11* is therefore considered not to be the best measure for calculating the car parking requirement, rather the number of patrons the facility can hold is considered to be a more accurate measure.

In the original application for the proposed microbrewery, the proposed car parking did not meet the required 25 car bays, with the car parking plan providing 16 bays on site, and an additional 2 staff car bays.

To support the current application, the Applicants have sought and received approval from the landowner to use 14 car parking spaces upon an adjacent lot, being Lot 377 (No 15.) Magee Crescent. This will bring the total carparking available to 30 bays, which is considered a reasonable variation to the Schedule 4 provisions of the Scheme. To optimise carparking upon the Restaurant lot for patron use, however, it is recommended that Council apply conditions that require all staff carparking to be upon the adjacent lot (Lot 377) and that a sign be installed and maintained within the carparking areas so as to identify the overflow parking area available at Lot 377.

VOTING REQUIREMENT:

Simple majority required.

CONCLUSION:

It is recommended that Council grant delegated authority to approve the application to the Chief Executive Officer and Planning Officer, subject to no valid planning objections being received during the advertising period, and that this approval to increase patrons from 100 persons to 175 to Finlay's Restaurant and Microbrewery and allow for 14 additional carparking bays on Lot 377 (No. 15) Magee Crescent, be subject to the conditions as specified below.

However, should a valid, author-identified, planning objection be received during the advertising period, then it is noted that no approval will be granted and the application will return to Council at their next available Ordinary Meeting for their further consideration.

OFFICER RECOMMENDATION – ITEM 7.3.7

APPROVAL

- 1. That Council authorise delegation to the Chief Executive Officer and Planning Officer for the preparation of a Development Approval, subject to there being no valid, author-identified planning objections to the proposed use within the specified advertising timeframe, with any objections to be referred back to Council for their final determination.**
- 2. That any Development Approval granted for the proposed increase in numbers upon Lot 376 (No. 13) Magee Crescent, Kalbarri, and the use of Lot 377 (No. 15) Magee Crescent, Kalbarri for overflow and staff parking, be subject to the following conditions:**
 - a) Development shall be in accordance with the attached approved plan(s) dated [insert date] 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) Any additions to or change of use of any part of the buildings or land (not the subject of this consent/approval) requires further application and development approval for that use/addition;**
 - c) The proponent is to implement and maintain reporting mechanisms for complaints concerning the operation of the development. In the event of a substantiated complaint being received the applicant is required to demonstrate mitigation response(s) to the approval of the local government. Such response(s) will be treated as conditions of approval/required modifications to the Management Plan;**

- d) All parking of vehicles associated with the development shall be provided for within the property boundary of Lot 376 (No. 13) Magee Crescent, Kalbarri and within the property boundary of Lot 377 (No. 15) Magee Crescent, Kalbarri as marked in RED on the attached approved plans dated [insert date], and the street verge area shall be kept free of vehicles;**
- e) Staff carparking shall be limited to Lot 377 (No. 15) Magee Crescent, Kalbarri, as marked in RED on the attached approved plans dated [insert date], so as to maximise available patron carparking upon Lot 376 (No. 13) Magee Crescent, Kalbarri;**
- f) This approval is valid only whilst the carparking agreement with the landowner of Lot 377 (No. 15) Magee Crescent, Kalbarri remains valid. Should the landowner of Lot 377 Magee Crescent revoke their consent for use of their land for carparking purposes, this Development Approval shall be considered void, and the Applicant shall be required to lodge a new Application for Development Approval, detailing how carparking requirements will be sufficiently addressed so as to accommodate 175 patrons associated with the Restaurant/Microbrewery upon Lot 376 (No. 13) Magee Crescent, Kalbarri;**
- g) Further to Condition (c) above, should substantiated, ongoing complaints be received in relation to any unapproved carparking (associated with this Development Approval) within the road reserve area or that encroaches upon or blocks adjacent landholdings, and it is considered that management of the issue has not been sufficiently dealt with so as to mitigate the unauthorised parking of vehicles, then the Shire of Northampton reserves the right to revoke this approval;**
- h) The Applicant shall install and maintain signage (to be no larger than 1m² in size) within the defined carparking areas, so as to identify the overflow caparking location upon Lot 377, and to advise patrons that no parking within the road verge area is permitted;**
- i) The loading and/or unloading of vehicles is to occur on-site and in a manner that does not interfere with the parking of patrons' vehicles within the car park; and**
- j) This approval is subject to approval being granted by the Department of Racing, Gaming and Liquor for the increase in patron numbers from 100 to 175 persons. Should no approval be granted to increase the number**

of patrons under that Liquor License approval, then this development approval shall be considered to be void.

Advice Notes:

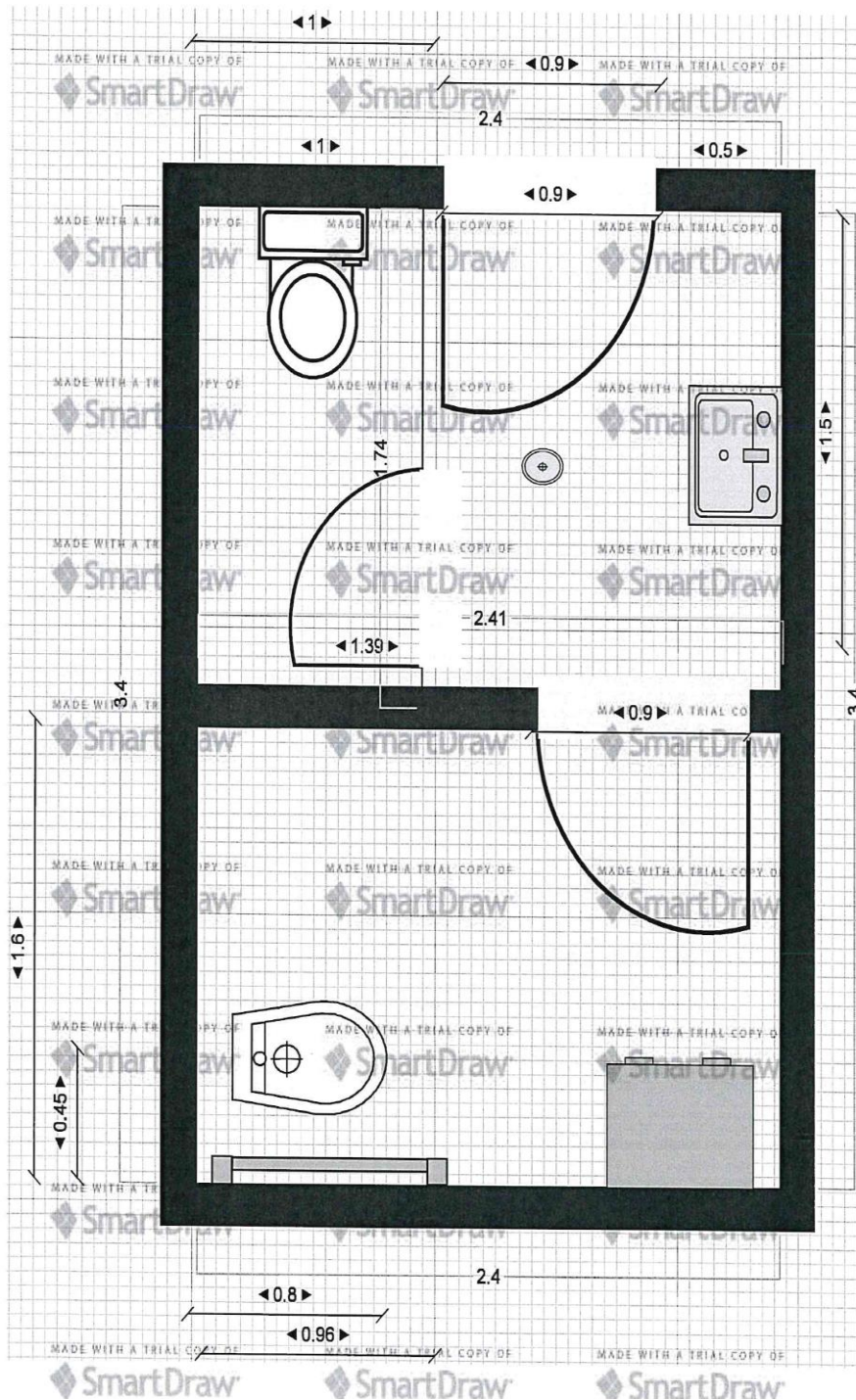
Note 1. The applicant is advised that this development approval does not negate the requirement for any additional approvals which may be required under separate legislation including but not limited to the, Building Code of Australia, Building Act 2011, Building Regulations 2012, Food Act 2008, Food Regulations 2009, Health Act 1911, Liquor Control Act 1988, and the Local Government (Miscellaneous Provisions) Act 1960. It is the applicant's responsibility to obtain any additional approvals required before the development/use lawfully commences.

Note 2. 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.

Note 3. 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.

Note 4. If an applicant is aggrieved by this determination there is a right pursuant to the Planning and Development Act 2005 to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

APPENDIX 1 – PLAN FOR UNISEX AND DISABLED ABLUTION UPGRADE



APPENDIX 2 – ADJACENT LANDOWNER CONSENT AND LOCALITY PLAN

Debbie Carson

From: May Mathieson <drmay.mathieson@gmail.com>
Sent: Monday, August 12, 2019 3:39 PM
To: melissa@finlayskalbarri.com.au
Subject: Car parking

Hi Melissa,

I have 14 allocated car parking spaces attached to the mini putt which I do not use after 5pm (as we are closed); you are welcome to utilise them as additional parking if needed.

May

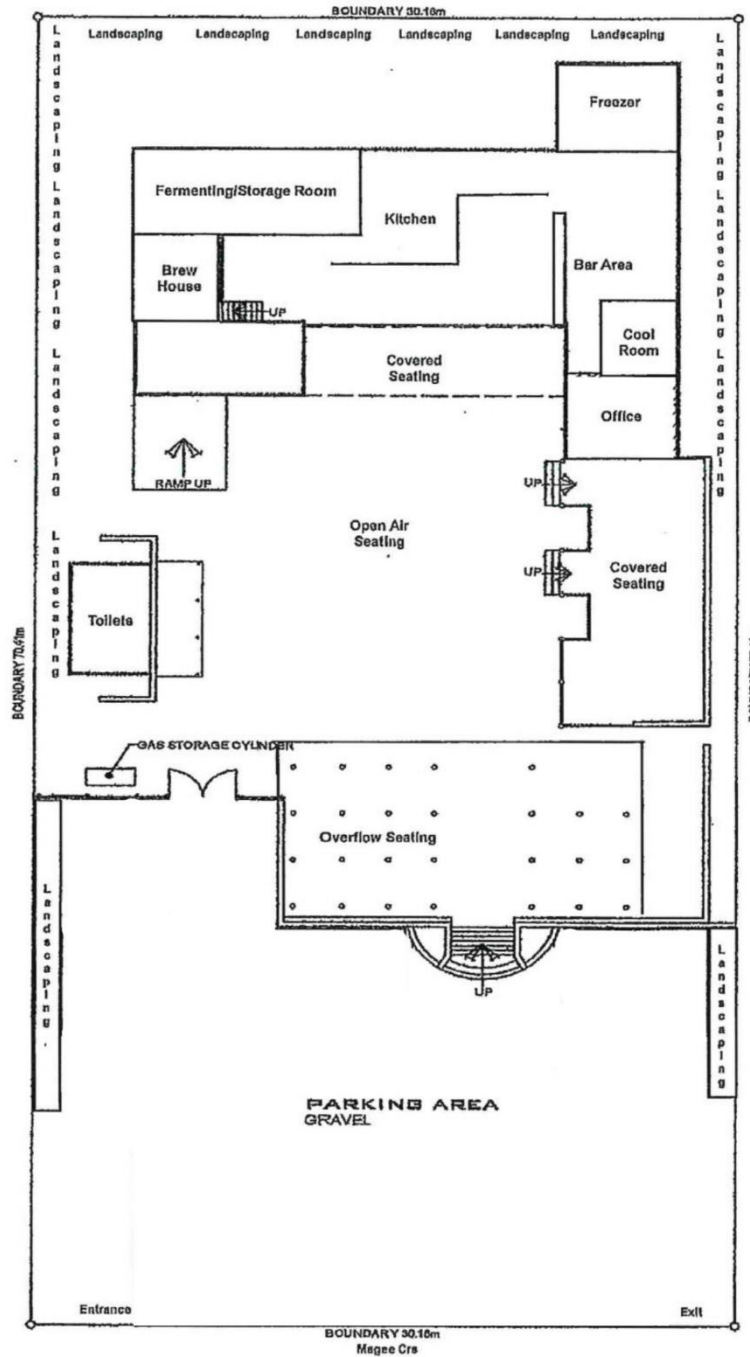
LOCALITY PLAN

**ADJACENT CAR PARKING SPACES ON
MINI PUTT PUTT (KALBARRI FAMILY ENTERTAINMENT CENTRE)
LOT 377 (NO. 15) MAGEE CRESCENT, KALBARRI**



APPENDIX 3 – SITE PLAN

FINLAY'S RESTAURANT & MICROBREWERY (LOT 376) MAGEE CR, KALBARRI



SITE PLAN

7.4.1	ACCOUNTS FOR PAYMENT	2
7.4.2	MONTHLY FINANCIAL STATEMENTS – AUGUST 2019	12

7.4.1 ACCOUNTS FOR PAYMENT

FILE REFERENCE:	1.1.1
DATE OF REPORT:	10 September 2019
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 September 2019, 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 7.4.1

That Municipal Fund Cheques 21730 to 21752 inclusive totalling \$87,879.01, Municipal EFT payments numbered EFT19687 to EFT19831 inclusive totalling \$820,181.30, Trust Fund Cheques 2449 to 2454, totalling \$5,999.63, Direct Debit payments numbered GJ0203 to GJ0208 inclusive totalling \$223,914.66 be passed for payment and the items therein be declared authorised expenditure.

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

Chq #	Date	Name	Description	Amount
21730	06-08-2019	WATER CORPORATION	WATER USE & SERVICE CHARGES	14837.62
21731	06-08-2019	SYNERGY	ELECTRICITY CHARGES	16577.55
21732	06-08-2019	TELSTRA	TELEPHONE CHARGES	1386.13
21733	06-08-2019	SYNERGY	ELECTRICITY CHARGES	285.15
21734	15-08-2019	AUSTRALIA POST	POSTAGE	283.92
21735	15-08-2019	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	13128.75
21736	15-08-2019	GERALDTON MOWER & REPAIR	PARTS ROPE/BLADES	209.60
21737	15-08-2019	MARINA HOME & LEISURE	KEYS	39.00
21738	15-08-2019	DEPARTMENT OF COMMUNITIES	NCCA SERVICE TEMPORARY WAIVER 19/20	111.00
21739	15-08-2019	MCLEODS BARRISTERS & SOLICITORS	LEGAL FEES RECOVERY OF UNPAID RATES	6568.41
21740	15-08-2019	SYNERGY	ELECTRICITY CHARGES	12368.15
21741	15-08-2019	TELSTRA	TELEPHONE CHARGES	149.95
21742	15-08-2019	LANDGATE	VALUATION EXPENSES	378.88
21743	15-08-2019	WATER CORPORATION	WATER USE & SERVICE CHARGES	354.73
21744	28-08-2019	PETTY CASH - NCCA	PETTY CASH RECOUP	187.70
21745	30-08-2019	CITY OF GREATER GERALDTON	REFUSE DISPOSAL - MERU	6493.86
21746	30-08-2019	GERALDTON MOWER & REPAIR SPECIALISTS	NTON GARDENER SUNDRY TOOLS	3954.86
21747	30-08-2019	KLEENHEAT GAS	GAS CYLINDER SERVICE CHARGES	79.20
21748	30-08-2019	DEBRA DE ROOY & RODERICK HILZING	REFUND PLANNING FEES	147.00
21749	30-08-2019	SYNERGY	ELECTRICITY CHARGES	3370.70
21750	30-08-2019	STATEWIDE INSURANCE BROKERS PTY LTD	NCCA BUSINESS INSURANCE	2337.00
21751	30-08-2019	TELSTRA	TELEPHONE CHARGES	1066.85
21752	30-08-2019	WESTERN AUSTRALIAN PLANNING COMMISSION	SUBDIVISION APP LOTS 20/21 MITCH ST HKS	3563.00
				<u>\$87,879.01</u>
ELECTRONIC FUND TRANSFERS – MUNICIPAL ACCOUNT				

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

EFT #	Date	Name	Description	Amount
EFT19687	08-08-2019	GLENN BANGAY	REIMB REPAIRS MOBILE PHONE	129.00
EFT19688	08-08-2019	ROBERT MCKENZIE	REIMB UNIFORM	227.75
EFT19689	08-08-2019	MICK SPARLING	REIMB VACUUM GODFREYS GTON	299.00
EFT19690	08-08-2019	JAMES WILLIAMS	REIMB DL APP, L PLATES	186.40
EFT19691	15-08-2019	ALAN CRAGAN BOBCAT & EXCAVATOR HIRE	BOBCAT HIRE	3206.50
EFT19692	15-08-2019	AXIS AUTOS	LED FLOOD BEAM LAMP	271.85
EFT19693	15-08-2019	BARKER TRANSPORT ENGINEERING PTY LTD	TIP TRUCK RESET TAILGATE, FIT SIDE SWING	1227.26
EFT19694	15-08-2019	BLACKWOODS	DRILL BITS	101.69
EFT19695	15-08-2019	BLUESTAR EARTHMOVING	BINNU WEST/CHILIMONY EXCAVATOR HIRE	19140.00
EFT19696	15-08-2019	B P ROADHOUSE NORTHAMPTON	REFRESHMENTS, FUEL	1302.59
EFT19697	15-08-2019	CATWEST PTY LTD	EMULSION STOCK	739.20
EFT19698	15-08-2019	CLARKSON FREIGHTLINES	FREIGHT GUIDEPOST	230.96
EFT19699	15-08-2019	CLICK CARTRIDGES (AUSTRALIA) PTY LTD	NCCA CARTRIDGES	237.82
EFT19700	15-08-2019	COATES HIRE OPERATIONS PTY LIMITED	BINNU WEST ROLLER HIRE	3404.73
EFT19701	15-08-2019	COLAS WESTERN AUSTRALIA PTY LTD	BINNU W/CHIL BITUMEN SEALING WORK	66473.46
EFT19702	15-08-2019	BOC GASES AUSTRALIA LTD	INDUSTRY GASES	73.87
EFT19703	15-08-2019	PERTH COMPU-STOR	ARCHIVE BOXES	222.34
EFT19704	15-08-2019	WINC AUSTRALIA PTY LTD	P/COPIER MTCE	496.70
EFT19705	15-08-2019	COURIER AUSTRALIA	FREIGHT	826.67
EFT19706	15-08-2019	COVS PARTS PTY LTD	RAGS, DEGREASER, ADBLUE, WASH	529.00
EFT19707	15-08-2019	SIMON DRAGE	RESIDENCES MAINTENANCE	423.50
EFT19708	15-08-2019	D-TRANS	PLANT ALUMINUM PLATE	890.96
EFT19709	15-08-2019	EDUCATIONAL EXPERIENCE PTY LTD	NCCA GOODS	33.99
EFT19710	15-08-2019	ENGIN PTY LTD	ENGIN CHARGES	281.40
EFT #	Date	Name	Description	Amount
EFT19711	15-08-2019	FENN PLUMBING & GAS	PLUMBING	3082.20

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

EFT19712	15-08-2019	FORPARK AUSTRALIA	HKS PLAYGROUND TODDLER CHAIN	55.00
EFT19713	15-08-2019	ATOM GERALDTON	BATTERY	1263.51
EFT19714	15-08-2019	GERALDTON AUTO WHOLESALERS	NEW DMAX SINGLE CAB P294	31479.90
EFT19715	15-08-2019	GHD PTY LTD	HKS BCH CHRMAP CLAIM # 6	2952.95
EFT19716	15-08-2019	GHS SOLUTIONS	HKS JETTY REPAIRS (HIGH TIDE DAMAGE)	5553.90
EFT19717	15-08-2019	GREAT NORTHERN RURAL SERVICES	SOLENOID, SLIPIX	411.25
EFT19718	15-08-2019	GUARDIAN PRINT & GRAPHICS	RESIDENTS INFORMATION BROCHURES 19/20	2195.00
EFT19719	15-08-2019	HALAM HOME HANDYMAN SERVICES	KALB AGED REPAIR SPLIT PIPE	50.00
EFT19720	15-08-2019	C + J HANSON PLUMBING CONTRACTORS	CEMETERY EXCAVATION HIRE	757.63
EFT19721	15-08-2019	J R & A HERSEY	GUIDE POSTS	2750.00
EFT19722	15-08-2019	HITACHI CONSTRUCTION MACHINERY (AUSTRALIA) PTY LTD PERTH	ARM REST, SWITCH	700.57
EFT19723	15-08-2019	G & K HORSMAN	CROSSOVER REIMBURSEMENT	500.00
EFT19724	15-08-2019	HOSEXPRESS	HOSE END	100.89
EFT19725	15-08-2019	INSTANT RACKING & SHELVING	NEW UTILITY (P294) TOOL BOX	419.00
EFT19726	15-08-2019	INTERCONTINENTAL PERTH CITY CENTRE	LG WEEK ACCOMMODATION	6870.75
EFT19727	15-08-2019	JASON SIGNMAKERS	SIGNS	2170.41
EFT19728	15-08-2019	KALBARRI EXPRESS FREIGHT	FREIGHT	273.46
EFT19729	15-08-2019	KALBARRI B P SERVICE STATION	HARDWARE	493.25
EFT19730	15-08-2019	KALBARRI LAWNMOWING SERVICE	LAWNMOWING	1080.00
EFT19731	15-08-2019	KALBARRI CARRIERS	FREIGHT TOTAL TOILETS	82.23
EFT19732	15-08-2019	KALBARRI NEWSAGENCY	STATIONERY	51.85
EFT19733	15-08-2019	KALBARRI REFRIGERATION AND AIRCON	ALLEN CENTRE SERVICE AIRCON	718.50
EFT19734	15-08-2019	KALBARRI GRAVEL & SAND SUPPLIES	KAL CAMP SAND, ROAD CLEAN	429.00
EFT19735	15-08-2019	KICK SOLUTIONS	COLOUR MAPS	270.00
EFT #	Date	Name	Description	Amount
EFT19736	15-08-2019	KINGS BODYWORKS	REPAIR TAILGATE	110.00
EFT19737	15-08-2019	KALBARRI PEST CONTROL (BC DIGGINS & KP LAW)	VISUAL TERMITE INSPECTION & URBAN SPRAY	860.00

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

EFT19738	15-08-2019	STATE LIBRARY OF WA	BETTER BEGINNINGS PROGRAM 19/20	110.00
EFT19739	15-08-2019	LIMITLESS PROMOTIONS	CAT/DOG TAGS	385.00
EFT19740	15-08-2019	LGRCEU	PAYROLL DEDUCTIONS	246.00
EFT19741	15-08-2019	GERALDTON TOYOTA	TOYOTA PRADO NR 1	28244.40
EFT19742	15-08-2019	MODERN TEACHING AIDS PTY LTD	NCCA GOODS	130.80
EFT19743	15-08-2019	NATURE PLAYGROUNDS	KAL NAT PLAYGROUND TIMBER RESTORER	300.85
EFT19744	15-08-2019	NORTHAMPTON IGA	REFRESHMENTS, GOODS	486.57
EFT19745	15-08-2019	NORTHAMPTON NEWSAGENCY	STATIONERY	936.70
EFT19746	15-08-2019	NORTHAMPTON LIONS CLUB	DRUM MUSTER	334.50
EFT19747	15-08-2019	NORTHAMPTON AUTO ELECTRICS	PLANT ELECTRICAL	1191.70
EFT19748	15-08-2019	NORTHAMPTON PHARMACY	FLU NEEDLE	29.95
EFT19749	15-08-2019	NORTHAMPTON FAMILY STORE	UNIFORMS	7607.18
EFT19750	15-08-2019	NOVUS WINDSCREENS GERALDTON	TRUCK SUPPLY & FIT WINDSCREEN	677.00
EFT19751	15-08-2019	GERALDTON CLEANPAK TOTAL SOLUTIONS	BIN LINERS, TOILET ROLLS, HANDTOWELS	546.07
EFT19752	15-08-2019	PURCHER INTERNATIONAL	VARIOUS PLANT PARTS, HWARE	4125.27
EFT19753	15-08-2019	QUANTUM SURVEYS	BINNU WEST/CHILIMONY SURVEY SETOUT	5621.00
EFT19754	15-08-2019	SUN CITY PRINT & DESIGN	STATIONERY	2860.60
EFT19755	15-08-2019	THE SHEARING SHED CAFE	REFRESHMENTS	199.50
EFT19756	15-08-2019	SPALDING ELECTRICAL SERVICES	HKS JETTY REPLACE SOLA LIGHT	627.00
EFT19757	15-08-2019	STAMP-IT RUBBER STAMP CO (QLD)	SATIONERY	58.25
EFT19758	15-08-2019	STAR TRACK EXPRESS	FREIGHT	82.09
EFT19759	15-08-2019	STEVES TYRE & MECHANICAL	VEHICLE SERVICE	1402.45
EFT19760	15-08-2019	TERPKOS ENGINEERING PTY LTD	RSL HALL STRUCTURAL ENGINEERING CLAIM 2	770.00
EFT #	Date	Name	Description	Amount
EFT19761	15-08-2019	THURKLE'S EARTHMOVING & MAINTENANCE PTY LTD	DOZER HIRE	19118.00
EFT19762	15-08-2019	TOTALLY WORKWEAR - GERALDTON	UNIFORMS	205.67
EFT19763	15-08-2019	TOTAL TOILETS	PCYC TOILET TRANSPORT/CRANE	3234.22

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

EFT19764	15-08-2019	WEIRDO'S CARPENTRY & MAINTENANCE	PCYC TOILET PREP FOR CONCRETE BLOCKS	375.60
EFT19765	15-08-2019	WESTRAC EQUIPMENT PTY LTD	PARTS	1150.38
EFT19766	15-08-2019	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	WALGA SUBSCRIPTIONS 19/20	25118.18
EFT19767	15-08-2019	WEST AUSTRALIAN NEWSPAPERS LTD	ADVERTISING	312.24
EFT19768	15-08-2019	WESTERN AUSTRALIAN TREASURY CORP	LOAN 155 PAYMENT	14558.26
EFT19769	15-08-2019	NORTHAMPTON TYRES	SUPPLY & FIT 2 TYRES	565.00
EFT19770	15-08-2019	WILLIAMS & HUGHES	LEGAL PREP NTON GOLF CLUB LEASE	2100.00
EFT19771	15-08-2019	CT & L WOODCOCK	SPRAYS, HARDWARE, TOILET GOODS	4103.90
EFT19772	15-08-2019	XAP TECHNOLOGIES PTY LTD	NCCA KIDSXAP MONTHLY SUBSCRIPTION	139.00
EFT19773	15-08-2019	AUSTRALIAN TAXATION OFFICE	BAS JULY 2019	37419.00
EFT19774	15-08-2019	DEVISE URBAN PLANNING	PLANNING SERVICES	4290.00
EFT19775	26-08-2019	GLENN BANGAY	REIMB EHA CONFERENCE 2019	854.99
EFT19776	26-08-2019	SCOTT REYNOLDS	REIMB GLASSES	300.00
EFT19777	26-08-2019	LEO RYAN	REIMB FUEL	78.97
EFT19778	12-08-2019	DEVISE URBAN PLANNING	PLANNING SERVICES	4004.00
EFT19779	12-08-2019	JCB CONSTRUCTION EQUIPMENT AUST	PARTS	578.39
EFT19780	12-08-2019	KALBARRI SES UNIT INC.	KAL SES ESL INSTL 2ND Q	8507.50
EFT19781	12-08-2019	LGISWA	LGIS INSURANCES 19/20 (PROP, WCOVER,)	113718.69
EFT19782	12-08-2019	LGIS INSURANCE BROKING	LGIS INSURANCES 19/20 (MV, MAN LIABILITY)	56054.59
EFT19783	30-08-2019	ABROLHOS ELECTRICS	ELECTRICAL KAL CAMP	2841.85
EFT19784	30-08-2019	AFGRI EQUIPMENT AUST PTY LTD	PARTS	33.33
EFT19785	30-08-2019	AIRPORT ALLIANCE CONTRACTING	AFRU PAL LIGHTING CONTROLLER UNIT	6572.50
EFT19786	30-08-2019	KALBARRI IGA	GOODS	18.31
EFT #	Date	Name	Description	Amount
EFT19787	30-08-2019	ANGIE'S CAFE	REFRESHMENTS	300.00
EFT19788	30-08-2019	BULLIVANTS PTY LTD	INSPECT & TAG LIFTING EQUIPMENT	456.65
EFT19789	30-08-2019	WINC AUSTRALIA PTY LTD	P/COPIER MTCE	404.14
EFT19790	30-08-2019	COURIER AUSTRALIA	FREIGHT	201.79
EFT19791	30-08-2019	COVS PARTS PTY LTD	GLOBES	35.40

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

EFT19792	30-08-2019	CS LEGAL	DEBT RECOVERY PROFESSIONAL FEES	66.00
EFT19793	30-08-2019	DEVISE URBAN PLANNING	PLANNING SERVICES	4147.00
EFT19794	30-08-2019	DYNAMEC ELECTRICAL CONTRACTING	OLD POLICE ST FAULT FINDING	99.00
EFT19795	30-08-2019	FENN PLUMBING & GAS	KALBARRI CAMP PLUMBING DISABLED TOILETS	1798.50
EFT19796	30-08-2019	FIVE STAR BUSINESS EQUIPMENT	PHOTOCOPIER COUNT/MTCE	661.29
EFT19797	30-08-2019	GREAT SOUTHERN FUEL SUPPLY	FUEL CARD PURCHASES, DEPOT FUEL	41292.29
EFT19798	30-08-2019	HASLEBYS HARDWARE SUPPLIES	KNAPSACK, DRILLS, HARDWARE	2304.35
EFT19799	30-08-2019	C + J HANSON PLUMBING CONTRACTORS	OLD RAILWAY ST ENVIRONMODULE LEACH DRAIN	3875.94
EFT19800	30-08-2019	J HINE & SON CONSTRUCTION	RSL HALL PROGRESS CLAIM # 3	57096.92
EFT19801	30-08-2019	INSTANT RACKING & SHELVING	SHELVING, BINS, DIVIDERS	1356.00
EFT19802	30-08-2019	PERTH WESTERN AUSTRALIA JOONDALUP RESORT	STATE SUPERVISORS CONF ACCOMM	796.00
EFT19803	30-08-2019	KALBARRI EXPRESS FREIGHT	FREIGHT	84.70
EFT19804	30-08-2019	KALBARRI WAREHOUSE	SUPERWASH, GREASE, CRC	403.20
EFT19805	30-08-2019	KALBARRI VISITORS CENTRE INC	KVC OPERATING SUBSIDY 19/20	50000.00
EFT19806	30-08-2019	KALBARRI PEST CONTROL (BC DIGGINS & KP LAW)	VISUAL TERMITE INSPECTION & URBAN SPRAY	250.00
EFT19807	30-08-2019	SHANE KRAKOUER	LG WEEK - REIMB TRAVEL	1329.63
EFT19808	30-08-2019	STATE LIBRARY OF WA	LOST/DAMAGE BOOK	440.00
EFT19809	30-08-2019	LGRCEU	PAYROLL DEDUCTIONS	123.00
EFT19810	30-08-2019	GERALDTON TOYOTA	VEHICLE SERVICE	530.66
EFT19811	30-08-2019	MIDWEST VETERINARY CENTRE	STERILISATION SUBSIDY	20.00
EFT #	Date	Name	Description	Amount
EFT19812	30-08-2019	MODERN TEACHING AIDS PTY LTD	NCCA CAR PLAY FRAME	1894.10
EFT19813	30-08-2019	NOVUS WINDSCREENS GERALDTON	TRUCK SUPPLY & FIT WINDSCREEN	711.75
EFT19814	30-08-2019	DESMOND PIKE	LG WEEK REIMB TRAVEL	1301.70
EFT19815	30-08-2019	PURCHER INTERNATIONAL	VEHICLE SERVICE	1934.60
EFT19816	30-08-2019	REPEAT PLASTICS WA	KIMBERLEY/PREMIER SEATS/BENCHES	8764.14
EFT19817	30-08-2019	ROAD RUNNER MECHANICAL SERVICES	FLOOR MATS	77.61

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

EFT19818	30-08-2019	MIDWEST SWEEPING CONTRACTORS	NCC SWEEP LOOSE STONE	2337.50
EFT19819	30-08-2019	SUN CITY PRINT & DESIGN	STATIONERY	438.00
EFT19820	30-08-2019	SIMPLE LIFE PROJECTS	JAKES STAIRWAY INSTAL EDGE STRIP	1947.00
EFT19821	30-08-2019	STAR TRACK EXPRESS	FREIGHT	85.23
EFT19822	30-08-2019	2V NET IT SOLUTIONS	COMPTER MTCE - HOSTED SERVICES	598.00
EFT19823	30-08-2019	DATATRAX PTY LTD	FULL MOTION VIDEO AD Q	395.00
EFT19824	30-08-2019	CLEANAWAY CO PTY LTD	REFUSE COLLECTION, REFUSE SITE MTCE	45097.21
EFT19825	30-08-2019	VISIMAX	NEW RANGER VEHICLE - DECALS/LETTERING	725.20
EFT19826	30-08-2019	WA RANGERS ASSOCIATION	RANGER UNIFORMS	477.50
EFT19827	30-08-2019	WEIRDO'S CARPENTRY & MAINTENANCE	KVC EXTERNAL DOOR & LOCKS	775.34
EFT19828	30-08-2019	WESTRAC EQUIPMENT PTY LTD	PARTS	445.62
EFT19829	30-08-2019	NORTHAMPTON TYRES	SUPPLY & FIT 12 TYRES, VALVE	6331.50
EFT19830	30-08-2019	AT & DE WILSON PTY LTD	OLD SCHOOL REDEVELOPMENT	47892.00
EFT19831	30-08-2019	WREN OIL	OIL WASTE DISPOSAL	16.50
				\$820,181.30

TRUST FUND CHEQUES

Chq #	Date	Name	Description	Amount
2449	05-08-2019	SHIRE OF NORTHAMPTON	BRB COMMISSION JULY 2019	55.00
2450	05-08-2019	DEPT OF MINES, INDUSTRY	BRB JULY 2019	2152.30
2451	05-08-2019	BUILDING AND CONSTRUCTION	BCTF JULY 2019	2559.33
2452	05-08-2019	SHIRE OF NORTHAMPTON	BCTF COMMISSION JULY 2019	33.00
2453	14-08-2019	SHIRE OF NORTHAMPTON	REFUND TRANS HOUSING BOND to A4756	1000.00
2454	20-08-2019	JOSHUA WILSON	REFUND COMMUNITY BUS BOND	200.00
				\$5,999.63

SHIRE OF NORTHAMPTON
FINANCE REPORT – 20 SEPTEMBER 2019

DIRECT DEBITS

Jnl #	Date	Name	Description	Amount
	8/8/2019	PAYROLL	FN/E 07/08/2019	90580.98
	08/08/2019	SUPERCHOICE	SUPERANNUATION FN/E 07/08/2019	22052.28
	22/08/2019	PAYROLL	FN/E 22/08/2019	87894.00
	27/08/2019	SUPERCHOICE	SUPERANNUATION FN/E 22/08/2019	21827.25
GJ0203	31-08-19	NATIONAL AUSTRALIA BANK	BANK FEES	143.43
GJ0204	31-08-19	NATIONAL AUSTRALIA BANK	BANK MERCHANT FEES	487.02
GJ0205	31-08-19	NATIONAL AUSTRALIA BANK	BPOINT FEES	51.98
GJ0206	31-08-19	NATIONAL AUSTRALIA BANK	BPAY	146.96
GJ0207	31-08-19	CEO CORPORATE CARD	BANK CHARGES	9.00
			NR1 FLOOR/CARGO MATS	209.94
				<u>218.94</u>
GJ0208	31-08-19	DCEO CORPORATE CARD	BANK CHARGES	9.00
			NCCA IINET	79.99
			KAL CHILD CARE IINET	80.29
			2V NET COMPUTER EXPS OFFICE 365	342.54
				<u>511.82</u>
				<u>\$223,914.66</u>

7.4.2 MONTHLY FINANCIAL STATEMENTS – AUGUST 2019

FILE REFERENCE:	1.1.1
DATE OF REPORT:	10th September 2019
DISCLOSURE OF INTEREST:	Nil
REPORTING OFFICER:	Grant Middleton
APPENDICES:	Monthly Financial Report for August 2019

SUMMARY

Council to adopt the monthly financial reports as presented.

BACKGROUND:

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

The Monthly Statements of Financial Activity for the period ending 31 August 2019 are listed below, and include:

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 with the budget)

Note 2 Explanation of Material Variances

Note 3 Net Current Funding Position

Note 4 Cash and Investments

Note 5 Budget Amendments (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
Note 12	Trust
Note 13	Details of Capital Acquisitions
Appendix B	Detailed Schedules (separate presentation)

FINANCIAL & BUDGET IMPLICATIONS:

The 31 August 2019 financial position is comprised of the following:

Total operating revenue has a positive variance of \$209,180 and operating expenditure has a positive variance of \$93,359. The variances are not considered significant as this is the second month of the financial year and it is anticipated that the revenue and expenditure will converge with budgets as the year progresses.

Investing and Financing variances will reconcile as the year progresses and it is anticipated there will be no significant budget variations.

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 7.4.2

That Council adopts the Monthly Financial Report for the period ending 31 August 2019.

SHIRE OF NORTHAMPTON
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 31 August 2019

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

TABLE OF CONTENTS

Monthly Summary Information	
Statement of Financial Activity by Program	
Statement of Financial Activity By Nature or Type	
Statement of Capital Acquisitions and Capital Funding	
Note 1	Significant Accounting Policies (Refer Budget Adoption)
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
Note 12	Trust
Note 13	Details of Capital Acquisitions

SHIRE OF NORTHAMPTON
Information Summary
For the Period Ended 31 August 2019

Key Information

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 pages 2 - 3.

Statement of Financial Activity by reporting program

Is presented in the Statement of Financial Activity as a surplus as at 31 August 2019 of \$6,719,030.

Items of Significance

The material variance adopted by the Shire of Northampton for the 2019/20 year is \$5,000. The following selected items have been highlighted due to the amount of the variance to the budget or due to the nature of the revenue/expenditure. A full listing and explanation of all items considered of material variance is disclosed in Note 2.

Capital Expenditure

Infrastructure Assets - Roads ▲ \$ 109,985 Actuals and Budget will converge as the year progresses

Capital Revenue

Non-operating Grants, Subsidies and Contributions ▼ -\$ 38,419 Actuals and Budget will converge as the year progresses

	% Collected / Completed	Annual Budget	YTD Budget	YTD Actual
Significant Projects				
Construct Extension to RSL Hall	22%	\$ 610,100	\$ 101,682	\$ 131,881
Install Replas Seats Grey St/Red Bluff	43%	\$ 6,600	\$ 1,100	\$ 2,846
Northampton Community Centre Courts Upgrade	0%	\$ 210,250	\$ 35,040	\$ -
Old School Building Upgrades	56%	\$ 77,935	\$ 12,988	\$ 43,538
Road Construction	11%	\$ 1,928,213	\$ 321,346	\$ 211,361
Footpath Construction	3%	\$ 297,403	\$ 49,564	\$ 7,617
Vibe Roller	0%	\$ 180,000	\$ 30,000	\$ -
Lucky Bay Caretaker vehicle	0%	\$ 20,000	\$ 3,332	\$ -
Grants, Subsidies and Contributions				
Operating Grants, Subsidies and Contributions	38%	\$ 1,156,493	\$ 406,531	\$ 434,061
Non-operating Grants, Subsidies and Contributions	23%	\$ 1,500,386	\$ 382,411	\$ 343,992
	29%	\$ 2,656,879	\$ 788,942	\$ 778,053
Rates Levied	100%	\$ 4,703,547	\$ 4,669,163	\$ 4,703,752

% Compares current ytd actuals to annual budget

Financial Position		Closing (Audited)	
		Balance 30 June 2019	Current Year 31 Aug 2019
Adjusted Net Current Assets	385%	\$ 1,745,371	\$ 6,719,030
Cash and Equivalent - Unrestricted	63%	\$ 1,690,209	\$ 1,070,808
Cash and Equivalent - Restricted	65%	\$ 1,482,505	\$ 963,686
Receivables - Rates	1568%	\$ 302,667	\$ 4,745,504
Receivables - Other	206%	\$ 99,260	\$ 204,315
Payables	16%	\$ 503,622	\$ 82,500

% Compares current ytd actuals to prior year actuals at the same time

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

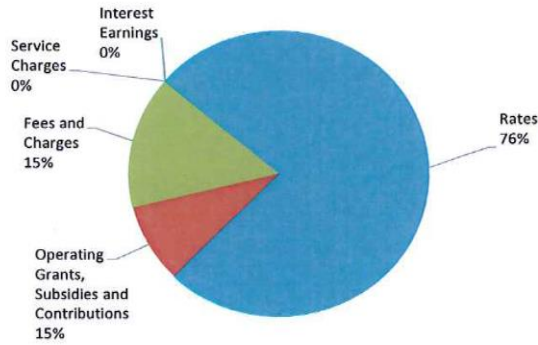
Preparation

Prepared by: Grant Middleton

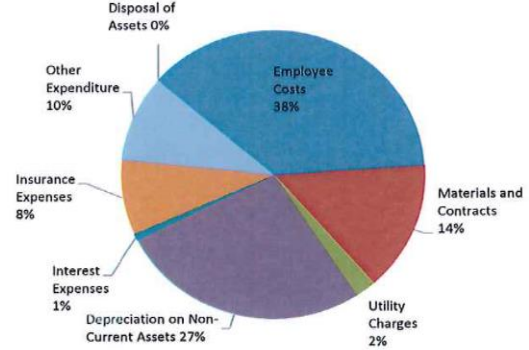
Date prepared: 10/9/2019

SHIRE OF NORTHAMPTON
Information Summary
For the Period Ended 31 August 2019

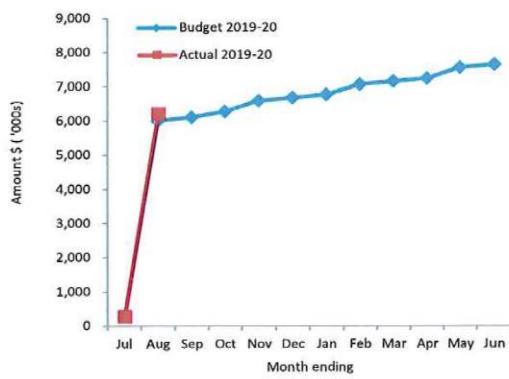
Operating Revenue



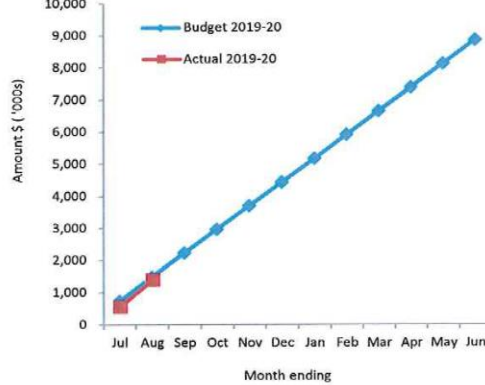
Operating Expenditure



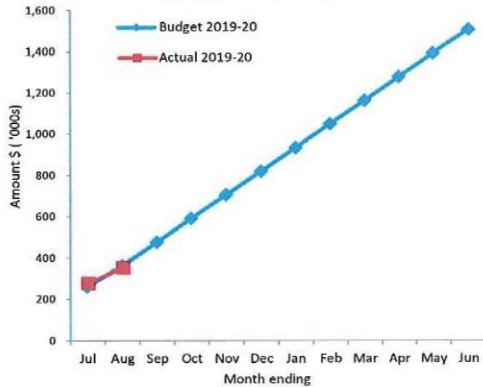
Budget Operating Revenues -v- Actual (Refer Note 2)



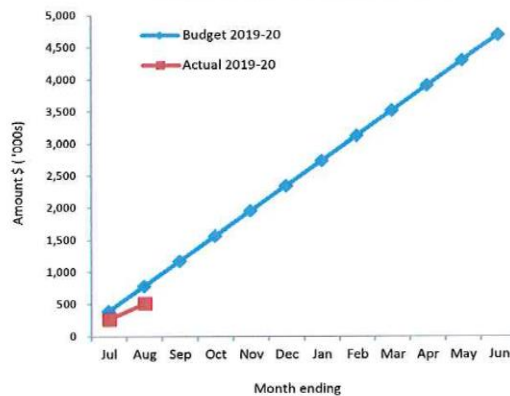
Budget Operating Expenses -v- YTD Actual (Refer Note 2)



Budget Capital Revenue -v- Actual (Refer Note 2)



Budget Capital Expenses -v- Actual (Refer Note 2)



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

SHIRE OF NORTHAMPTON
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 August 2019

	Note	Amended Annual Budget \$	Amended YTD Budget (a) \$	YTD Actual (b) \$	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Opening Funding Surplus(Deficit)	3	1,734,648	1,734,648	1,734,648	0	0%	
Revenue from operating activities							
Governance		60,154	11,904	23,414	11,510	97%	▲
General Purpose Funding	9	5,650,065	4,894,706	4,871,980	(22,726)	(0%)	▼
Law, Order and Public Safety		73,383	12,224	1,245	(10,979)	(90%)	▼
Health		40,112	6,682	10,791	4,109	61%	
Education and Welfare		226,362	56,254	108,375	52,121	93%	▲
Housing		53,436	8,904	8,477	(427)	(5%)	
Community Amenities		886,277	769,574	748,321	(21,253)	(3%)	▼
Recreation and Culture		81,418	13,560	65,665	52,105	384%	▲
Transport		180,166	167,169	174,925	7,756	5%	▲
Economic Services		274,600	34,564	167,370	132,806	384%	▲
Other Property and Services		122,565	20,422	24,579	4,157	20%	
		7,648,538	5,995,963	6,205,143			
Expenditure from operating activities							
Governance		(884,872)	(165,585)	(162,692)	2,893	2%	▲
General Purpose Funding		(220,112)	(36,678)	(36,383)	295	1%	▲
Law, Order and Public Safety		(338,993)	(56,458)	(73,352)	(16,894)	(30%)	▼
Health		(168,239)	(28,030)	(37,261)	(9,231)	(33%)	▼
Education and Welfare		(314,994)	(52,480)	(51,037)	1,443	3%	▲
Housing		(100,877)	(16,782)	(11,942)	4,840	29%	▲
Community Amenities		(1,584,857)	(264,046)	(196,272)	67,774	26%	▲
Recreation and Culture		(1,650,663)	(274,964)	(231,474)	43,490	16%	▲
Transport		(3,094,055)	(512,308)	(518,934)	(6,626)	(1%)	▼
Economic Services		(467,989)	(77,966)	(91,953)	(13,987)	(18%)	▼
Other Property and Services		(40,565)	(6,736)	12,625	19,361	287%	▲
		(8,866,216)	(1,492,033)	(1,398,674)			
Operating activities excluded from budget							
Add back Depreciation		2,149,300	358,202	373,760	15,558	4%	▲
Adjust (Profit)/Loss on Asset Disposal	8	8,720	4,788	(11,844)	(16,632)	(347%)	▼
Adjust Provisions and Accruals		0	0	0	0		
Amount attributable to operating activities		940,342	4,866,920	5,168,384			
Investing Activities							
Non-operating Grants, Subsidies and Contributions	11	1,500,386	382,411	343,992	(38,419)	(10%)	▼
Proceeds from Disposal of Assets	8	116,900	34,230	28,364	(5,866)	(17%)	▼
Land Held for Resale		0	0	0	0		
Land and Buildings	13	(854,035)	(142,334)	(200,069)	(57,735)	(41%)	▼
Infrastructure Assets - Roads	13	(1,928,213)	(321,346)	(211,361)	109,985	34%	▲
Infrastructure Assets - Parks and Gardens	13	(443,450)	(73,906)	(2,846)	71,060	96%	▲
Infrastructure Assets - Footpaths/Carparks	13	(536,238)	(89,362)	(7,617)	81,745	91%	▲
Infrastructure Assets - Drainage	13	0	0	0	0		
Heritage Assets	13	0	0	0	0		
Plant and Equipment	13	(751,400)	(125,230)	(83,609)	41,621	33%	▲
Furniture and Equipment	13	(21,500)	(3,582)	0	3,582	100%	▲
		(2,917,550)	(339,119)	(133,145)			
Financing Activities							
Proceeds from New Debentures		365,000	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		36,391	6,060	14,261	8,201	135%	▲
Transfer from Reserves	7	58,694	9,782	0	(9,782)	(100%)	▼
Advances to Community Groups		0	0	0	0		
Repayment of Debentures	10	(157,325)	(26,221)	(27,560)	(1,340)	(5%)	
Transfer to Reserves	7	(60,200)	(10,033)	(37,558)	(27,524)	(274%)	▼
		242,560	(20,412)	(50,857)			
Closing Funding Surplus(Deficit)	3	0	6,242,037	6,719,030	476,993	8%	

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 August 2019

	Note	Amended Annual Budget \$	Amended YTD Budget (a) \$	YTD Actual (b) \$	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
					\$	%	
Opening Funding Surplus (Deficit)	3	1,734,648	1,734,648	1,734,648	0	0%	
Revenue from operating activities							
Rates	9	4,703,547	4,669,163	4,703,752	34,589	1%	▲
Operating Grants, Subsidies and Contributions	11	1,557,893	488,334	552,991	64,657	13%	▲
Fees and Charges		1,280,648	824,088	927,068	102,980	12%	▲
Interest Earnings		106,450	19,166	9,488	(9,678)	(50%)	▼
Other Revenue		0	0	0	0		
Profit on Disposal of Assets	8	0	0	11,844			
		7,648,538	6,000,751	6,205,143			
Expenditure from operating activities							
Employee Costs		(3,365,648)	(560,822)	(526,230)	34,592	6%	▲
Materials and Contracts		(2,164,572)	(360,582)	(203,536)	157,046	44%	▲
Utility Charges		(320,250)	(53,338)	(31,308)	22,030	41%	▲
Depreciation on Non-Current Assets		(2,149,300)	(358,202)	(373,760)	(15,558)	(4%)	▼
Interest Expenses		(64,877)	(10,808)	(10,872)	(64)	(1%)	▼
Insurance Expenses		(209,440)	(34,832)	(117,357)	(82,525)	(237%)	▼
Other Expenditure		(583,409)	(113,449)	(135,612)	(22,163)	(20%)	▼
Loss on Disposal of Assets	8	(8,720)	(4,788)	0			
		(8,866,216)	(1,496,821)	(1,398,674)			
Operating activities excluded from budget							
Add back Depreciation		2,149,300	358,202	373,760	15,558	4%	▲
Adjust (Profit)/Loss on Asset Disposal	8	8,720	4,788	(11,844)	(16,632)	(347%)	▼
Adjust Provisions and Accruals			0	0	0		
Amount attributable to operating activities		940,342	4,866,920	5,168,384			
Investing activities							
Grants, Subsidies and Contributions	11	1,500,386	382,411	343,992	(38,419)	(10%)	▼
Proceeds from Disposal of Assets	8	116,900	34,230	28,364	(5,866)	(17%)	▼
Land Held for Resale		0	0	0	0		
Land and Buildings	13	(854,035)	(142,334)	(200,069)	(57,735)	(41%)	▼
Infrastructure Assets - Roads	13	(1,928,213)	(321,346)	(211,361)	109,985	34%	▲
Infrastructure Assets - Parks and Gardens	13	(443,450)	(73,906)	(2,846)	71,060	96%	▲
Infrastructure Assets - Footpaths/Carparks	13	(536,238)	(89,362)	(7,617)	81,745	91%	▲
Infrastructure Assets - Drainage	13	0	0	0	0		
Plant and Equipment	13	(751,400)	(125,230)	(83,609)	41,621	33%	▲
Furniture and Equipment	13	(21,500)	(3,582)	0	3,582	100%	▲
Amount attributable to investing activities		(2,917,550)	(339,119)	(133,145)			
Financing Activities							
Proceeds from New Debentures		365,000	0	0	0		
Proceeds from Advances		0	0	0	0		
Self-Supporting Loan Principal		36,391	6,060	14,261	8,201	135%	▲
Transfer from Reserves	7	58,694	9,782	0	(9,782)	(100%)	▼
Advances to Community Groups		0	0	0	0		
Repayment of Debentures	10	(157,325)	(26,221)	(27,560)	(1,340)	(5%)	▼
Transfer to Reserves	7	(60,200)	(10,033)	(37,558)	(27,524)	(274%)	▼
Amount attributable to financing activities		242,560	(20,412)	(50,857)			
Closing Funding Surplus (Deficit)	3	0	6,242,037	6,719,030	476,993	8%	▲

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.

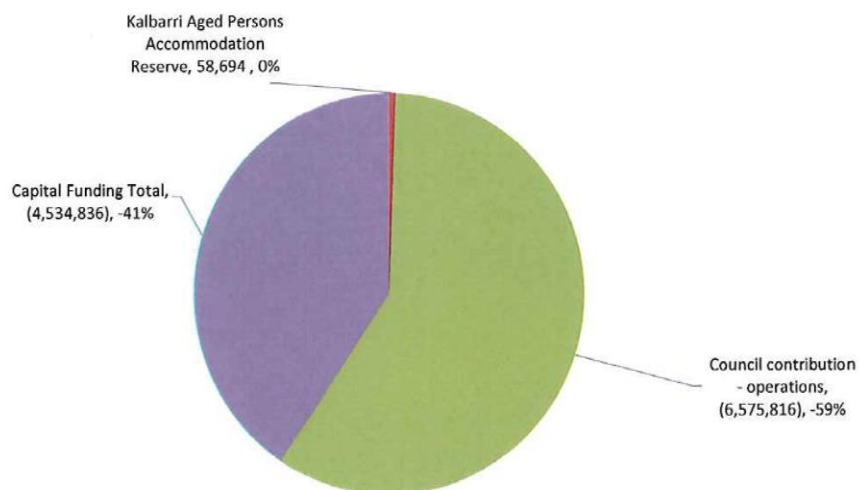
This statement is to be read in conjunction with the accompanying Financial Statements and notes.

SHIRE OF NORTHAMPTON
STATEMENT OF CAPITAL ACQUISITIONS AND CAPITAL FUNDING
For the Period Ended 31 August 2019

Capital Acquisitions

	Note	YTD Actual New & Upgrade (a)	YTD Actual (Renewal Expenditure) (b)	YTD Budget (d)	Annual Budget	YTD Actual Total (c) = (a)+(b)	Variance (d) - (c)
		\$	\$	\$	\$	\$	\$
Land and Buildings	13	(156,531)	(43,538)	(142,334)	(854,035)	(200,069)	(57,735)
Infrastructure Assets - Roads	13	0	(211,361)	(321,346)	(1,928,213)	(211,361)	109,985
Infrastructure Assets - Parks & Ovals	13	(2,846)	0	(73,906)	(443,450)	(2,846)	71,060
Infrastructure Assets - Footpaths	13	(7,617)	0	(89,362)	(536,238)	(7,617)	81,745
Plant and Equipment	13	0	(83,609)	(125,230)	(751,400)	(83,609)	41,621
Capital Expenditure Totals		(166,993)	(338,507)	(755,760)	(4,534,836)	(505,501)	250,259
Capital acquisitions funded by:							
Capital Grants and Contributions				382,411	1,500,386	343,992	
Borrowings				0	365,000	500,000	
Disposals				34,230	116,900	28,364	
Council contribution - Cash Backed Reserves							
Kalbarri Aged Persons Accommodation Reserve				9,782	58,694	0	
Council contribution - operations				(1,182,183)	(6,575,816)	(1,377,856)	
Capital Funding Total				(755,760)	(4,534,836)	(505,501)	

Budgeted Capital Acquisitions Funding



SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

Note 2: Explanation of Material Variances

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.
The material variance adopted by Council for the 2019/20 year is \$5,000.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Governance	11,510	97%	▲	Timing	Actuals and Budget will converge as the year progresses
General Purpose Funding	(22,726)	0%	▼	Timing	Actuals and Budget will converge as the year progresses
Law, Order and Public Safety	(10,979)	-90%	▼	Timing	Actuals and Budget will converge as the year progresses
Education and Welfare	52,121	93%	▲	Timing	Actuals and Budget will converge as the year progresses
Community Amenities	(21,253)	-3%	▼	Timing	Actuals and Budget will converge as the year progresses
Recreation and Culture	52,105	384%	▲	Timing	Actuals and Budget will converge as the year progresses
Transport	7,756	5%	▲	Timing	Actuals and Budget will converge as the year progresses
Economic Services	132,806	384%	▲	Timing	Actuals and Budget will converge as the year progresses
Operating Expense					
Law, Order and Public Safety	(16,894)	-30%	▼	Timing	Actuals and Budget will converge as the year progresses
Health	(9,231)	-33%	▼	Timing	Actuals and Budget will converge as the year progresses
Community Amenities	67,774	26%	▲	Timing	Actuals and Budget will converge as the year progresses
Recreation and Culture	43,490	16%	▲	Timing	Actuals and Budget will converge as the year progresses
Transport	(6,626)	-1%	▼	Timing	Actuals and Budget will converge as the year progresses
Economic Services	(13,987)	-18%	▼	Timing	Actuals and Budget will converge as the year progresses
Other Property and Services	19,361	287%	▲	Timing	Actuals and Budget will converge as the year progresses
Capital Revenues					
Non-operating Grants, Subsidies and Contributions	(38,419)	-10%	▼	Timing	Actuals and Budget will converge as the year progresses
Proceeds from Disposal of Assets	(5,866)	-17%	▼	Timing	Actuals and Budget will converge as the year progresses
Capital Expenses					
Land and Buildings	(57,735)	-41%	▼	Timing	RSL Hall under construction
Infrastructure Assets - Roads	109,985	34%	▲	Timing	Actuals and Budget will converge as the year progresses
Infrastructure Assets - Parks and Gardens	71,060	96%	▲	Timing	Actuals and Budget will converge as the year progresses
Infrastructure Assets - Footpaths/Carparks	81,745	91%	▲	Timing	Actuals and Budget will converge as the year progresses
Plant and Equipment	41,621	33%	▲	Timing	Plant purchase normally completed by December

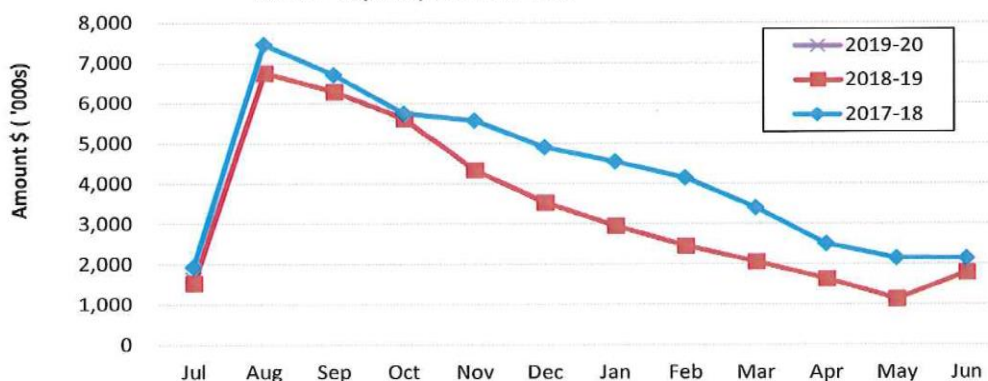
SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

Note 3: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Note	Current Years	Current
		(Budgeted)	
		30 June 2019	31 Aug 2019
		\$	\$
Current Assets			
Cash Unrestricted	4	468,727	1,070,808
Cash Restricted	4	2,410,135	963,686
Receivables - Rates	6	307,864	4,745,504
Receivables - Other	6	106,854	204,315
Receivables - Rubbish		38,218	670,248
Emergency Services Levy		42,009	10,729
ATO Receivable		0	59,871
Inventories		8,023	42,023
Accruals/Adjustment		0	31,225
		3,381,830	7,798,409
Less: Current Liabilities			
Payables		(526,240)	(82,500)
Income Received in Advance		(194,813)	0
Provisions		0	(33,192)
		(721,053)	(115,692)
Less: Cash Reserves	7	(926,129)	(963,687)
Net Current Funding Position		1,734,648	6,719,030

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 August 2019

Note 4: Cash and Investments

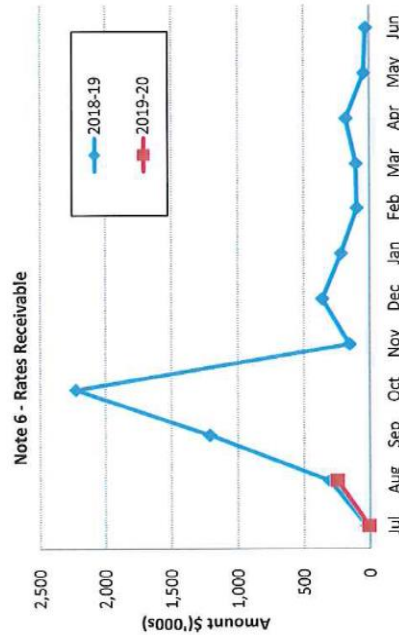
	Unrestricted	Restricted	Trust	Total Amount	Institution	Interest Rate	Maturity Date
	\$	\$	\$	\$			
(a) Cash Deposits							
Municipal Bank Account	1,069,158			1,069,158	National	-	At Call
Cash On Hand	1,650			1,650	N/A	Nil	On Hand
Trust Bank Account			56,060	56,060	National	-	At Call
OCDF - Binnu/White Cliffs		0		0	WATC	1.45%	N/A
(b) Term Deposits - Municipal				0	National		
(c) Term Deposits - Reserves							
TD 16-236-****		963,686		963,686	National	1.60%	30-Aug-19
				0			
Total	1,070,808	963,686	56,060	2,090,555			

Comments/Notes - Investments

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

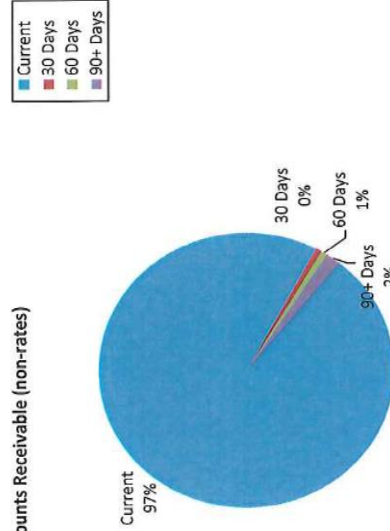
	31 Aug 2019	30 June 2019	Receivables - General	Current	30 Days	60 Days	90+ Days	Total
Note 6: Receivables								
Receivables - Rates Receivable								
Opening Arrears Previous period	\$ 259,318	\$ 302,667	Receivables - General	\$ 197,950	\$ 1,397	\$ 1,425	\$ 3,543	\$ 204,315
Levied this year	4,703,752	4,574,430	Balance per Trial Balance					
Less Collections to date	(217,565)	(4,617,780)	Sundry Debtors					204,315
Equals Current Outstanding	4,745,504	259,318	Receivables - Other					0
Net Rates Collectable	4,745,504	259,318	Total Receivables General Outstanding					204,315
% Collected	4.38%	94.68%						

Amounts shown above include GST (where applicable)



Comments/Notes - Receivables Rates

Note 6 - Accounts Receivable (non-rates)



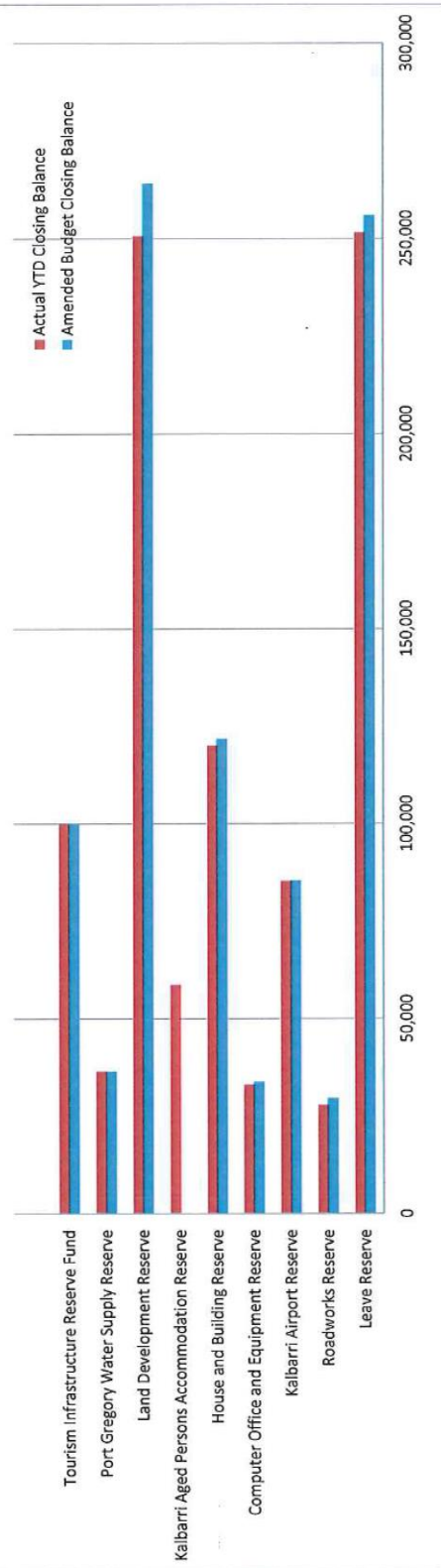
Comments/Notes - Receivables General

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

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 (-)	Amended Budget Closing Balance	Actual YTD Closing Balance
Leave Reserve	\$ 246,008	5,000	510	5,000	5,000	0	0	\$ 256,008	\$ 251,518
Roadworks Reserve	27,641	2,000	200	0	0	0	0	29,641	27,841
Kalbarri Airport Reserve	65,316	200	20	20,000	20,000	0	0	85,516	85,336
Computer Office and Equipment Reserve	32,944	1,000	100	0	0	0	0	33,944	33,044
House and Building Reserve	109,865	2,000	200	10,000	10,000	0	0	121,865	120,065
Kalbarri Aged Persons Accommodation Reserve	58,694	0	0	0	0	(58,694)	0	0	58,694
Land Development Reserve	249,161	15,000	1,528	0	0	0	0	264,161	250,689
Port Gregory Water Supply Reserve	36,500	0	0	0	0	0	0	36,500	36,500
Tourism Infrastructure Reserve Fund	100,000	0	0	0	0	0	0	100,000	100,000
	976,129	25,200	2,558	35,000	35,000	(58,694)	0	977,635	963,687

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 August 2019

Note 8: Disposal of Assets

Asset Number	Asset Description	YTD Actual				Amended Budget			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Plant and Equipment								
P265	Ford Everest (CEO)	16,519	28,364	11,844		17,120	28,400	11,280	
P269	Isuzu Dmax 4x2 (Grader Op Maint)					11,000	3,000		(8,000)
P259	Mazda BT50 4x2 ute (Grader Operator)					7,000	2,000		(5,000)
P244	Ford Ranger 2.2 T/D (M'tce Cleaner)					8,000	500		(7,500)
P236	Isuzu Dmax (Horrocks)					11,000	3,000		(8,000)
P228	Mitsubishi Fuso Tipper 2011					35,500	35,000	5,000	(500)
P207	Pig Trailer side/rear tipper					10,000	15,000		
P204	Dynapac Vibe Roller					26,000	30,000	4,000	
		16,519	28,364	11,844	0	125,620	116,900	20,280	(29,000)

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

Note 9: Rating Information	Rate in \$	Number of Properties	Rateable Value \$	YTD Actual				Amended Budget							
				Rate Revenue \$	Interim Rates \$	Back Rates \$	Total Revenue \$	Fate Revenue \$	Interim Rate \$	Back Rate \$	Total Revenue \$				
RATE TYPE															
Differential General Rate															
General GRV	0.079912	1,565	17,471,427	1,701,415			1,701,415	1,692,940	0	0	0	1,692,940			
General UV	0.012610	438	177,062,768	2,355,757			2,355,757	2,355,757	0	0	0	2,355,757			
Sub-Totals		2,003	194,534,195	4,057,172	0	0	4,057,172	4,048,697	0	0	0	4,048,697			
Minimum Payment															
General GRV	565.00	1,015	7,299,852	570,650			570,650	573,475	0	0	0	573,475			
General UV	565.00	71	3,203,562	34,465			35,701	40,115	0	0	0	40,115			
Sub-Totals		1,086	10,503,414	605,115	0	0	606,351	613,590	0	0	0	613,590			
Discounts/Concession Amount from General Rates		3,089	205,037,609	4,662,287	0	0	4,663,523	4,662,287	0	0	0	4,662,287			
Ex-Gratia Rates							(1,234)								
Specified Area Rates							4,662,290								
Totals							41,462	41,260	0	0	0	41,260			
							4,703,752	4,703,547				4,703,547			

Comments - Rating Information

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

Note 10: Information on Borrowings
(a) Debenture Repayments

Particulars	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
	01 Jul 2019	01 Jul 2019	Actual	Budget	Actual	Budget	Actual	Budget
Recreation and Culture			\$	\$	\$	\$	\$	\$
Loan 156 - RSL Hall Extensions	500,000		0	45,516	500,000	454,484	0	10,771
Loan 148A - Kalbarri Library Extension	0		0	0	0	0	0	0
Transport								
Loan 153 - Plant Purchases	174,814		20,360	41,130	154,454	133,684	3,514	7,716
Loan 157 - Plant Purchases		365,000				365,000		
Other Property and Services								
Loan 154 - Staff Housing	223,447		0	34,288	223,447	189,159	0	8,497
Self Supporting Loans								
Loan 151 - Kalbarri Bowling Club	3,839		0	3,839	3,839	0	0	202
Loan 152 - Staff Housing	311,752		0	18,010	311,752	293,742	0	20,565
Loan 155 - Pioneer Lodge	372,568		7,200	14,542	365,368	358,026	7,358	17,126
	1,586,420	365,000	27,560	157,325	1,558,860	1,794,095	10,872	64,877

All debenture repayments were financed by general purpose revenue except loans 147, 151, 152 & 155 which are self supporting loans.

(b) New Debentures

No new debentures have been received during 2019/2020

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

Note 11: Grants

	Grant Provider	Type	Opening Balance (a)	Amended Budget Operating	Amended Budget Capital	YTD Budget	Annual Budget (g)	Post Variations (e)	Expected Revenue (d)+(e)	YTD Actual Revenue (Expended) (c)	Unspent Grant (a)-(b)+(c)	
			\$	\$	\$	\$	\$	\$	\$	\$	\$	
General Purpose Funding												
Grants Commission - General	WALGGC	Operating	0	442,069	0	110,517	442,069	0	442,069	115,897	0	
Grants Commission - Roads	WALGGC	Operating	0	397,616	0	99,404	397,616	0	397,616	83,589	0	
Northampton Creative Arts	LotteryWest	Non-operating	0	0	0	0	0	0	0	0	0	
Law, Order and Public Safety												
FESA Grant - Operating Bush Fire Brigade	Dept. of Fire & Emergency Serv.	Operating	0	31,710	0	4,920	31,710	0	31,710	0	0	
Grant FESA - SES	Dept. of Fire & Emergency Serv.	Operating	0	25,523	0	4,617	25,523	0	25,523	0	(9,405)	
Grant Feral Eradication	Department of Primary Industries	Operating	0	0	0	0	0	0	0	0	0	
Bushfire Risk Mitigation Grant	Dept. of Fire & Emergency Serv.	Operating	0	0	0	0	0	0	0	0	0	
Education and Welfare												
Education Department	NCCA Operating Grant	Operating	0	62,000	0	10,332	62,000	0	62,000	62,000	0	
Community Amenities												
Coastal Management Plan Grant	Department of Planning	Operating - Tied	0	25,000	0	4,166	25,000	0	25,000	0	0	
Recreation and Culture												
Heritage Advisory Services	State Heritage Office	Operating	0	0	0	0	0	0	0	0	0	
Kalbarri Foreshore Redevelopment	WABN Grant	Non-operating	0	0	0	0	0	0	0	0	0	
Northampton Community Centre - Court Upgrade	CSRFF	Non-operating	0	134,417	0	22,402	134,417	0	134,417	0	0	
Seniors Week	Seniors WA	Operating	0	0	0	0	0	0	0	0	0	
Old School Building Upgrade	RED's/Lotterywest	Non-operating	0	12,493	0	12,493	12,493	0	12,493	0	43,538	
BBCQ/Shelter Donation												
Transport												
RRG Grants - Capital Projects	Regional Road Group	Non-operating	0	306,666	0	51,110	306,666	0	306,666	122,666	0	
Blackspot Funding	State Government	Non-operating	0	0	0	0	0	0	0	0	0	
White Cliffs	State Government (RRR)	Non-operating	0	146,326	0	146,326	146,326	0	146,326	146,326	0	
Roads To Recovery	Federal Government (R2R)	Non-operating	0	453,484	0	75,580	453,484	0	453,484	75,000	(131,839)	
Harvey & Horry Roads	Commodity Route Funding	Non-operating	0	447,000	0	74,500	447,000	0	447,000	0	0	
MRWA Maintenance Grants	Main Roads WA	Operating	0	172,575	0	172,575	172,575	0	172,575	172,575	0	
WA Road Safety Commission	Kalbarri Roadwise	Non-operating	0	0	0	0	0	0	0	0	0	
TOTALS			0	1,156,493	1,500,386	788,942	2,656,879	0	2,656,879	778,053	(172,706)	180,692
SUMMARY												
Operating			0	1,131,493	0	402,365	1,131,493	0	1,131,493	434,061	(9,405)	0
Operating - Tied			0	25,000	0	4,166	25,000	0	25,000	0	0	0
Non-operating			0	1,500,386	1,500,386	382,411	1,500,386	0	1,500,386	343,992	(163,301)	180,692
TOTALS			0	1,156,493	1,500,386	788,942	2,656,879	0	2,656,879	778,053	(172,706)	180,692

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

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 01 Jul 2019	Amount Received	Amount Paid	Closing Balance 31 Aug 2019
	\$	\$	\$	\$
Town Planning - Security Bonds	0			0
Galena Donations	0		0	0
Transportable Housing Bond	11,000	0	(1,000)	10,000
Footpath Deposits	7,007	1,000	0	8,007
Horrocks Retention Fee - Parking/Stage 2	0		0	0
Retentions - Subdivisions	0		0	0
Building Levies (BCITF & BRB)	183	6,751	(4,800)	2,135
Community Bus Bond	4,800	800	(600)	5,000
Safer WA Funds	0			0
Northampton Cemetery Funds	0			0
Unclaimed Monies - Rates	4,044	0	0	4,044
Nomination Deposits	0	0	0	0
DOLA - Parks & Gardens Development	0			0
Aged Unit Bond	0	0	0	0
Council Housing Bonds	0	0	0	0
BROC - Management Funds	1			1
Kalbarri Youth Space Project Funds	0		0	0
Burning Off Fees	0		0	0
RSL Hall Key Bond	420	0	(420)	0
Peet Park Donations	0			0
Willa Guthurra	0			0
Special Series Plates	770	0	(770)	0
Auction	0			0
Kidsport	0	0	0	0
Public Open Space	0			0
ReDone (Kalbarri Park/Beach Shelters)	0		0	0
Northampton Child Care Association	22,235	0	0	22,235
Horrocks Memorial Wall	0	250	0	250
One Life	1,940	0	0	1,940
Conservation Incentives	0	0	0	0
Kalbarri Camp School	0	0	0	0
Roadwise Award Fundriser	0	0	0	0
Rubbish Tip Key Bond	1,400	0	0	1,400
Horrocks - Skatepark	1,050	0	0	1,050
	54,849	8,801	(7,590)	56,061

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

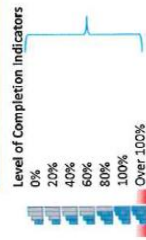
Note 13: Capital Acquisitions

Assets	Account	YTD Actual			Amended Budget			Strategic Reference / Comment
		New/Upgrade	Renewal	Total YTD	Annual Budget	YTD Budget	YTD Variance	
		\$	\$	\$	\$	\$	\$	
<i>Level of completion indicator, please see table at the end of this note for further detail.</i>								
Governance								
	101340	0	0	0	(5,000)	(833)	833	
	101340	0	0	0	(16,500)	(2,749)	2,749	
	101640	0	(54,275)	(54,275)	(54,100)	(9,016)	(45,259)	
	Governance Total	0	(54,275)	(54,275)	(75,600)	(12,598)	(41,677)	
Law and Order								
		0	0	0	0	0	0	
		0	0	0	0	0	0	
		0	0	0	0	0	0	
Communities Amenities								
	133440	0	0	0	(110,000)	(18,332)	18,332	
	133540	0	0	0	(48,500)	(8,083)	8,083	
	133540	0	0	0	(25,000)	(4,167)	4,167	
	Communities Amenities Total	0	0	0	(183,500)	(30,582)	30,582	
Recreation And Culture								
	135140	(131,881)	0	(131,881)	(610,100)	(101,682)	(30,199)	
	136640	0	0	0	(18,000)	(3,000)	3,000	
	136640	0	0	0	(7,800)	(1,300)	1,300	
	136640	(2,846)	0	(2,846)	(6,600)	(1,100)	(1,746)	
	136940	0	0	0	(127,300)	(21,216)	21,216	
	135940	0	0	0	(135,450)	(22,570)	22,570	
	137540	0	0	0	(210,250)	(35,040)	35,040	
	136340	(24,650)	0	(24,650)	(26,000)	(4,332)	(20,318)	
	138840	0	0	0	(103,385)	(17,228)	17,228	
	138040	0	(43,538)	(43,538)	(77,935)	(12,988)	(30,550)	
	Recreation And Culture Total	(159,376)	(43,538)	(202,914)	(1,322,820)	(220,456)	17,542	

SHIRE OF NORTHAMPTON
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2019

Note 13: Capital Acquisitions

Assets	Account	YTD Actual			Amended Budget			Strategic Reference / Comment
		New/Upgrade	Renewal	Total YTD	Annual Budget	YTD Budget	YTD Variance	
		\$	\$	\$	\$	\$	\$	
Transport								
Road Construction	Various	0	(211,361)	(211,361)	(1,928,213)	(321,346)	109,985	
Footpath Construction	Various	(7,617)	0	(7,617)	(297,403)	(49,564)	41,947	
Bus Shed - Kalbarri Depot	151300	0	0	0	(30,000)	(5,000)	5,000	
Tip Truck Northampton	142140	0	0	0	(250,000)	(41,666)	41,666	
Tipping Trailer Northampton	142140	0	0	0	(85,000)	(14,166)	14,166	
Vibe Roller	142140	0	0	0	(180,000)	(30,000)	30,000	
Utility - Grader Operator x 2	142140	0	0	0	(82,000)	(13,667)	13,667	
Utility - Northampton Mtce/Cleaner	142240	0	(28,674)	(28,674)	(28,300)	(4,717)	(23,958)	
Utility - Northampton Ranger	142240	0	(659)	(659)	(52,000)	(8,667)	8,007	
Transport Total		(7,617)	(240,694)	(248,311)	(2,992,916)	(488,792)	240,481	
Economic Services/Other Property and Services								
Lucky Bay Caretaker vehicle	150540	0	0	0	(20,000)	(3,332)	3,332	
Other Property and Services Total		0	0	0	(20,000)	(3,332)	3,332	
Capital Expenditure by Program Total		(166,993)	(338,507)	(505,501)	(4,534,836)	(755,760)	250,259	
Capital Expenditure By Class								
Land Held for Resale	Various	0	0	0	0	0	0	
Land and Buildings	Various	(156,531)	(43,538)	(200,069)	(854,035)	(142,334)	(57,735)	
Infrastructure Assets - Roads	Various	0	(211,361)	(211,361)	(1,928,213)	(321,346)	109,985	
Infrastructure Assets - Footpaths/Carparks	Various	(7,617)	0	(7,617)	(536,238)	(89,362)	81,745	
Infrastructure Assets - Parks and Ovals	Various	(2,846)	0	(2,846)	(443,450)	(73,906)	71,060	
Plant and Equipment	Various	0	(83,609)	(83,609)	(751,400)	(125,230)	41,621	
Furniture and Equipment	Various	0	0	0	(21,500)	(3,582)	3,582	
Capital Expenditure Total by Class		(166,993)	(338,507)	(505,501)	(4,534,836)	(755,760)	250,259	



**Shire of Northampton
Schedule Format
2019/2020
Summary**

	Ytd Actual 31/08/2019	Ytd Budget 31/08/2019	Annual Budget 30/06/2020
Operating Revenue			
Governance	-11,570	-10,024	-60,154
General Purpose Funding	-4,871,980	-4,894,706	-5,650,065
Law, Order, Public Safety	-1,245	-12,224	-73,383
Health	-10,791	-6,682	-40,112
Education and Welfare	-108,375	-56,254	-226,362
Housing	-8,477	-8,904	-53,436
Community Amenities	-748,321	-766,242	-866,277
Recreation and Culture	-65,665	-26,053	-93,911
Transport	-174,925	-173,837	-180,166
Economic Services	-167,370	-34,564	-274,600
Other Property and Services	-24,579	-20,422	-122,565
Total Operational Revenue	-6,193,299	-6,009,912	-7,641,031
Operating Expenditure			
Governance	162,692	170,317	924,552
General Purpose Funding	36,383	36,678	220,112
Law, Order, Public Safety	73,352	56,458	338,993
Health	37,261	28,030	168,239
Education and Welfare	51,037	52,480	314,994
Housing	11,942	16,782	100,877
Community Amenities	196,272	264,046	1,584,857
Recreation and Culture	231,474	274,964	1,650,663
Transport	518,934	507,576	3,045,655
Economic Services	91,953	77,966	467,989
Other Property and Services	-12,625	6,736	40,565
Total Operating Expenditure	1,398,674	1,492,033	8,857,496
Capital Revenue			
Governance	16,519	-1,880	-11,280
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	0	0	0
Education and Welfare	-14,261	-2,422	-14,542
Housing	0	0	0
Community Amenities	0	0	0
Recreation and Culture	0	-10,547	-125,763
Transport	-343,992	-347,516	-1,353,476
Economic Services	0	0	0
Other Property and Services	0	0	0
Total Capital Revenue	-341,734	-362,365	-1,505,061

**Shire of Northampton
Schedule Format
2019/2020
Summary**

	Ytd Actual 31/08/2019	Ytd Budget 31/08/2019	Annual Budget 30/06/2020
Capital Expenditure			
Governance	54,275	12,598	75,600
General Purpose Funding	0	0	0
Law, Order, Public Safety	0	0	0
Health	0	0	0
Education and Welfare	7,200	2,422	14,542
Housing	0	5,714	34,288
Community Amenities	0	30,582	183,500
Recreation and Culture	202,914	228,680	1,372,175
Transport	268,671	495,646	2,974,046
Economic Services	0	3,332	20,000
Other Property and Services	0	3,000	18,010
Total Capital Expenditure	<u>533,061</u>	<u>781,974</u>	<u>4,692,161</u>
 Profit/Loss Sale of Asset	 16,519	 -1,880	 -11,280

**Schedule Format
2019/2020
General Purpose Revenue - Schedule 3**

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
RATES			
Operating Revenue			
0223	0	0	0
0263	0	0	0
0264	-717	-3,332	-20,000
4033	0	0	-21,643
4501	-4,662,287	-4,662,287	-4,662,287
4511	-3,831	-10,000	-30,000
4541	-1,237	0	0
4560	0	0	0
4570	1,234	0	0
4591	-558	0	-20,000
4711	0	0	-1,450
Total Operating Income	-4,667,396	-4,675,619	-4,755,380
Operating Expenditure			
4012	11,084	11,304	67,830
4022	1,920	1,750	10,510
4032	0	0	0
4052	1,995	874	5,250
4062	0	500	3,000
4072	379	2,082	12,500
4082	6,072	6,666	40,000
4102	139	28	178
4522	50	0	0
Total Operating Expenditure	21,638	23,204	139,268

GENERAL PURPOSE GRANT FUNDING

Operating Revenue			
4603	-5,099	-9,166	-55,000
4611	-115,897	-110,517	-442,069
4621	-83,589	-99,404	-397,616
Total Operating Income	-204,585	-219,087	-894,685
Operating Expenditure			
4642	14,744	13,474	80,844

**Schedule Format
2019/2020
Governance / Members - Schedule 4**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
GOVERNANCE				
Operating Income				
0013	CONTRIBUTIONS	-88	0	0
Operating Expenditure				
0012	MEMBERS TRAVELLING	198	1,666	10,000
0022	CONFERENCE EXPENSES	7,311	21,609	32,050
0032	ELECTION EXPENSES	0	1,082	6,500
0052	ALLOWANCES	0	2,916	17,500
0062	MEMBERS EXPENSES OTHER	66	4,500	27,000
0072	REFRESHMENTS & RECEPTIONS	1,352	2,500	15,000
0092	ADMIN ALLOC TO GOVERNANCE	32,424	29,630	177,785
0102	INSURANCE	3,708	616	3,707
0112	SUBSCRIPTIONS	17,865	9,830	58,990
0132	MEETING ATTENDANCE FEES	0	4,890	29,350
0152	COUNCIL CHAMBERS MAINT	230	144	894
	Total Operating Expenditure	63,154	79,383	378,776
ADMINISTRATION				
Operating Income				
0133	CONTRIBUTIONS	0	-2,500	-15,000
0153	REBATES AND COMMISSIONS	-8,993	-5,642	-33,854
0233	- OTHER CHARGES	-230	-132	-800
0243	- PHOTOCOPYING	-549	-250	-1,500
0253	- INFO SEARCH FEE	-1,710	-1,500	-9,000
0293	GRANT - REVENUE (VARIOUS)	0	0	0
	Total Operating Income	-11,482	-10,024	-60,154
Operating Expenditure				
0174	DEPRECIATION	5,713	6,250	37,500
0272	- SALARIES - MUNICIPAL	79,292	86,782	520,700
0282	- LONG SERVICE LEAVE	0	0	0
0302	ADMIN SUPERANNUATION	12,184	12,226	73,360
0312	- INSURANCE	20,151	7,266	43,602
0332	- CONFERENCES & SEMINAR	1,138	1,250	7,500
0342	- TRAINING COSTS	1,627	1,332	8,000
0372	- OFFICE MAINTENANCE	5,617	7,326	43,997
0408	CONSULTANCY - FINANCIAL PLANS/VALUATIONS	0	500	3,000
0422	- PRINTING & STATIONERY	4,192	1,666	10,000
0432	- TELEPHONE	2,540	3,832	23,000
0442	- ADVERTISING	0	416	2,500
0452	- OFFICE EQUIPT MTCE	2,217	1,500	9,000
0462	- BANK CHARGES	1,094	2,332	14,000
0482	- POSTAGE & FREIGHT	349	832	5,000
0492	- OFFICE EXPENSES OTHER	1,304	2,496	15,000
0495	OFFICE SECURITY EXPENSES	358	332	2,000

Schedule Format
2019/2020
Governance / Members - Schedule 4

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
0502	- COMPUTER EXPENSES	37,083	9,894	59,380
0512	ROUNDING ACCOUNT	-1	0	0
0572	- VEHICLE RUNNING EXP.	665	2,082	12,500
0592	FRINGE BENEFITS TAX	0	4,166	25,000
0602	EXPENSES - GRANT RELATED	0	0	0
0672	- AUDIT FEES	0	7,316	43,900
0692	- LEGAL EXPENSES	1,919	1,666	10,000
0732	ADMIN UNIFORMS	0	500	3,000
0742	LESS ALLOCATED FROM GOVERNANCE	-177,444	-162,156	-972,939
0762	BAD DEBTS WRITE OFF	0	166	1,000
0942	ADMIN ALLOC TO GENERAL ADMIN	99,538	90,962	545,776
	Total Operating Expenditure	99,537	90,934	545,776
	Capital Income			
0283	PROFIT/LOSS SALE OF ASSET	16,519	-1,880	-11,280
	Total Capital Income	16,519	-1,880	-11,280
0175	PROCEEDS SALE OF ASSETS	-28,364	-4,732	-28,400
	Capital Expenditure			
0134	FURNITURE AND EQUIPMENT	0	3,582	21,500
0164	PLANT & EQUIPMENT	54,275	9,016	54,100
0184	PRINCIPAL ON LOANS	0	0	0
	Total Capital Expenditure	54,275	12,598	75,600

Schedule Format
2019/2020
Law, Order and Public Safety - Schedule 5

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
FIRE PREVENTION				
Operating Revenue				
0583	EMERGENCY SERVICES LEVY	0	-10,204	-61,233
0584	REIMBURSEMENTS	0	0	0
0585	GRANT REVENUE	0	0	0
0613	VOLY FIRE CONTRIB - NPTON	0	0	0
0623	REIMBURSMENTS	0	-274	-1,650
0673	FIRE INFRINGEMENTS	0	-166	-1,000
0703	GRANT - EMERGENCY SERVICES VEHICLE AND	0	0	0
	Total Operating Revenue	0	-10,644	-63,883
0335	DISPOSAL OF ASSETS	0	0	0
0683	PROFIT/LOSS SALE OF ASSET	0	0	0
Operating Expenditure				
1042	FIRE INSURANCE	8,200	1,366	8,200
1052	COMM. MTCE AND REPAIRS	1,473	686	4,120
1062	FIRE CONTROL EXP. OTHER ESL & NON ESL	9,405	9,000	54,033
1072	AERIAL INSPECTIONS	0	0	0
1082	FIRE FIGHTING	60	1,954	11,750
1104	FIRE BRIGADE HQ VFRS OLD DEPOT	689	504	3,038
1112	PRIVATE WORKS - FIRE PREV	0	0	0
1122	BURN OFF FEE REFUND	0	0	0
1132	ADMIN ALLOC TO FIRE PREVENTION	5,319	4,860	29,165
1142	KALBARRI SES OPERATIONS	15,615	5,484	32,920
1144	GRANT RELATED EXPENSE	0	0	0
1152	PORT GREGORY FIRE SHED	102	182	1,115
1154	ISSEKA FIRE SHED	101	88	553
1156	HORROCKS FIRE/AMBULANCE SHED	68	54	337
1158	BINNU FIRE SHED	21	38	242
1304	ASSET DEPRECIATION	9,324	7,500	45,000
	Total Operating Expenditure	50,378	31,716	190,473
Capital Revenue				
0325	GRANT FUNDS - EQUIPMENT	0	0	0
0525	GOVERNMENT GRANTS	0	0	0
Capitla Expenditure				
0338	LAND & BUILDINGS	0	0	0
0334	PLANT & EQUIPMENT	0	0	0
0514	PLANT & EQUIPMENT	0	0	0
	Total Capital Expenditure	0	0	0

**Schedule Format
2019/2020
Law, Order and Public Safety - Schedule 5**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
ANIMAL CONTROL				
Operating Revenue				
0763	- FINES AND PENALTIES	-100	-82	-500
0773	- DOG REGISTRATION	-350	-1,166	-7,000
0783	- REIMBURSEMENTS/OTHER	0	0	0
0803	- IMPOUNDING FEES	0	-82	-500
0833	MISC GRANTS	0	0	0
	Total Operating Revenue	-450	-1,330	-8,000
Operating Expenditure				
1162	DOG CONTROL EXPENSES	2,366	3,674	22,060
1172	ADMIN ALLOC TO ANIMAL CON	425	388	2,330
1192	CAT CONTROL EXPENSES	562	438	2,650
1202	NORTHERN BIO GROUP GROUP DOG/PIG CON	0	0	0
	Total Operating Expenditure	3,354	4,500	27,040
Capital Expenditure				
1164	DOG POUND CAGES	0	0	0
OTHER LAW, ORDER AND PULIC SAFETY				
Operating Revenue				
0843	ILLEGAL CAMPING FINES	-795	-250	-1,500
0873	PROFIT/LOSS FROM SALE OF ASSET	0	0	0
Operating Expenditure				
1212	SALARIES (RANGER)	15,241	16,500	99,000
1232	CONTROL EXPENSES OTHER	1,077	910	5,480
1242	FLOOD CONTROL EXPENSES - KALBARRI	0	0	0
4122	ABANDONED VEHICLES	39	0	0
4132	LAW & ORDER ASSET DEPRECEN	3,264	2,832	17,000
	Total Operating Expenditure	19,620	20,242	121,480

**Schedule Format
2019/2020
Education and Welfare - Schedule 6**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
PRE-SCHOOL				
Operating Revenue				
1103	NCCA - REIMBURSMENTS	0	-22,236	-22,236
1113	NCCA - SUSTAINABILITY FUNDING	0	-2,500	-15,000
1123	NCCA CCS REBATE	-8,475	-3,332	-20,000
1133	NCCA SESSION FEES	-9,612	-15,000	-90,000
1143	NCCA MEMBERSHIP REVENUE	0	0	0
1163	NCCA FUNDRAISING/GRANTS REVENUE	-62,000	-10,332	-62,000
	Total Operating Revenue	-80,087	-53,400	-209,236
Operating Expenditure				
1312	NCCA - BUILDING RELATED EXPENSES	1,365	3,146	18,911
1314	YOUTH PROGRAMS	0	332	2,000
1322	NCCA PAYROLL EXPENSES	18,436	21,998	131,990
1332	NCCA - GRANT RELATED EXPENSES	8,042	0	0
1342	NCCA - SUPERANNUATION	1,848	2,090	12,540
1352	NCCA TRUST TRANSFER (NET PROFIT)	0	0	0
1362	ADMIN ALLOCATED TO NORTHAMPTON CHILD C	1,343	1,226	7,364
1372	NCCA INSURANCE/MATERIALS ETC	2,936	7,076	42,470
1412	ASSET DEPRECIATION	1,085	1,082	6,500
3202	KALBARRI CHILD CARE CENTRE	499	2,282	13,725
	Total Operating Expenditure	35,553	39,232	235,500
Capital Revenue				
1163	NCCA FUNDRAISING/GRANTS REVENUE	-62,000	-10,332	-62,000
Capital Expenditure				
1316	LAND & BUILDINGS	0	0	0
WELFARE				
Operating Revenue				
0853	AGED UNITS RENTAL INCOME	-10,787	0	0
1173	SELF SUPPORTING LOAN INTEREST REIMBURSEM	-17,501	-2,854	-17,126
	Total Operating Revenue	-28,288	-2,854	-17,126
Operating Expenditure				
2362	KALBARRI AGED HOUSING MAINT	8,125	10,394	62,368
3012	INT ON LOANS	7,358	2,854	17,126
3062	PIONEER LODGE (8 UNITS) CONSTRUCTION COST	0	0	0
	Total Operating Expenditure	15,484	13,248	79,494
Capital Revenue				
0715	LOAN INCOME - AGED HOUSIN	0	0	0
0815	TRANSFER FROM AGED RESERV	0	0	0
1183	SELF SUPPORTING LOAN - REIMB PIONEER LODG	-14,261	-2,422	-14,542

Schedule Format
2019/2020
Education and Welfare - Schedule 6

		YTD Actual	YTD Budget	Annual Budget
		31/08/2019	31/08/2019	30/06/2020
1083	GRANTS	<u>0</u>	<u>0</u>	<u>0</u>
	Total Capital Revenue	-14,261	-2,422	-14,542

Schedule Format
2019/2020
Education and Welfare - Schedule 6

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
Capital Expenditure			
3052 PIONEER LODGE (CARPARK)	0	0	0
3114 PRINCIPAL ON LOANS	7,200	2,422	14,542
Total Capital Expenditure	<u>7,200</u>	<u>2,422</u>	<u>14,542</u>

**Schedule Format
2019/2020
Health - Schedule 7**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
PREVENTATIVE SERVICES				
<i>Operating Revenue</i>				
1673	- FOOD VENDORS	0	-166	-1,000
1753	REIMBURSEMENTS	0	0	0
1763	CONTRIBUTIONS	0	-4,416	-26,500
	Total Operating Revenue	0	-4,582	-27,500
1764	PROFIT/LOSS ON SALE ASSET	0	0	0
<i>Operating Expenditure</i>				
2012	SALARIES	21,806	14,358	86,151
2022	HEALTH SUPERANNUATION	3,933	1,362	8,180
2042	CONTROL EXPENSES OTHER	3,439	3,016	18,110
2052	VEHICLE RUNNING EXPENSES	1,333	1,998	12,000
2082	HEALTH BUILDING MAINT	38	12	76
2092	MISC HEALTH RELATED EXPENDITURE	0	0	0
2102	ADMIN ALLOC TO HEALTH	235	214	1,286
	Total Operating Expenditure	30,784	20,960	125,803
1385	DISPOSAL OF ASSETS (P/L)	0	0	0
<i>Capital Revenue</i>				
1396	GOVERNMENT GRANTS	0	0	0
	Total Capital Revenue	0	0	0
1375	PROCEEDS SALE OF ASSET	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	-10,612	-1,768	-10,612
2033	RENTAL LOT 43 BATEMAN STREET (DC	0	0	0
2043	REIMBURSMENTS - OTHER	-179	-332	-2,000
2093	RENT LOT 14 CALLION WAY	0	0	0
	Total Operating Revenue	-10,791	-2,100	-12,612
<i>Operating Expenditure</i>				
2053	PROFIT/LOSS SALE ASSET	0	0	0
2312	DOCTOR SURGERY - KALBARRI	2,213	3,098	18,600
2342	DOCTORS SURGERY - NORTHAMPTON	983	722	4,336
2382	ASSET DEPRECIATION	3,281	3,250	19,500
1375	PROCEEDS SALE OF ASSET	0	0	0
	Total Operating Expenditure	6,476	7,070	42,436

**Schedule Format
2019/2020
Health - Schedule 7**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
	<i>Capital Revenue</i>			
2083	LAND SALES RESERVE	0	0	0
	<i>Capital Expenditure</i>			
0834	LAND & BUILDINGS	0	0	0
1644	FURNITURE AND EQUIPMENT	0	0	0
	<i>Total Capital Expenditure</i>	<u>0</u>	<u>0</u>	<u>0</u>

**Schedule Format
2019/2020
Housing - Schedule 9**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
STAFF HOUSING				
Operating Revenue				
2833	CONTRIBUTIONS	0	0	0
2843	RESIDENTIAL RENTAL	-7,334	-7,738	-46,436
	Total Operating Revenue	-7,334	-7,738	-46,436
2873	PROFIT/LOSS ON SALE ASSET	0	0	0
Operating Expenditure				
3172	- OVAL RESIDENCE	393	2,408	14,464
3212	- LOT 454 FITZGERALD	425	550	3,327
3222	ASSET DEPRECIATION	5,033	5,000	30,000
3232	- LOT 43 BATEMAN ST	919	730	4,396
3242	LOT 42 BATEMAN STREET	580	588	3,546
3252	ADMIN ALLOC TO STAFF HOUS	236	214	1,293
3262	INTEREST ON LOANS	0	1,416	8,497
3282	605 SALAMIT PLACE	1,273	2,094	12,587
3432	LOT 23 RAKE PLACE NORTHAMPTON	1,010	866	5,210
	Total Operating Expenditure	9,869	13,866	83,320
Capital Revenue				
2425	LOAN LIABILITY - HOUSING	0	0	0
Capital Expenditure				
2494	LAND & BUILDINGS - STAFF HOUSING	0	0	0
2534	PRINCIPAL ON LOANS	0	5,714	34,288
	Total Capital Expenditure	0	5,714	34,288
HOUSING OTHER				
Operating Revenue				
3003	REIMBURSEMENTS - HOUSING OTHER	-1,143	-1,166	-7,000
	Total Operating Revenue	-1,143	-1,166	-7,000
Operating Expenditure				
3422	ESL PAYMENTS FOR MISC PROPERTY	0	0	0
3442	RESIDENCE - LOT 6 ROBINSON ST	463	484	2,919
3482	LOT 74 SEVENTH AVENUE	542	1,088	6,555
3492	14 CALLION WAY KALBARRI - DOCTO	1,068	1,344	8,083
	Total Operating Expenditure	2,073	2,916	17,557

**Schedule Format
2019/2020
Community Amenities - Schedule 10**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
SANITATION - HOUSEHOLD				
Operating Revenue				
3253	KALBARRI RESIDENTIAL	-346,060	-342,035	-342,035
3263	OTHER RESIDENTIAL	-232,155	-231,485	-231,485
3273	240 LITRE CARTS	-592	-416	-2,500
	Total Operating Revenue	-578,807	-573,936	-576,020
Operating Expenditure				
3812	DOMESTIC REFUSE COLLECT.	39,257	64,166	385,000
3822	REFUSE SITE MAINTENANCE	0	0	0
3826	DEPRECIATION - REFUSE SITES	853	832	5,000
3832	PURCHASE OF 240L CARTS	0	500	3,000
3854	NORTHAMPTON REFUSE SITE	21,047	32,122	192,750
3856	KALBARRI REFUSE SITE MAINTENANCE	24,472	34,514	207,100
3858	BINNU REFUSE SITE MAINTENANCE	1,807	4,208	25,275
3860	PORT GREGORY REFUSE SITE MAINTENANCE	730	982	5,910
3861	LUCKY BAY REFUSE COLLECTION	931	3,832	23,000
3892	ADMIN ALLOC TO SANITATION	327	298	1,790
	Total Operating Expenditure	89,422	141,454	848,825
Capital Expenditure				
3304	REFUSE - FURNITURE & EQUIP	0	0	0
SANITATION - OTHER				
Operating Revenue				
3313	GRANTS - OTHER	0	0	0
3323	REFUSE SITE FEES - KALBARRI/NORTHAMPTON	-16,117	-60,000	-60,000
3343	BUSINESS REFUSE KALBARRI	-109,880	-114,570	-114,570
3353	REFUSE FEES - LUCKY BAY	-9,227	0	-9,227
3383	BUSINESS REFUSE OTHER	-25,460	-4,242	-25,460
3403	REIMBURSEMENT- WHARF BINS (GST)	0	0	0
3405	REIMBURSEMENTS - DRUMMUSTER	0	-666	-4,000
	Total Operating Revenue	-160,685	-179,478	-213,257
Operating Expenditure				
3722	IND/COMM REFUSE COLLECT	0	0	0
3772	STREET REFUSE COLLECT/LITTER	17,107	19,164	115,000
3774	DRUM MUSTER	335	666	4,000
	Total Operating Expenditure	17,442	19,830	119,000

**Schedule Format
2019/2020
Community Amenities - Schedule 10**

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
Capital Expenditure			
3305	0	0	0
3335	0	0	0
3336	0	0	0
	0	0	0

SANITATION - SEWERAGE

Operating Revenue			
3543	-354	-166	-1,000
3553	-354	-166	-1,000
	-708	-332	-2,000

TOWN PLANNING AND REGIONAL DEVELOPMENT

Operating Revenue			
3743	-3,325	-5,000	-30,000
3763	0	-4,166	-25,000
3823	0	-32	-200
3833	0	0	0
3873	0	0	0
	-3,325	-9,198	-55,200

3935	0	0	0
------	---	---	---

Operating Expenditure			
3925	0	0	0
4202	12,834	9,876	59,260
4212	2,128	938	5,630
4232	245	40	250
4242	218	166	1,000
4252	1,809	514	3,094
4262	0	0	0
4272	0	0	0
4282	16,510	14,666	88,000
4302	0	832	5,000
4372	0	10,332	62,000
4382	3,710	666	4,000
4852	51	16	102
4862	0	0	0
4872	2,859	2,612	15,674
	40,364	40,658	244,010

**Schedule Format
2019/2020
Community Amenities - Schedule 10**

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
Capital Revenue			
3905	0	0	0
3925	0	0	0
7480	0	0	0
Total Capital Revenue	0	0	0

Capital Expenditure			
4014	0	0	0

OTHER COMMUNITY AMENITIES

Operating Revenue			
3802	0	0	0
3853	-1,000	-582	-3,500
3863	-2,192	-1,500	-9,000
3883	-300	-50	-300
3893	-1,305	-1,166	-7,000
Total Operating Revenue	-4,797	-3,298	-19,800

Operating Expenditure			
4422	2,091	4,314	25,911
4432	390	382	2,300
4442	2,329	3,586	21,552
4452	8,327	7,916	47,500
4462	3,927	3,352	20,150
4492	1,861	1,288	7,755
4572	1,952	3,054	18,352
4582	1,048	5,024	30,170
4592	4,670	5,142	30,865
4652	1,868	2,542	15,273
4732	4,667	5,940	35,673
4742	934	3,956	23,763
4752	5,553	3,094	18,595
4802	2,909	2,900	17,440
4807	4,065	6,348	38,099
4812	960	1,266	7,624
4766	0	0	0
4842	1,494	2,000	12,000
Total Operating Expenditure	49,045	62,104	373,022

Capital Revenue			
3865	0	0	0

Schedule Format
2019/2020
Community Amenities - Schedule 10

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
Capital Expenditure			
3324 KALBARRI CEMETERY DEVELOPMENT	0	0	0
3344 PUBLIC AMENITIES - BUILDINGS	0	18,332	110,000
3354 PUBLIC AMENITIES - OTHER	0	12,250	73,500
3360 HORROCKS COMMUNITY CENTRE	0	0	0
Total Capital Expenditure	0	30,582	183,500

**Schedule Format
2019/2020
Recreation and Culture - Schedule 11**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
PUBLIC HALLS				
Operating Revenue				
4043	REIMBURSEMENTS	-455	-900	-5,400
4053	CHARGES - HALL HIRE	-402	-82	-500
4063	ALLEN COMM. CENTRE	-96	-124	-750
	Total Operating Revenue	-953	-1,106	-6,650
Operating Expenditure				
4672	- PORT GREGORY HALL	765	548	3,316
4682	- ALMA HALL	161	184	1,122
4692	- BINNU HALL	1,291	1,540	9,276
4702	- RSL HALL	936	3,198	19,221
4712	- AJANA HALL	947	1,268	7,625
4722	INTEREST ON LOANS PUBLIC HALLS, CIVIC CEN	0	1,794	10,771
4772	- ALLEN COMM. CENTRE	11,610	11,332	68,015
4782	- HORROCKS COMMUNITY KITCHENS	2,902	4,450	26,726
4792	ASSET DEPRECIATION	11,635	11,332	68,000
4832	ADMIN ALLOC TO HALLS	1,744	1,592	9,561
	Total Operating Expenditure	31,990	37,238	223,633
Capital Income				
4625	RSL LOAN FUNDS	0	0	0
Capital Expenditure				
3514	LAND & BUILDINGS	131,881	101,682	610,100
3515	BINNU HALL	0	0	0
3544	PRINCIPAL ON LOANS PUBLIC HALLS, CIVIC CE	0	7,586	45,516
	Total Capital Expenditure	131,881	109,268	655,616
SWIMMING AREAS AND BEACHES				
Operating Revenue				
3973	CONTRIBUTIONS	0	0	0
3975	CONTRIBUTIONS/DONATIONS	0	0	0
4303	RESERVE LEASES - KALBARRI FORESHORE	-4,934	-822	-4,933
4535	REIMBURSEMENT/CONTRIBUTION	0	0	0
	Total Operating Revenue	-4,934	-822	-4,933
Operating Expenditure				
3982	ASSET DEPRECIATION	7,087	9,166	55,000
4952	- KALBARRI F/SHORE RES.	24,599	31,984	191,931
4972	- HORROCKS F/SHORE RES.	14,744	10,992	65,984
5012	- PORT GREGORY F/SHORE	0	812	4,900
6742	- HORROCKS FORESHORE	1,258	0	0

**Schedule Format
2019/2020
Recreation and Culture - Schedule 11**

	<u>YTD Actual 31/08/2019</u>	<u>YTD Budget 31/08/2019</u>	<u>Annual Budget 30/06/2020</u>
Total Operating Expenditure	47,687	52,954	317,815
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			
3594 CAR PARK DEVELOPMENT	0	22,570	135,450
3664 FORESHORE INFRASTRUCTURE	2,846	5,400	32,400
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
3694 KALBARRI FORESHORE - DUP & BBQ	0	21,216	127,300
4527 MISC GRANT	0	0	0
3672 ZUYTDORP MEMORIAL	0	0	0
Total Capital Expenditure	2,846	49,186	295,150
OTHER RECREATION AND SPORT			
Operating Revenue			
4333 - EDUCATION DEPT - OVAL	-3,111	-518	-3,111
4373 CONTRIBUTIONS & DONATIONS	0	0	0
4383 CONTRIBUTIONS	0	0	0
4423 LEASES & RENTALS	-3,221	-536	-3,222
4433 INTEREST REIMBURSEMENT	-55	-32	-202
4453 REIMBURSEMENTS- REC. CTRE/GOLF CLUB	-53,046	-10,382	-62,300
Total Operating Revenue	-59,434	-11,468	-68,835
4393 PROFIT/LOSS ON SALE	0	0	0

Schedule Format
2019/2020
Recreation and Culture - Schedule 11

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
Operating Expenditure			
4962	2,294	7,378	44,311
4969	1,882	1,850	11,135
4982	971	542	3,271
4992	41,017	61,050	366,322
4998	470	282	1,700
5002	3,302	3,018	18,108
5022	1,875	3,762	22,600
5032	285	1,214	7,300
5072	6,530	9,994	59,990
5082	2,147	4,748	28,515
5092	462	544	3,300
5102	0	32	202
5112	0	0	0
5115	2,559	852	5,119
5122	10,667	15,636	93,842
5169	1,647	1,598	9,595
5172	44,601	40,832	245,000
5262	2,796	1,372	8,242
Total Operating Expenditure	123,507	154,704	928,552
Capital Revenue			
3735	0	12,493	12,493
3775	0	-638	-3,839
4473	0	-22,402	-134,417
7395	0	0	0
Total Capital Revenue	0	-10,547	-125,763
Capital Expenditure			
3624	0	638	3,839
3634	24,650	4,332	26,000
3654	0	0	0
3714	0	0	0
3715	0	0	0
3716	0	0	0
3734	0	0	0
3744	0	0	0
3754	0	35,040	210,250
3884	0	17,228	103,385
Total Capital Expenditure	24,650	57,238	343,474

TELEVISION AND RADIO REBROADCASTING

Operating Expenditure			
5232	T.V. RECEIVER STATION	0	0

**Schedule Format
2019/2020
Recreation and Culture - Schedule 11**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
5242	ASSET DEPRECIATION	0	0	0
	Total Operating Expenditure	0	0	0

LIBRARIES

Operating Revenue				
4613	CHARGES - LOST BOOKS	0	-8	-50
4623	REIMBURSEMENTS	-224	-16	-100
4653	INTERNET ACCESS FEE - KALBARRI	-7	-40	-250
	Total Operating Revenue	-231	-64	-400

Operating Expenditure				
5312	SALARIES	7,688	8,354	50,130
5322	LIBRARY SUPERANNUATION	583	794	4,770
5332	LIBRARY OPERATING OTHER	2,979	958	5,754
5334	LIBRARY INTERNET SERVICE	50	82	500
5342	LIBRARY BUILDING MTCE	368	122	737
5402	ADMIN ALLOC TO LIBRARIES	93	84	510
	Total Operating Expenditure	11,762	10,394	62,401

OTHER CULTURE

Operating Revenue				
0913	REIMBURSEMENT/CONTRIBUTIONS	0	0	0
3735	GRANT REVENUE	0	-12,493	-12,493
4703	150 YEAR CELEBRATIONS - REVENUE (INC BRI	-10	0	0
4713	MOONIEMIA CENTRE REIMB	0	0	0
4743	GRANT REVENUE - INC SENIORS WEEK	0	0	0
4763	GRANTS	0	0	0
4773	CHARGES - OLD POLICE STN	-103	-100	-600
4793	CONTRIBUTIONS/REIMBURSEMENTS	0	0	0
	Total Operating Revenue	-113	-12,593	-13,093

Operating Expenditure				
1712	NORTHAMPTON NEWS BUILDING	270	604	3,645
5512	OLD RAILWAY STATION	3,772	4,558	27,385
5522	OLD POLICE STATION	1,105	2,060	12,386
5532	CHIVERTON HOUSE	2,180	2,572	15,469
5542	OLD SCHOOL SITE	1,543	572	3,445
5552	KALBARRI ART & CRAFT CNTR	645	290	1,751
5562	RAILWAY CARRIAGE - NORTHAMPTON	0	0	0
5572	HIST PROJECTS/HERITAGE SITES	0	666	4,000
5582	OLD ROADS BOARD BUILDING	359	382	2,315
5592	LYNTON HISTORICAL SITE	1,096	2,592	15,575
5612	GWALLA CEMETERY	0	0	0
5652	ASSET DEP'N CULTURE	4,908	4,666	28,000

Schedule Format
2019/2020
Recreation and Culture - Schedule 11

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
5662	GRANT EXP - INC SENIORS WEEK ETC	0	0	0
5682	LOT 175 KAIBER ST KALBARRI (EX ST JOHNS BL	649	712	4,291
	Total Operating Expenditure	16,528	19,674	118,262

**Schedule Format
2019/2020
Transport - Schedule 12**

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
CONSTRUCTION OF ROADS, BRIDGES AND DEPOTS			
Capital Expenditure			
5030	0	52,310	313,900
5034	4,522	4,132	24,792
5060	0	83,382	500,337
5090	7,617	49,564	297,403
5130	0	5,000	30,000
5150	0	0	0
5180	0	0	0
5204	0	0	0
5210	206,839	104,254	625,544
5214	0	77,268	463,640
5215	0	0	0
5224	20,360	6,854	41,130
Total Capital Expenditure	239,338	382,764	2,296,746
Capital Revenue			
5205	-75,000	-75,580	-453,484
5206	0	0	0
5207	0	0	0
5209	-146,326	-146,326	-146,326
5481	-122,666	-51,110	-306,666
5561	0	0	0
5208	0	0	0
5483	0	-74,500	-447,000
7485	0	0	0
Total Capital Revenue	-343,992	-347,516	-1,353,476
MAINTENANCE OF ROADS, BRIDGES AND DEPOTS			
Operating Expenditure			
3994	174,700	169,166	1,015,000
5820	0	0	0
5850	248,543	245,958	1,475,774
5860	7,010	1,500	9,010
5910	1,276	2,468	14,842
5920	500	332	2,000
5930	8,039	6,930	41,626
5950	121	78	489
5960	11,150	20,000	120,000
5980	0	0	0
5982	2,229	2,036	12,222
5990	77,277	71,832	431,000
5992	3,514	1,286	7,716
6000	0	0	0

**Schedule Format
2019/2020
Transport - Schedule 12**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
6002	REFUND OF OVERPAYMENT - MAIN ROADS OI	0	0	0
6262	MISC DEPOT/YARDS (EX APB DEPOT)	0	0	0
	Total Operating Expenditure	534,359	521,586	3,129,679

Operating Revenue

6223	CONTRIBUTION (INC STREET LIGHTING)	0	-624	-3,750
6281	- MRD MAINTENANCE	-172,575	-172,575	-172,575
6351	DIRECTIONAL ADVERT SIGNS	0	0	0
	Total Operating Revenue	-172,575	-173,199	-176,325

ROAD PLANT PURCHASES

Operating Expenditure

3610	LESS PLANT DEPN WRITTEN BACK	-35,390	-30,000	-180,000
4275	PROCEEDS SALE OF ASSETS	0	0	0
	Total Operating Expenditure	-35,390	-30,000	-180,000

4265	CONTRIBUTIONS	0	0	0
4285	- UTILITIES (PROCEEDS OF TRADE)	0	-2,832	-8,500
4315	- MACHINERY (PROCEEDS OF TRADE)	0	-26,666	-80,000
4345	LOAN LIABILITY - PLANT	0	0	-365,000
4395	DISPOSAL OF VEHICLES (P/L)	0	9,500	28,500
4405	DISPOSAL OF MACHINERY (P/L)	0	-2,832	-8,500
		0	-22,830	-433,500

Capital Expenditure

4034	LAND & BUILDINGS	0	0	0
4214	ROAD PLANT/MACHINERY	0	85,832	515,000
4224	UTILITIES (VEHICLES)	29,334	27,050	162,300
4234	TRUCKS	0	0	0
4244	BULLDOZER	0	0	0
4254	OTHER EQUIPMENT	0	0	0
	Total Capital Expenditure	29,334	112,882	677,300

AERODROMES

Operating Revenue

5113	CHARGES - LANDING FEES	-1,349	-472	-2,840
5133	HANGAR SITE LEASE	-1,001	-166	-1,001
	Total Operating Revenue	-2,350	-638	-3,841

Operating Expenditure

5902	ADMIN ALLOCATED TO AERODROMES	353	322	1,934
5912	ASSET DEPRECIATION	9,255	9,166	55,000
5932	KALBARRI AIRPORT MTCE	10,357	6,502	39,042
	Total Operating Expenditure	19,965	15,990	95,976

**Schedule Format
2019/2020
Transport - Schedule 12**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
	Capital Revenue			
5163	Airport Reserve	0	0	0

**Schedule Format
2019/2020
Economic Services - Schedule 13**

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
RURAL SERVICES			
<i>Operating Revenue</i>			
5513	0	0	0
<i>Operating Expenditure</i>			
6232	0	0	0
TOURISM AND AREA PROMOTION			
<i>Operating Revenue</i>			
5543	0	0	0
5563	-67,169	0	-67,170
5573	0	-790	-4,750
5583	0	0	0
5593	-30,202	-5,000	-30,000
5603	-16,668	-14,166	-85,000
5613	-1,917	-2,500	-15,000
	-115,957	-22,456	-201,920
<i>Operating Expenditure</i>			
6312	4,761	4,350	26,107
6352	1,173	2,310	13,875
6372	50,359	21,046	126,300
6392	4,233	4,166	25,000
6402	19,258	23,146	138,911
	79,785	55,018	330,193
<i>Capital Income</i>			
5005	0	0	0
5035	0	0	0
	0	0	0
5045	0	0	0
<i>Capital Expenditure</i>			
5016	0	0	0
5054	0	3,332	20,000
	0	3,332	20,000
BUILDING CONTROL			
<i>Operating Revenue</i>			
5653	-3,797	-3,332	-20,000
5673	-2,640	-500	-3,000
5713	-183	-500	-3,000
5733	0	0	0
	-6,619	-4,332	-26,000

**Schedule Format
2019/2020
Economic Services - Schedule 13**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
	<i>Operating Expenditure</i>			
5195	DISPOSAL OF ASSET	0	0	0
6412	SALARIES	2,262	11,034	66,210
6422	BUILDING SUPERANNUATION	0	1,710	10,260
6432	VEHICLE RUNNING EXPENSES	254	582	3,500
6442	CONTROL EXPENSES OTHER	1,824	3,522	21,160
6472	BUILD CONTROL BUILD MAIN	38	12	77
6492	ASSET DEPN -ECON SERV BUI	2,038	2,000	12,000
6512	ADMIN ALLOC TO BUILD CONT	1,054	962	5,779
	<i>Total Operating Expenditure</i>	7,471	19,822	118,986
	<i>Capital Revenue</i>			
5175	PROCEEDS SALE OF ASSETS	0	0	0
5185	P/L ON SALE OF ASSET	0	0	0
	<i>Capital Expenditure</i>			
5124	PLANT AND EQUIPMENT	0	0	0
OTHER ECONOMIC SERVICES				
	<i>Operating Revenue</i>			
5933	REIMBURSMENTS	0	-332	-2,000
5943	GRANT - LIVING COMMUNITIES PROGRA	0	0	0
5973	LIA (KITSON CIRCUIT) UNITS ANNUAL RE	-30,534	-5,568	-33,420
5983	ELECTRICITY SUPPLY REIMBU	0	0	0
5993	PT GREGORY SPEC AREA RATE	-14,260	-1,876	-11,260
	<i>Total Operating Revenue</i>	-44,795	-7,776	-46,680
	<i>Operating Expenditure</i>			
6752	- PORT GREGORY	4,020	2,016	12,131
6812	KITSON CIRCUIT LIA INDUSTRIAL UNITS P	678	1,110	6,679
	<i>Total Operating Expenditure</i>	4,698	3,126	18,810

**Schedule Format
2019/2020
Other Property and Services - Schedule 14**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
PRIVATE WORKS				
Operating Revenue				
6153	- PLANT HIRE	-2,627	-3,332	-20,000
Operating Expenditure				
6912	PRIVATE WORKS - SCH 14	660	3,330	20,000
OTHER PROPERTY AND SERVICES				
Operating Revenue				
5623	LEASE FEES - HALF WAY BAY COTTAGES	-16,000	-2,666	-16,000
6590	SELF SUPPORTING LOAN INTEREST REIMBURSEMENT	0	-3,426	-20,565
6653	NEW OTHER PROPERTY AND SERVICES	0	0	0
7045	NORTHAMPTON LIA (EX MWDC GRANT ETC)	0	0	0
	Total Operating Revenue	-16,000	-6,092	-36,565
Operating Expenditure				
5633	GRANTS & CONTRIBUTIONS	0	0	0
6659	INTEREST ON LOANS - CEO HOUSE (SELF SUPPORT)	0	3,426	20,565
6768	HALF WAY BAY COTTAGES	0	0	0
	Total Operating Expenditure	0	3,426	20,565
7025	PROFIT / LOSS ON SALE	0	0	0
7065	LOSS ON LAND HELD FOR RESALE VALUE	0	0	0
Capital Revenue				
5633	GRANTS & CONTRIBUTIONS	0	0	0
6591	SELF SUPPORTING LOAN - REIMB CEO PRINCIPAL LOAN LIABILITY	0	-3,000	-18,010
7015	PROCEED FROM SALE ASSET	0	0	0
7035	NORTHAMPTON INDUSTRIAL UNITS TFR TO MUNI	0	0	0
7490	LAND DEVELOPMENT RESERVE TRANSFER TO MUNI	0	0	0
7500	Total Capital Revenue	0	0	0
6654	SALE / DISPOSAL ACCOUNT	0	0	0
Capital Expenditure				
6574	SUBDIVISIONS	0	0	0
6758	NORTHAMPTON INDUSTRIAL UNITS	0	0	0
6592	PRINCIPAL ON LOANS - CEO HOUSE (SELF SUPPORT)	0	3,000	18,010
6664	LOAN PAYMENT	0	0	0
	Total Capital Expenditure	0	3,000	18,010

**Schedule Format
2019/2020
Other Property and Services - Schedule 14**

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
PUBLIC WORKS OVERHEADS			
Operating Expenditure			
7112	20,206	23,040	138,250
7122	78	12	77
7132	1,740	2,132	12,810
7142	2,236	1,666	10,000
7152	42,627	48,428	290,574
7162	36,619	50,000	300,000
7172	45,687	14,874	89,250
7182	0	3,332	20,000
7192	8,020	3,332	20,000
7232	1,387	1,266	7,606
7242	8,454	4,164	25,000
7252	0	416	2,500
7282	0	1,416	8,500
7302	-143,704	-154,094	-924,567
	23,349	-16	0

PLANT OPERATION			
Operating Revenue			
6323	0	0	0
6423	0	0	0
6433	-62	-166	-1,000
6443	-5,890	-10,000	-60,000
	-5,952	-10,166	-61,000
Operating Expenditure			
7312	3,489	50,000	300,000
7322	8,406	5,000	30,000
7332	19,447	37,498	225,000
7342	24,307	20,664	124,000
7352	34,965	8,326	49,962
7362	4,366	3,110	18,660
7382	550	502	3,013
7502	-111,879	-125,104	-750,635
	-16,348	-4	0

**Schedule Format
2019/2020
Other Property and Services - Schedule 14**

		YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
MATERIALS (ASSETS)				
Capital Expenditure				
6620	MATERIALS PURCHASED	0	0	0
6630	STOCK RECEIVED CONTROL	34,000	0	0
6750	LESS MATERIALS ALLOCATED	0	0	0
	Total Capital Expenditure	<u>34,000</u>	<u>0</u>	<u>0</u>
SALARIES AND WAGES				
Operating Revenue				
6941	REIMB. - WORKERS COMPENS.	0	-832	-5,000
Operating Expenditure				
6810	GROSS SALARIES FOR YEAR	185,258	186,752	1,120,520
6820	GROSS WAGES FOR YEAR	315,783	342,886	2,057,322
6830	WORKERS COMPENSATION	8,943	0	0
6890	SALARIES ALLOC FRM SCH 20	-185,258	-186,752	-1,120,520
6900	WAGES ALLOC FRM SCH 20	-345,011	-342,886	-2,057,322
	Total Operating Expenditure	<u>-20,285</u>	<u>0</u>	<u>0</u>

**Schedule Format
2019/2020
Funds Transfers/Reserve Funds**

RESERVE BANK ACCOUNTS

**Ytd Balance
31/08/2019**

0741	REFUSE MANAGEMENT BANK	0
0861	LEAVE RESERVE BANK	251,518
0801	ROADWORKS RESERVE BANK	27,841
0821	KALBARRI AERODROME BANK	85,335
0841	COMP & OFFICE EQUIP BANK	33,044
0881	HOUSE & BUILDING RESERVE	120,065
0871	KAL AGED PERSONS ACCOMM RESRV	58,694
0761	TOURISM INFRASTRUCTURE RESERVE BANK	100,000
0911	NPTON AGED PERSONS BANK	0
0961	TPS REVIEW RESERVE	0
0811	KALBARRI PARKLAND REDEVELOPMENT RESEF	0
0831	PLANT RESERVE BANK	0
0851	SPORT & RECREATION RESERVE	0
0893	PORT GREGORY WATER SUPPLY RESERVE	36,500
0791	PUBLIC AMENITIES RESERVE	0
1871	COASTAL MANAGEMENT RESERVE	0
0731	KAL TOURISM SPEC RATE RES	0
0891	FOOTPATH RESERVE	0
0901	TOWNSCAPE CARPARK RESERVE	0
0965	NORTHAMPTON INDUSTRIAL UNITS RESERVE	0
0091	MAJOR LAND TRANS BANK	250,689
0975	150TH ANNIVERSAY RESERVE BANK	0
1881	KAL BARRI TENNIS NETBALL RESERVE BANK	0
Total		963,686

Schedule Format

2019/2020

Trust Funds

TRUST FUND

	YTD Actual	YTD Budget	Annual Budget
	31/08/2019	31/08/2019	30/06/2020
EXPENSES			
8260 RETENTIONS - EXPENSE	0	0	0
8280 RENTAL HOUSING BONDS - EXPENSE	0	0	0
8300 FOOTPATH DEPOSITS - EXPENSE	0	0	0
8320 TAXATION INSTALMENTS - EXPENSE	0	0	0
8330 MISCELLANEOUS GOVT GRANT - EXPENSE	0	0	0
8340 KALBARRI YAC FUNDS - EXPENSE	0	0	0
8350 KALBARRI AIRPORT SECURITY - EXPENSE	0	0	0
8360 WA SENIORS - EXPENSE	0	0	0
8380 GALENA DONATIONS - EXPENSE	0	0	0
8390 SALE OF LAND (OUTSTANDING RATES) - EXPENSE	0	0	0
8400 CEMETERY PURCHASES - EXPENSE	0	0	0
8420 COMMUNITY BUS BOND - EXPENSE	600	0	0
8422 WILA GUTHARRA - EXPENSE	0	0	0
8430 RATES OVERPAID - EXPENSE	0	0	0
8440 UNCLAIMED MONIES - EXPENSE	0	0	0
8450 LEASE PAID IN ADVANCE - EXPENSE	0	0	0
8460 MISCELLANEOUS DEPOSITS - EXPENSE	0	0	0
8470 NOMINATION DEPOSITS - EXPENSE	0	0	0
8480 INTEREST ON HOUSING BOND - EXPENSE	0	0	0
8490 SPARE - EXPENSE	0	0	0
8500 SPARE - EXPENSE	0	0	0
8510 BUILDING TRAINING FUND - EXPENSE	2,592	0	0
8520 FOOTPATHS/CYCLEWAYS - EXPENSE	0	0	0
8530 INTEREST ON F/PATH INVEST - EXPENSE	0	0	0
8540 TRANSPORTABLE HOUSE BONDS - EXPENSE	1,000	0	0
8550 BURN OFF FEES - EXPENSE	0	0	0
8560 HORROCKS WATER SUPPLY - EXPENSE	0	0	0
8570 SALE OF HISTORICAL BOOKS - EXPENSE	0	0	0
8580 TIP KEY BOND - EXPENSE	0	0	0
8590 HERITAGE GRANTS - EXPENSE	0	0	0
8602 REDONE (KALBARRI SHELTERS) - EXPENSE	0	0	0
8610 CONSERVATION INCENTIVES - EXPENSE	0	0	0
8620 TOWNSCAPE PROCESS RECORD - EXPENSE	0	0	0
8630 DROUGHT/FLOOD RELIEF FUND - EXPENSE	0	0	0
8640 SPECIAL ISSUE LICENSE PLATES - EXPENSE	770	0	0
8650 GALENA MANAGEMENT PLAN - EXPENSE	0	0	0
8660 LCDC-LAND PLANNING PROJECT - EXPENSE	0	0	0
8670 DOLA - FOOTPATH GRANT - EXPENSE	0	0	0
8680 SPORT & REC STUDY KALBARRI - EXPENSE	0	0	0
8690 COASTWEST GRANTS - EXPENSE	0	0	0
8700 PORT KALB RETENTION FUNDS - EXPENSE	0	0	0
8710 FERAL ERADICATION GRANT - EXPENSE	0	0	0
8720 BINNU TOWN BORE MONEY - EXPENSE	0	0	0
8730 LANDSCAPING DOLA - EXPENSE	0	0	0

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
8740	NPTON TOWNSCAPE EXPENSE	0	0
8750	ROADWISE AWARD FUNDRAISER - EXPENSE	0	0
8760	KALBARRI T/SCAPE FUNDS - EXPENSE	0	0
8770	GWALLA WALLS FUND - EXPENSE	0	0
8780	RSL HALL KEY BOND - EXPENSE	420	0
8790	SAFER NPTON RDWISE FUNDS - EXPENSE	0	0
8800	PORT GREG/HORROCKS RD DEV - EXPENSE	0	0
8810	NABAWA RD FUNDING - EXPENSE	0	0
8820	AGED PERSONS UNITS BONDS - EXPENSE	0	0
8830	HORROCKS SKATE PARK - EXPENSE	0	0
8840	DEPT OF TPT (SPECIAL PLATES) - EXPENSE	0	0
8850	AGED UNITS RENTAL - EXPENSE	0	0
8860	BRB LEVY - EXPENSE	2,207	0
8870	KALBARRI SALLYS TREE PLAYGROUND - EXPENSE	0	0
8880	CDO GRANT - EXPENSE	0	0
8891	PEET PARK DONATIONS - EXPENSE	0	0
8893	AUCTION - EXPENSE	0	0
8896	KIDSPORT - EXPENSE	0	0
8897	NCCA - EXPENSE	0	0
8899	COMMUNITY SKATE PARK - EXPENSE	0	0
8901	HORROCKS MEMORIAL WALL - EXPENSE	0	0
8903	ONELIFE NORTHAMPTON - EXPENSE	0	0
8906	KALBARRI CAMP SCHOOL - EXPENSE	0	0
	TOTAL EXPENSES	7,590	0
	INCOME		
8261	RETENTIONS - INCOME	0	0
8281	RENTAL HOUSING BONDS - INCOME	0	0
8301	FOOTPATH DEPOSITS - INCOME	-1,000	0
8311	SPARE - INCOME	0	0
8321	TAXATION INSTALMENTS - INCOME	0	0
8331	MISCELLANEOUS GOVT GRANT - INCOME	0	0
8341	KALBARRI YAC FUNDS - INCOME	0	0
8351	KALBARRI AIRPORT SECURITY - INCOME	0	0
8361	WA SENIORS - INCOME	0	0
8381	GALENA DONATIONS - INCOME	0	0
8391	SALE OF LAND (OUTSTANDING RATES) - INCOME	0	0
8401	CEMETERY FUNDRAISING - INCOME	0	0
8421	COMMUNITY BUS BOND INCOME	-800	0
8423	WILA GUTHARRA - INCOME	0	0
8431	SPARE - INCOME	0	0
8441	RATES OVERPAID - INCOME	0	0
8451	UNCLAIMED MONIES - INCOME	0	0
8461	LEASE PAID IN ADVANCE - INCOME	0	0
8471	MISCELLANEOUS DEPOSITS - INCOME	0	0
8481	NOMINATION DEPOSITS - INCOME	0	0
8491	INTEREST ON HOUSING BOND - INCOME	0	0
8501	SPARE - INCOME	0	0
8511	BUILDING TRAINING FUND - INCOME	-6,751	0
8521	FOOTPATHS/CYCLEWAYS - INCOME	0	0

	YTD Actual 31/08/2019	YTD Budget 31/08/2019	Annual Budget 30/06/2020
8531	INTEREST ON F/PATH INVEST - INCOME	0	0
8541	TRANSPORTABLE HOUSE BONDS - INCOME	0	0
8551	BURN OFF FEES - INCOME	0	0
8561	HORROCKS WATER SUPPLY - INCOME	0	0
8571	SALE OF HISTORICAL BOOKS - INCOME	0	0
8581	TIP KEY BOND - INCOME	0	0
8591	HERITAGE GRANTS - INCOME	0	0
8601	REDONE (KALBARRI SHELTERS) - INCOME	0	0
8611	CONSERVATION INCENTIVES - INCOME	0	0
8621	TOWNSCAPE PROCESS RECORD - INCOME	0	0
8631	DROUGHT/FLOOD RELIEF FUND - INCOME	0	0
8641	SPECIAL ISSUE LICENSE PLATES - INCOME	0	0
8651	GALENA MANAGEMENT PLAN - INCOME	0	0
8661	LCDC-LAND PLAN PROJECT - INCOME	0	0
8671	DOLA FOOTPATH GRANT - INCOME	0	0
8681	SPORT & REC STUDY KALBARRI - INCOME	0	0
8691	COASTWEST GRANTS - INCOME	0	0
8701	PORT KALB RETENTION FUNDS - INCOME	0	0
8711	FERAL ERADICATION GRANT - INCOME	0	0
8721	BINNU TOWNSITE BORE MONEY - INCOME	0	0
8731	LANDSCAPING DOLA - INCOME	0	0
8741	NPTON TOWNSCAPE - INCOME	0	0
8751	ROADWISE AWARD FUNDRAISER - INCOME	0	0
8761	KALBARRI T/SCAPE FUNDS - INCOME	0	0
8771	GWALLA WALLS FUND - INCOME	0	0
8781	RSL HALL KEY BOND - INCOME	0	0
8791	SAFER NPTN RDWISE FUND - INCOME	0	0
8801	PORT GREG/HORROCKS RD DEV - INCOME	0	0
8811	NABAWA ROAD FUNDING - INCOME	0	0
8821	AGED PERSONS UNITS BONDS - INCOME	0	0
8831	HORROCKS SKATE PARK - INCOME	0	0
8841	DEPT TPT (SPECIAL PLATES) - INCOME	0	0
8851	AGED UNITS RENTAL - INCOME	0	0
8861	BRB LEVY - INCOME	0	0
8871	KALBARRI SALLYS TREE PLAYGROUND - INCOME	0	0
8881	CDO GRANT - INCOME	0	0
8890	PEET PARK DONATIONS - INCOME	0	0
8892	AUCTION - INCOME	0	0
8894	PUBLIC OPEN SPACE (POS) - INCOME	0	0
8895	KIDSPORT - INCOME	0	0
8898	NCCA - INCOME	0	0
8900	COMMUNITY SKATE PARK - INCOME	0	0
8902	HORROCKS MEMORIAL WALL - INCOME	-250	0
8904	ONELIFE NORTHAMPTON - INCOME	0	0
8905	KALBARRI CAMP SCHOOL - INCOME	0	0
	TOTAL INCOME	-8,801	0
	Trust Fund Movement	-1,212	0
0711	TRUST FUND BANK	1,212	
	Difference	0	

ADMINISTRATION & CORPORATE REPORT

7.5.1	SPECIAL MEETING – SWEARING IN OF NEW COUNCILLORS, ELECTION OF PRESIDENT, DEPUTY PRESIDENT AND MEMBERS OF COMMITTEES	2
7.5.2	NORTHAMPTON MOTORS & MACHINERY RESTORATION GROUP – RENEWAL OF LEASE	4
7.5.3	OUTSTANDING RATES & CHARGES	7
7.5.4	FINANCIAL ASSISTANCE & UNTIED ROAD GRANT	8
7.5.5	PROPOSED SALE OF LOT 82 KITSON CIRCUIT, NORTHAMPTON	11
7.5.6	CONTAINER DEPOSIT & RECYCLING COLLECTION POINT	23

7.5.1 SPECIAL MEETING – SWEARING IN OF NEW COUNCILLORS, ELECTION OF PRESIDENT, DEPUTY PRESIDENT AND MEMBERS OF COMMITTEES

FILE REFERENCE:	4.1.2
DATE OF REPORT:	3 September 2019
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Requirement for swearing in of new Councillors and election of President and Deputy President and Committee members

STATUTORY IMPLICATIONS:

State: Local Government Act 1995, Schedule 2.3 and Section 5.10

COMMENT:

The Local Government Act 1995 requires all new Councillors either elected or re-elected, to take an oath or affirmation of allegiance and make a declaration before acting in the office to which the person was elected. In addition the positions of Shire President and Deputy Shire President need to be filled. This process must be undertaken immediately following the Annual Election Day.

It is the responsibility of the current Council to set a date to allow for the above to occur and this must be as soon as possible after the Election Day, being Saturday 19 October 2019. It is therefore recommended that a special meeting of Council be held on Tuesday 22 October 2019, commencing 9.30am at the Northampton Council Chambers.

Councillors are advised that the CEO prior to the election of the President and Deputy President being conducted must receive written nominations for the individual positions. Written nominations can be delivered to the CEO on the day of the meeting.

Advertising of the Special Meeting is also to be undertaken as per the requirements of the Local Government Act 1995.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 7.5.1

That a Special meeting of Council be held Tuesday 22 October 2019 commencing at 9.30am to be held at the Northampton Council Chamber, Hampton Road Northampton, with the order of Business to be:

- 1. Swearing in of Councillors**
- 2. Election of President**
- 3. Election of Deputy President**
- 4. Election of Committees**
- 5. Election/Appointment of Delegates**

The current lease has expired (30 June 2019) and was for a period of 10 years. The group are requesting for a renewal of the lease however for a term of 21 years which is the maximum years allowed by the Management Order.

COMMENT:

Council as per the requirements of Section 3.58 of the Local Government Act is to formally resolve to renew the lease as a lease is determined as a disposition of land.

The Minister for Lands is required to approve the lease renewal which will be undertaken as part of the approval process.

The renewal of the lease for a further period of 21 years is supported.

FINANCIAL & BUDGET IMPLICATIONS:

Financial costs for the preparation of a new lease will be incurred of which in the past the Council has incurred all costs due to the limited financial capabilities of such community groups. Estimated cost is \$1,500 to \$2,000.

A peppercorn rent of \$1 per annum applies.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 3.58 and regulations.

Council can determine that there is no requirement to advertise this lease renewal as under the *Local Government (Functions and General) Regulations 1996* it is considered that the land is of no use to any other person and therefore is exempt from advertising requirements.

The regulation states:

30. Dispositions of property excluded from Act s. 3.58
 - (1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.
 - (a) the land is disposed of to an owner of adjoining land (in this paragraph called the *transferee*) and —
 - (i) its market value is less than \$5 000; and

- (ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee;

- (2) A disposition of land is an exempt disposition if —

- (b) the land is disposed of to a body, whether incorporated or not —
 - (i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and

 - (ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 7.5.2

That Council:

1. **Renew the existing lease on Reserve 44264 Third Avenue, Northampton to the Northampton Motors and Machinery Restoration Group Inc for a further term of 21 years.**

2. **That Council determine as per Regulation 30 of the *Local Government (Functions and General) Regulations 1996*, that the renewal of the lease does not require advertising due to the land is used by a community group where the members are not entitled or permitted to receive any pecuniary profit from the body's transactions and that the land is of no use or benefit to other persons.**

7.5.3 OUTSTANDING RATES & CHARGES

FILE REFERENCE:	3.1.8
DATE OF REPORT:	5 September 2019
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to consider the instigation of selling properties due to nonpayment of rates which are now in arrears for three years or more

Due to the confidentiality of this matter a separate report is provided.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 7.5.3

For Council determination.

7.5.4 FINANCIAL ASSISTANCE & UNTIED ROAD GRANT

FILE REFERENCE:	3.2.1
CORRESPONDENT:	WA Local Government Grants Commission
DATE OF REPORT:	5 September 2019
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Advice of final grant allocation for Financial Assistance and United Roads Grants.

BACKGROUND:

Annually the Federal Government provides the State Government the above grants for local governments. The funds are distributed by the WA Grants Commission on a formula basis.

The WA Local Government Grants Commission has been advised that the Treasury has finalised grant allocations to local governments.

As in 2018 once again the indicative amount provided by the Federal Government of what this Councils Financial Assistance Grant was to be has changed now that the Council budget has been adopted.

The indicative amount provided was \$839,685 which was based on the six monthly prepayment made prior to 30 June 2019. The advice now received is that our remaining payment will be \$797,943 which is lower than what was previously advised and estimated within the 2019/20 Budget. This results in a budget shortfall of \$41,742.

The CEO corresponded to the WA Grants Commission expressing concern that once again the indicative grant funding to be received is not only less than what was previously advised as indicative and further that the final advice of allocation is received after all local governments have adopted their individual budgets.

The advice from the WA Grants Commission is as per the following:

The reduction between previous advice and the final advice is because the previous advice is provided based on the Commonwealth budget in April. When we were provided the final figures in July, the amount provided by the Commonwealth for allocation was \$1.5m less in roads and \$1.8m less

in GPG from what we were advised in April. This reduction impacted on all local governments.

The reduction is not a result of a change in our calculation, but rather a change in the allocation to the state. The final amount the Shire is receiving should still be 6.76% higher in general purpose grants and 3.03% higher in road grants than last year.

It is frustrating for both local governments and ourselves that these figures do differ, as we know local governments often contact us for budget figures, which are based on the early advice which is the best available information at the time. Changes such as this (you may remember we were also burnt 3 years ago) is why we have been somewhat reluctant in recent years to send out notional advice and if we do provide information, it is on the proviso that figures can change when we receive final advice.

In regard to the increase of 6.76% from 2018/19 to 2019/20 this equates to an additional \$67,505.

COMMENT:

The above decision once again severely affects the adopted Budget with an income shortfall of \$41,742.

To account for this shortfall, it is recommended that the Council now remove the provision for the creation of the road reserve to Little Bay of \$50,000.

To prevent this occurring in future years, budgets will be based on previous years grant received and any additional grant awarded will then be a bonus to the Council.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995

VOTING REQUIREMENT:

Absolute Majority Required – as is a change to the budget formal adoption.

OFFICER RECOMMENDATION – ITEM 7.5.4

That Council amend the adopted 2019/20 Budget to account for the shortfall in the financial assistance grants of \$41,742, by removing the provision for the creation of a road reserve to Little Bay of \$50,000.

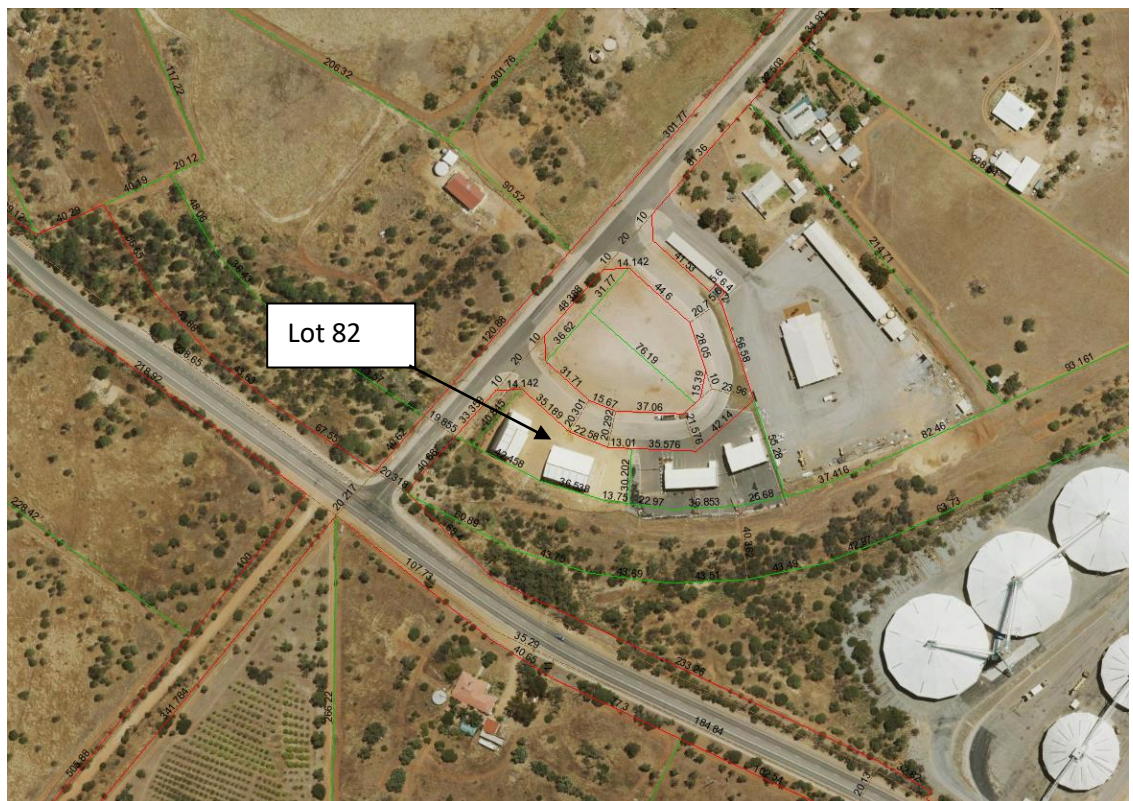
7.5.5 PROPOSED SALE OF LOT 82 KITSON CIRCUIT, NORTHAMPTON

LOCATION:	Lot 82 Kitson Circuit, Northampton
FILE REFERENCE:	10.8.1.2
CORRESPONDENT:	Landmark
DATE OF REPORT:	9 September 2019
REPORTING OFFICER:	Garry Keeffe
APPENDICES:	1. Valuation Report

SUMMARY:

Council to consider the purchase by Landmark of Lot 82 Kitson Circuit, Northampton.

LOCALITY PLANS:



BACKGROUND:

Lot 82 is part of the Northampton Light Industrial Area and is currently leased to Landmark for their operations. All improvements to the lot have been undertaken by Landmark.

The conditions of the grant obtained for the construction of the industrial area subdivision is that the lots created can be leased and cannot be sold in freehold until five years after the subdivision was officially completed which will be 31 December 2019.

Landmark have now indicated that they wish to purchase the lot in preference to an ongoing lease.

COMMENT:

The first requirement to instigate sale proceedings of the lot is to obtain a valuation for the lot based on an unimproved value and for parties to agree to that valuation.

A valuation of \$50,000 has been determined by a licenced valuer and a copy of the valuation report is at Appendices 1.

Landmark have accepted the valuation of \$50,000.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Section 3.58 and Regulations.

3.58. Disposing of property

(1) In this section —

dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

property includes the whole or any part of the interest of a local government in property, but does not include money.

(2) Except as stated in this section, a local government can only dispose of property to —

(a) the highest bidder at public auction; or

(b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

(3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

(a) it gives local public notice of the proposed disposition —

- (i) describing the property concerned; and
 - (ii) giving details of the proposed disposition; and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
- and
- (b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.
- (4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —
- (a) the names of all other parties concerned; and
 - (b) the consideration to be received by the local government for the disposition; and
 - (c) the market value of the disposition —
 - (i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or
 - (ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

The *Local Government (Functions and General) Regulations 1996* provide the following:

- (2) A disposition of land is an exempt disposition if —
- (a) the land is disposed of to an owner of adjoining land (in this paragraph called the **transferee**) and —
 - (ii) the local government does not consider that ownership of the land would be of significant benefit to anyone other than the transferee;

In this case as the land is leased to the potential purchaser and they have undertaken all improvements then it is considered that advertising requirements are not required as per Regulation (2)(a)(ii).

FINANCIAL & BUDGET IMPLICATIONS:

As per the provisions of the lease the cost of the valuation is to be shared 50:50. Costs for settlement are the responsibility of the purchaser however Council will incur a small costs for the settlement process.

With the sale proceeds it is recommended that Council deposit this into the Land Development Reserve Fund as this fund was used to develop the light industrial area.

STRATEGIC IMPLICATIONS:

Corporate Business Plan – the sale of this property is not within the CBP.

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 7.5.5

That Council:

- 1. Approve the sale of Lot 82 Kitson Circuit, Northampton to Landmark at a purchase price of \$50,000 exclusive of GST.**
- 2. That Council determine as per regulation 2(a)(ii) of the *Local Government (Functions and General) Regulations 1996* that the sale of Lot 82 Kitson Circuit, Northampton, is not of significant benefit to anyone other than the transferee and therefore advertising of the sale not be required.**
- 3. The sale proceeds be deposited into the Land Development Reserve Fund.**

APPENDICES 1 – VALUATION REPORT



VALUATION REPORT



**Lot 82 Kitson Circuit
Northampton, Western Australia 6535**

Prepared For	Shire of Northampton
Report Purpose	Pre-sale purposes
Valuation Date	14 August 2019
Our Reference	9667677
Client Reference	N/A

Opteon (Midwest WA) Pty Ltd
ABN 88 620 160 812
P.O. Box 308 Geraldton WA 6531
P (08) 9921 4782 E geraldton.info@opteonsolutions.com
W www.opteonsolutions.com

SOLUTIONS WITH EXCELLENCE

Liability limited by a scheme approved under Professional Standards Legislation

Lot 82 Kitson Circuit
Northampton, Western Australia 6535
Our Reference: 9667677



1.0 Valuation Summary

1.1 Instructions

Instructing Party	Garry Keefe, Shire of Northampton
Client / Authorised Party	Shire of Northampton
Client Reference	N/A
Valuation Purpose	Pre-sale purposes - Please note, this report does not meet Practice Standards for valuations for mortgage/finance purposes and is specifically unsuitable for this purpose.

1.2 Property Details

Property Address	Lot 82 Kitson Circuit, Northampton, Western Australia 6535
Property Description	The subject property comprises a 2,636sqm Industry zoned allotments with tenant improvements which have been excluded from this valuation.
Title Reference	Lot 82 Plan 70140 Volume 2821 Folio 791
Tenure Type	Freehold
Registered Proprietor	Shire of Northampton
Total Site Area	2,636 sqm
Encumbrances	1. Except and Reserving Metals, Minerals, Gems and Mineral Oil Specified in Transfer 2. N390449 Lease to Landmark Operations Limited of 380 LA Trobe Street Melbourne Vic 3000 Expires - See Lease Registered 22/7/2016
Zoning	Industry

1.3 Property Profile

Market

Marketability	Given the small number of Industrial occupiers in the area we would consider marketability to be below average.
Market Activity	Low sales volumes and limited activity.
Recent Market Direction	Steady

Asset

Highest & Best Use	The highest and best use for the property is considered to be the existing use.
-------------------------------	---

Occupancy/Cash Flow

Occupancy Status	Leased
-------------------------	--------

Assumptions & Recommendations:

Verifiable Assumptions	<ul style="list-style-type: none"> The instructions and information supplied contain a full disclosure of all information that is relevant.
-------------------------------	--

Lot 82 Kitson Circuit
Northampton, Western Australia 6535
Our Reference: 9667677



1.4 Valuation Details

Market Value As Is:

Land Value:	\$50,000
--------------------	-----------------

This valuation is exclusive of GST

Interest Valued	Fee simple with vacant possession
Date of Inspection	14 August 2019
Date of Valuation	14 August 2019
Date Issued	6 September 2019
Currency of Valuation	90 days from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
Pecuniary Interest	We confirm that the valuer does not have any pecuniary interest that would conflict with the proper valuation of the property.

Signatories



Michael Maurici AAPI CPV
Managing Director
API No: 78200 WA Lic No: 44792
Inspecting Valuer

Valuation Summary	<i>This Valuation Summary has been prepared with acknowledgement by the client that it is a synopsis of the property and the valuation on the understanding the client is familiar with the property or have taken their own investigations and due diligence on the property. A more detailed valuation report can be provided if required. All information obtained and researched on the property has been retained on our files for future reference if required. This report is provided on the basis and understanding that this report is only to be used for the specified purpose, and is specifically not suitable for mortgage security purposes. Should a financier be provided with a copy of this report we request the financier refer the client back to us or instruct us to prepare a valuation for mortgage security purposes.</i>
Third Party Disclaimer	<i>This report has been prepared for the private and confidential use of our client, Shire of Northampton for the specified purpose. It should not be reproduced in whole or part without the express written authority of Opteon (Midwest WA) Pty Ltd or relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party, other than those specifically named in this paragraph should obtain their own valuation before acting in any way in respect of the subject property.</i>

Lot 82 Kitson Circuit
Northampton, Western Australia 6535
Our Reference: 9667677



Specific Location Map



Sourced from Google Maps - www.google.com

3.0 Tenure

3.1 Title Particulars:

Title Reference	Tenure	Registered Proprietor	Title Area
Lot 82 Plan 70140 Volume 2821 Folio 791	Freehold	Shire of Northampton	2,636 sqm
Total Site Area			2,636 sqm

3.2 Easements, Encumbrances & Other Interests Noted on Title

Encumbrances	
	<ul style="list-style-type: none"> 1. Except and Reserving Metals, Minerals, Gems and Mineral Oil Specified in Transfer 2. N390449 Lease to Landmark Operations Limited of 380 LA Trobe Street Melbourne Vic 3000 Expires - See Lease Registered 22/7/2016

4.0 General Comments

The subject property comprises a 2,636sqm Industry zoned allotment located on the south east corner of Kitson Circuit and Seventh Avenue. The land is slightly irregular in shape and has a wide frontage.

A tenant occupied the site and for the purpose of this report we have not had regard to the tenant's improvements and provided a land value only.

Lot 82 Kitson Circuit
Northampton, Western Australia 6535
Our Reference: 9667677



5.0 Market Evidence

5.1 Sales Evidence

Property	4 Galleon Drive, Narngulu, WA		
Sale Price	\$145,000		
Sale Date	09-May-19		
Sale Status	Settled		
Site Area	2,977 sqm		
Zoning	Light Industry		
Property Description	The property comprises a 2,977sqm Light Industry zoned vacant allotment.		
Analysis	Land Value	\$145,000	Land Value Rate \$49/sqm
	The sale indicates a land value of \$145,000 reflecting \$48.71psm.		
Comparability	The sale comprises a similar size allotment in a superior Geraldton location with higher underlying land values and considered superior to the subject. A lower rate would apply to the subject.		

Property	4 Vulcan Way, Wonthella, WA		
Sale Price	\$210,000		
Sale Date	31-Oct-18		
Sale Status	Settled		
Site Area	1,505 sqm		
Zoning	Light Industry		
Property Description	The property comprises a rectangular shaped cleared vacant Light industrial allotment that is generally level throughout.		
Analysis	Site Rate	\$140/sqm	
Comparability	The sale comprises a smaller allotment in a superior Geraldton location with higher underlying land values and considered superior to the subject. A lower rate would apply to the subject.		

Lot 82 Kitson Circuit
Northampton, Western Australia 6535
Our Reference: 9667677



Property	49 Cornish Street, East Carnarvon, WA			
Sale Price	\$315,000			
Sale Date	20-Sep-18			
Sale Status	Settled			
Site Area	4,044 sqm			
Zoning	GENERAL INDUSTRIAL			
Lettable Area	381 sqm			
Property Description	The property comprises a 4,044sqm General Industrial allotment. The property is improved with a circa 1990 constructed detached iron workshop with internal office (231 sqm) and a fibro detached 4 bedroom caretakers dwelling (150 sqm). The property is fully fenced and finished with cracker dust.			
Analysis	Land Value	\$140,000	Land Value Rate	\$35/sqm
	Site Rate	\$78/sqm	Lettable Area Rate	\$827/sqm
Comparability	The sale comprises a larger allotment in a superior location with higher underlying land values and on balance considered superior to the subject. A lower rate would apply to the subject.			

Property	6 Forrester Avenue, Carnamah, WA			
Sale Price	\$10,000			
Sale Date	08-Oct-18			
Sale Status	Settled			
Site Area	2,457 sqm			
Zoning	INDUSTRIAL			
Property Description	The property comprises a 2,456sqm Industrial zoned allotment that is generally regular in shape and level.			
Analysis	Land Value	\$10,000	Land Value Rate	\$4/sqm
Comparability	The sale comprises a similar size allotment with an inferior location with lower underlying land values and on balance considered inferior to the subject. A higher rate would apply to the subject.			

Lot 82 Kitson Circuit
Northampton, Western Australia 6535
Our Reference: 9667677



Property	Lot 6 Water Street, Three Springs, WA			
Sale Price	\$125,000			
Sale Date	21-Nov-18			
Sale Status	Settled			
Site Area	3,980 sqm			
Zoning	INDUSTRIAL			
Lettable Area	480 sqm			
Property Description	The sale comprises a 3,980sqm Industrial allotment improved with a circa 1995 constructed general purpose shed (220sqm), partially open sided machine store (220 sqm) and partially enclosed carport (40 sqm) as well as a 40,000litre rain water tank. The site is fully fenced with cyclone mesh and finished in cracker dust hardstand.			
Analysis	Land Value	\$20,000	Land Value Rate	\$5/sqm
	Site Rate	\$31/sqm	Lettable Area Rate	\$260/sqm
Comparability	The sale comprises a larger allotment with an inferior location with lower underlying land values and on balance considered inferior to the subject. A higher rate would apply to the subject.			

Property	4-8 Dalglish Crescent, Kalbarri, WA			
Sale Price	\$270,000			
Sale Date	12-Apr-16			
Sale Status	Settled			
Site Area	8,455 sqm			
Zoning	GENERAL INDUSTRIAL			
Property Description	The sale comprises two contiguous Industrial allotments with a combined land area of 8,455sqm.			
Analysis	Land Value	\$270,000	Land Value Rate	\$32/sqm
Comparability	The sale comprises a larger landholding which transacted in a stronger market. On balance considered superior to the subject land.			

Sales Evidence Conclusions:

We are not aware of any Industrial sales within the subject town and accordingly we have had regard to sales evidence from throughout the Midwest and Gascony.

Our sales show land values between \$10,000 and \$270,000 and disclose rates between \$4psm and \$140psm.

Sales outside of Geraldton disclose rates between \$4psm and \$35psm and these area considered more comparable to the subject.

The low end rates correspond to inferior locations with lower underlying land values and the higher end rates conversely correspond to superior locations with higher underlying land values.

After our adjustments we have adopted a subject land value of \$50,000 which reflects a rate of \$18.97psm which we consider to be reasonable.

Lot 82 Kitson Circuit
Northampton, Western Australia 6535
Our Reference: 9667677



6.0 Valuation Calculations

6.1 Market Approach

Direct Comparison Method

Land Value (and Sensitivity Analysis)				Market Value
Land Area:	Low	2,636 sqm	@ \$17	\$44,812
	High	2,636 sqm	@ \$21	\$55,356
	Adopt	2,636 sqm	@ \$19	\$50,084
Indicates Total Land Value:				<i>Rounding</i> \$5,000 \$50,000

7.0 Assumptions, Conditions & Limitations

Asbestos Disclaimer	<i>We are not experts in the identification of Asbestos and therefore, in the absence of an environmental consultant's report concerning the presence of any asbestos fibre within the subject property, this valuation is made on the assumption that there is no: asbestos material present; health risk from asbestos within the property; or there is any material expense relating to the repair, management or replacement of asbestos materials in the foreseeable future. Should an expert's report establish that there is an asbestos related health risk or a requirement to undertake asbestos remediation works then we reserve the right to review this valuation.</i>
Encroachments	<i>The valuation is made on the basis that there are no encroachments (unless otherwise noted) by or upon the property and this should be confirmed by a current survey report and/or advice from a land surveyor. If any encroachments are noted by the survey report the valuer should be consulted to assess any effect on the value stated in this report.</i>
Environmental Disclaimer	<i>This report is not an environmental audit and no advice is given in any way relating to environmental or pollution matters. Any comments given as to environmental or pollution factors in relation to the property are not given in the capacity as an expert. This assessment of value is on basis that the property is free of contamination or environmental issues affecting the property not made known to the valuer. In the event the property is found to contain contamination the matter should be referred to this office for comment. Given contamination issues can have an impact on the Market Value of the property, we reserve the right to review and if necessary vary our valuation if any contamination or other environmental hazard is found to exist.</i>
Full Disclosure Disclaimer	<i>Whilst we have attempted to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or due diligence. Our valuation and report has been prepared on the assumption the instructions and information supplied has been provided in good faith, is not in any way misleading or deceptive, contains a full disclosure of all information that is relevant, there are no undisclosed agreements in place that affect the property. The valuer and valuation firm does not accept any responsibility or liability whatsoever in the event the valuer has been provided with insufficient, false or misleading information.</i>
Future Value	<i>Any comments are made in relation to future values are based on general knowledge and information currently available. These comments should not be construed as a prediction of future value levels or a warranty of future performance as the property market is susceptible to potential rapid and unexpected change caused by multiple factors. Ultimately current expectations as to trends in property values may not prove to be accurate. Due to possible changes in the property market, economic conditions, occupancy status and property specific factors, we recommend the value of the property be reassessed at regular intervals</i>
Geotechnical	<i>We have not sighted a geotechnical engineers' survey of the property. We are not experts in the field of civil or geotechnical engineering and we are therefore unable to comment as to the geotechnical integrity of the ground and soil conditions. It is specifically assumed that there are no adverse geotechnical conditions that compromise the utility of the property for the current or highest and best use. In the event there is found to be adverse ground conditions we recommend the matter be referred to this Company for comment.</i>
Identification	<i>The property has been identified as per details provided within this report. The identification comments are not provided in the capacity of an expert, and a surveyor (not a valuer) would be able to confirm the identification of the property and/or any encroachments by way of undertaking a site survey.</i>

7.5.6 CONTAINER DEPOSIT & RECYCLING COLLECTION POINT

LOCATION:	Northampton Community Centre
FILE REFERENCE:	10.1.1
CORRESPONDENT:	Northampton District High School
DATE OF REPORT:	9 September 2019
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to approve of a location at the Northampton Community Centre for the placement of bins for a container deposit and recycling collection point.

LOCALITY PLANS:



PHOTOGRAPH OF AREA:



BACKGROUND:

As Council is aware from recent media and correspondence advice, the cash for containers scheme being introduced by the state government will commence from the 2nd June 2020.

The scheme requires collection and refund disposal points and for this Shire both Northampton and Kalbarri towns have been approved as collection and refund points however it's not the state government who will be setting up and operating the sites, that is the responsibility of a local business, community group the Council or a combination of either.

Some operating costs are reimbursed by the scheme however all set up costs are the responsibility of the collection point operator.

COMMENT:

For Northampton, the Northampton District High School and a Geraldton based recycling business in "E-Waste" are joining forces to operate a collection point.

The collection point will form part of the schools “promotion of sustainability within the community” program.

The operation will be that E-Waste will provide the bins, being 660litre plastic bins with lids, all with colour coded lids and signage to indicate to users what each bin is for. Not all bins will be the 660 liters due to smaller quantities of some items.

E-Waste will collect the waste and take it to their operations recycling facility in Geraldton. E-Waste will also provide the refund through their operations and further advice on this part of the operation will be provided in due course by them.

E-Waste in partnership with the school will share part of the recycling income received. The school will monitor and service the bins to ensure that waste is separated correctly and that the area is kept in a clean and tidy state.

There are seven bins proposed and will be for:

1. Aluminum Cans
2. Tin
3. Clear plastic items such as soft drink bottles with a recycling class of 1.
4. Opaque plastic items such as milk bottles with a recycling class of 2.
5. Plastic lids from the above plastic items
6. Glass of all kinds
7. Hard plastics with a recycling class of 4 or 5, such as margarine containers and/or yoghurt containers.

The NDHS is requesting Council to allow the location of the bins on the recreation reserve area at the Northampton Community Centre west of the Agriculture Society’s exhibition hall that neighbours the school fence, as shown above.

This area is relatively flat, is close enough to the school for teachers and students to monitor and maintain, has easy access and parking for members of the public and has sufficient room for E-Waste’s small truck to collect the bins.

The area of land is on Council controlled recreation reserve and therefore the Council needs to approve the use of this area for a recycling and container deposit refund area.

The location was inspected on site by the CEO with the school principal and the owner of E-Waste and it does seem to be an appropriate location to assist the school in operating it. However a condition needs to be placed on the approval that should the area become in a state of untidiness then the Council has the right to cease the operations and have all bins removed from site.

It was also discussed on site that during events such as the Agricultural Show the bins will need to be either relocated or locked so they are not used for general rubbish which will affect the recycling operation. The school and operator have agreed to this.

At this stage for the Kalbarri townsite no interest has been received from any group for the operation of a container collection point.

FINANCIAL & BUDGET IMPLICATIONS:

There is no financial impediment to Council for the above proposal.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 –

STRATEGIC IMPLICATIONS:

Local: Shire of Northampton Community Strategic Plan 2016-2026

Environment Strategy

Strategy – Comprehensive Community Education Initiatives

Key Actions - 2.3.2 Promote waste management and recycling initiatives to residents

Measures of Success - Community education programs in regard to recycling options

Development of a regional recycling facility

Strategy – Innovative waste management across the regions

Key Actions - 2.4.2 Work with the City of Greater Geraldton and other Shires to participate in a regional waste management strategy including the development of a recycling facility

2.4.3 Promote recycling options within the Shire

Measures of Success - Community education programs in regard to recycling options

Development of a regional recycling facility

VOTING REQUIREMENT:

Simple Majority Required:

OFFICER RECOMMENDATION – ITEM 7.5.6

That Council support and approve the placement of bins for use as a waste and container refund and recycling collection point on the area of recreation reserve 23432, being the area of land west of the Agricultural Society (old) exhibition hall neighbouring the Northampton District High School, subject to the following conditions:

- 1. That the area is to be kept neat and tidy at all times by the Northampton District High School and E-Waste.**
- 2. That should the area become in a state of untidiness then Council has the right to cease its operations and have the bins removed from site.**
- 3. That when events such as the Northampton District Agricultural Show and other events that may be operational in close proximity of this area that the bins either be removed or locked so as they are not used for general refuse disposal.**

ADMINISTRATION & CORPORATE REPORT

LATE ITEMS

7.5.7	LUCKY BAY CARETAKER VEHICLE	2
-------	-----------------------------	---

7.5.7 LUCKY BAY CARETAKER VEHICLE

FILE REFERENCE:	10.9.5
DATE OF REPORT:	16 September 2019
REPORTING OFFICER:	Garry Keeffe

SUMMARY:

Council to consider the purchase of an alternative vehicle for the Lucky Bay Caretaker.

BACKGROUND:

When the Lucky Bay camping area was established, Council purchased a secondhand Triton 4x4 utility which up until now has somewhat served its purpose however its size, lack of height off the ground and engine power is proving to be inadequate.

The caretaker has difficulty with the current vehicle when towing the large refuse bins and also assisting campers with getting vehicles out of bogged situations.

The current vehicle has little torque and is not low geared to assist in the above situations with the caretaker having to use his own personal vehicle, therefore a larger type vehicle is recommended, such as a Toyota Landcruiser or Nissan Patrol utility.

COMMENT:

Investigations into secondhand vehicles has been undertaken. In Geraldton there are two Toyota Landcruiser's for sale at car yards as per below specifications:

Vehicle 1 - 2014 GXL with tow bar, bull bar, scrub bar, steel tray, near new tyres, 128,160km \$50,000 GST exclusive, with 12 months warranty.

Vehicle 2 - 2012 GX with tow bar, bull bar, steel tray, near new tyres, 111,000km \$45,455 GST exclusive.

The CEO has inspected both vehicles and will provide further details of each vehicle at the meeting.

A Nissan Patrol of around the same age and similar kilometres travelled are selling for around \$30,000 to \$40,000 inclusive of GST in Perth.

In discussions with Council's mechanic he considers that the Nissan Patrol is not the best vehicle suited for Lucky Bay and has concerns with the four cylinder motor where they have known to have turbo charger failures and cracking heads.

If Council adopts the recommendation then the current vehicle will be offered for sale to the general public.

FINANCIAL & BUDGET IMPLICATIONS:

Within the 2019/20 budget a provision of \$20,000 was made to replace the Lucky Bay vehicle however this provision is too small to purchase a larger vehicle.

To fund the purchase of a larger vehicle within the current budget, the budget makes provision to replace two maintenance grader operator utilities. One of these vehicles has only travelled 50,000km and therefore it is recommended that we not replace one of these vehicles and utilise that net budget provision of \$38,500 plus the \$20,000 provision which will provide cash net \$58,500.

The replacement of the Lucky Bay vehicle is a higher priority than the grader operator utilities.

STATUTORY IMPLICATIONS:

State: Local Government Act 1995 – Change of Budget and Authorised Expenditure

VOTING REQUIREMENT:

Absolute Majority Required:

OFFICER RECOMMENDATION – ITEM 7.5.7

That Council amend the 2019/20 Budget by utilising the budget provision for the replacement of one grader operator utility and use that provision plus the \$20,000 to replace the Lucky Bay caretaker's vehicle with a secondhand Toyota Landcruiser and relist the grader operator utility for replacement in 2020/21.