



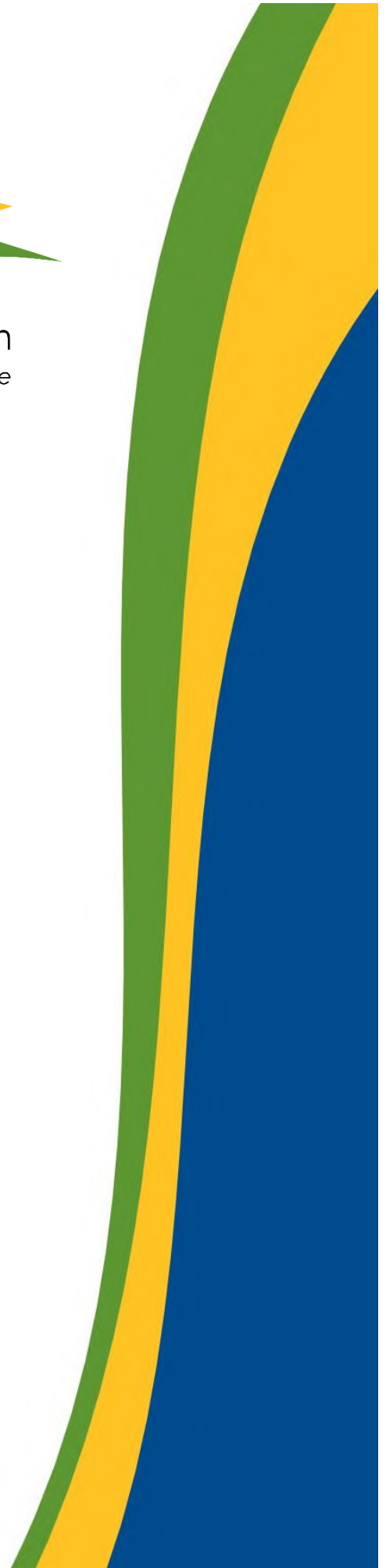
Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

Agenda

Ordinary Council Meeting

15 May 2019



NOTICE PAPER
Ordinary Council Meeting
15 May 2019

President and Councillors

I inform you that an Ordinary Council meeting will be held in the **Wundowie Hall, located at 47 Boronia Ave, Wundowie** on 15 May 2019 at 5:30pm.

A Forum meeting was held in the **Wundowie Hall** on 8 May 2019 at 5:30pm to discuss the contents of this agenda.

Yours faithfully



Jason Whiteaker
Chief Executive Officer

DISCLAIMER

This agenda has yet to be dealt with by the Council. The Recommendations shown at the foot of each item have yet to be considered by the Council and are not to be interpreted as being the position of the Council. The minutes of the meeting held to discuss this agenda should be read to ascertain the decision of the Council.

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No responsibility whatsoever is implied or accepted by the Shire of Northam for any act, omission, statement or intimation occurring during Council or Committee meetings.

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1. DECLARATION OF OPENING

2. ATTENDANCE

Council:

Shire President
Deputy Shire President
Councillors

C R Antonio
M P Ryan
J E G Williams
R W Tinetti
S B Pollard
T M Little
J Proud
C P Della

Staff:

Chief Executive Officer	J B Whiteaker
Executive Manager Engineering Services	C D Kleynhans
Executive Manager Development Services	C B Hunt
Executive Manager Community Services	R Rayson
Executive Manager Corporate Services	C Young
Executive Assistant – CEO	A C McCall
Coordinator Governance / Administration	C F Greenough

2.1 APOLOGIES

Nil.

2.2 APPROVED LEAVE OF ABSENCE

Cr C L Davidson has been granted leave of absence from 9 April 2019 to 16 May 2019 (inclusive).

Cr A J Mencshelyi has been granted leave of absence from 1 May 2019 to 30 June 2019 (inclusive).

3. DISCLOSURE OF INTERESTS

Item Name	Item No.	Name	Type of Interest	Nature of Interest
Draft Building Maintenance Budget 2019/20	12.2.1	Cr C R Antonio	Impartiality	Impartial as planned repairs include buildings that I am on committees that maintain that building (Southern Brook Hall and Bert Hawke).
Draft Road Program 2019/20	12.2.2	Cr J E G Williams	Proximity / Impartiality	Proximity for Leschenaultia Rd, Wundowie and impartiality for Carlin Rd, Bakers Hill. She is co-owner of a property on the corner of Burma and Leschenaultia Rd, Wundowie. She lives on Carlin Rd, Bakers Hill but not in proximity of sections mentioned.
		Cr C R Antonio	Proximity	Proposed work for 20/21 Grass Valley North Rd to Antonio Rd travels past land which he is a joint owner in.
Draft Footpath Program 2019/20 & 2020/21	12.2.3	Cr T M Little	Proximity	Boronia Ave footpath. He lives in Boronia Ave, 200m from proposed work.
Request to Initiate Proposed Scheme Amendment No. 14 to Shire of Northam Local Planning Scheme No. 6 – Part Lot 50, 1418 Katrine Road, Katrine	12.3.4	Cr C R Antonio	Impartiality	The owners of the property are well known to him.
Community Assistance Grant Applications	13.2	Cr C P Della	Impartiality	He is a member of a number of groups who have applied for grants.
		Cr C R Antonio	Impartiality	He is a member of a number of groups who have applied for grants.
		Cr J E G Williams	Impartiality	She is a member of a group who has applied for a grant.

4. ANNOUNCEMENT BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Visitations and Consultations	
19/04/19	Start of Easter Weekend – includes and up to Monday 22 nd April
23/04/19	Discuss Shire of Northam activities – ABC Midwest
23/04/19	Radio interview with MMM News Re: Youth Precinct and ANZAC
25/04/19	ANZAC Dawn Service - Northam
25/04/19	ANZAC Service - Grass Valley
25/04/19	ANZAC Day Parade and Service - Northam
26/04/19	Citizenship Ceremony
27/04/19	Officinal Opening of the Northam Youth Precinct
29/04/19	MMM Radio Interview - Northam
29/04/19	Northam Road Safety Committee Meeting with Shadow Minister
02/05/19	Northam Chamber of Commerce Business After Hours
03/05/19	Avon-Midland Country Zone meeting - Goomalling
03/05/19	Community Information Forum – Heritage Act 2018
04/05/19	Lions Markets - Northam
12/05/19	Mother's Day
13/05/19	MMM Radio Interview - Northam
Upcoming Events	
16/05/19	Local Emergency Management Committee Meeting - Northam
20/05/19	York Community Radio Interview
23/05/19	Purslowe Tinetti Biggest Morning Tea fundraiser
23/05/19	Purslowe Tinetti After Hours Fundraiser
27/05/19	Reconciliation Week Morning Tea
01/06/19	Lions Markets
03/06/19	Western Australia Day Public Holiday
06/06/19	Northam Chamber of Commerce Business After Hours
10/06/19	AROC Meeting - Toodyay

Operational Matters:

Regional Council Meetings

The Shire of Northam Forum and Ordinary Council Meetings are being held in Wundowie during the month of May. The meetings across a number of the Shire's localities continues the theme of inclusion

Developments

Apart from the major projects listed, the Wundowie, Bakers Hill and Grass Valley Community Plans are in various stages of progress. Through these, and plans



for the Northam Central Business District, you will see a range of developments and activities occurring.

Shire of Northam Events

It was heartening to see the number of Schools, Communities, and the RSL, within the Shire of Northam hold ANZAC day services in honour of those who have served and sacrificed for our Country. Make the time and effort to remember those who have fallen, and respect those who have returned.

The Shire continues to recognize the importance of Reconciliation Week. Amongst other activities, a morning tea is being held on Monday the 27th May.

Strategic Matters:

Major Projects

The Youth Precinct located at the corners of Peel Terrace and Chidlow Street has now been completed. The Official Opening occurred on Saturday the 27th April 2019 and was well attended by many youths and their families. Feedback to date about the facility has been extremely positive. Congratulations to all involved with this project. Apart from the Shire of Northam Funding, a grant was received from Lotterywest to enable this fantastic project to proceed.

Work has commenced on the upgrade of Gordon Place (between Fitzgerald Street and Minson Avenue). This upgrade forms part of the CBD Connection Strategy.

5. PUBLIC QUESTION TIME

5.1 PUBLIC QUESTIONS

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

7. RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

7.1 PETITIONS

Nil.

7.2 PRESENTATIONS

Randle Beavis will be presenting a commemorative plaque to the Shire of Northam in recognition of its sponsorship for the Northam Motor Sport Festival which celebrated 20 years for the event.

7.3 DEPUTATIONS

8. APPLICATION FOR LEAVE OF ABSENCE

Nil.

9. CONFIRMATION OF MINUTES

9.1 ORDINARY COUNCIL MEETING HELD 17 APRIL 2019

RECOMMENDATION

That the minutes of the Ordinary Council meeting held on Wednesday, 17 April 2019 be confirmed as a true and correct record of that meeting.

9.2 NOTES FROM THE COUNCIL FORUM MEETING HELD 8 MAY 2019

RECOMMENDATION

That Council receive the notes from the Council Forum meeting held Wednesday, 8 May 2019.

Attachment 1



Shire of Northam

Notes

Council Forum, Meeting

8 May 2019

DISCLAIMER

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Council Forum Meeting Notes
15 May 2019



Preface

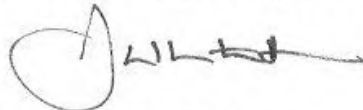
When the Chief Executive Officer approves these Notes for distribution they are in essence "informal notes."

At the next Ordinary Meeting of Council the Notes will be received, subject to any amendments made by the Council. The "Received" Notes are then signed off by the Presiding Person.

Please refer to the Ordinary Council meeting agenda and minutes for further information and details in relation to the matters and items discussed at the Forum meeting.

Unconfirmed Notes

These notes were approved for distribution on 10 May 2019.



JASON WHITEAKER
CHIEF EXECUTIVE OFFICER

Received Notes

These notes were received at an Ordinary Meeting of Council held on 15 May 2019.

Signed:

Note: The Presiding Member at the meeting at which the minutes were confirmed is the person who signs above.

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Council Forum Meeting Notes
15 May 2019



1. DECLARATION OF OPENING

The Shire President, Cr C R Antonio declared the meeting open at 5:30pm.

2. ATTENDANCE

Council:

Shire President

Deputy Shire President

Councillors

C R Antonio

M P Ryan at 6:22pm

J E G Williams

T M Little

J Proud

C P Della

Staff:

Chief Executive Officer

Executive Manager Engineering Services

Executive Manager Development Services

Executive Manager Community Services

Executive Manager Corporate Services

Executive Assistant – CEO

Coordinator Governance / Administration

Building and Project Supervisor

Technical Officer

Project Development Manager

Customer Service Officer

J B Whiteaker

C D Kleynhans

C B Hunt

R Rayson

C Young

A C McCall

C F Greenough

Shane Moorhead

Paul Kher

Nadeem Gul

Suzie Douglas

Gallery:

Avon Valley Advocate

Public

Eliza Wynn

Jack Potter

Dave Galloway

Kaye Towle

Russell Percival

Fraser Brown

James Bagshaw

Russell Draffin

Amy Kaufmann

2.1 APOLOGIES

Councillors

S B Pollard

R W Tinetti

Council Forum Meeting Notes
15 May 2019



2.2 APPROVED LEAVE OF ABSENCE

Cr C L Davidson has been granted leave of absence from 9 April 2019 to 16 May 2019 (inclusive).

Cr A J Mencshelyi has been granted leave of absence from 1 May 2019 to 30 June 2019 (inclusive).

3. DISCLOSURE OF INTERESTS

Item Name	Item No.	Name	Type of Interest	Nature of Interest
Draft Building Maintenance Budget 2019/20	12.2.1	Cr C R Antonio	Impartiality	Impartial as planned repairs include buildings that he is on committees that maintain that building (Southern Brook Hall and Bert Hawke).
Draft Road Program 2019/20	12.2.2	Cr J E G Williams	Proximity / Impartiality	Proximity for Leschenaultia Rd, Wundowie and impartiality for Carlin Rd, Bakers Hill. She is co-owner of a property on the corner of Burma and Leschenaultia Rd, Wundowie. She lives on Carlin Rd, Bakers Hill but not in proximity of sections mentioned.
		Cr C R Antonio	Proximity	Proposed work for 20/21 Grass Valley North Rd to Antonio Rd travels past land which he is a joint owner in.
Draft Footpath Program 2019/20 & 2020/21	12.2.3	Cr T M Little	Proximity	Boronia Ave footpath. He lives in Boronia Ave, 200m from proposed work.
Request to Initiate Proposed Scheme Amendment No. 14 to Shire of Northam Local Planning Scheme No. 6 – Part Lot 50, 1418 Katrine Road, Katrine	12.3.4	Cr C R Antonio	Impartiality	The owners of the property are well known to him.
Community Assistance Grant Applications	13.2	Cr C P Della	Impartiality	He is a member of a number of groups who have applied for grants.
		Cr C R Antonio	Impartiality	He is a member of a number of groups who have applied for grants.
		Cr J E G Williams	Impartiality	She is a member of a group who has applied for a grant.

Council Forum Meeting Notes
15 May 2019



One (1) member of the Gallery entered the meeting at 5:31pm.

One (1) member of the Gallery entered the meeting at 5:33pm.

One (1) member of the Gallery entered the meeting at 5:34pm.

4. ANNOUNCEMENT BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

There were no questions or clarifications in relation to this item.

5. PUBLIC QUESTION TIME

5.1 PUBLIC QUESTIONS

Name: Amy Kaufmann.

Summary of Question 1: How is it acceptable to receive a letter of compliance from the Shire of Northam due to an Elected Member making a complaint when an Officer has not attended the property to ascertain whether there are compliance issues?

Staff were questioned in relation to how the matter has been handled, given the compliance matters were raised in relation to stockpiling manure when this is only 1 inch high on a garden bed and also in relation to a fence being removed when advice was provided by the Planning Officer to remove the panels from the fence and now she has been asked to also remove the framing when this was not what was originally advised/agreed.

Summary of Response 1: The Chief Executive Officer suggested that Ms Kaufmann discuss the matter with the Executive Manager Development Services. The Executive Manager Development Services advised that when Officers receive a complaint they follow a process and act on this regardless of who has made the complaint. It was agreed that the Executive Manager Development Services would attend the site visit scheduled on 9th May 2019.

One (1) member of the Gallery entered the meeting at 5:38pm.

Council Forum Meeting Notes
15 May 2019



Name: Jack Potter.

Summary of Question 1: Was it necessary for two policemen to be seconded to attend my house and warn me that I had almost breached my restraining order against me from the librarian? They were not from the Northam Police Station but were commissioned by a member of Council who had past connections with the Police.

Summary of Response 1: The Shire President advised that Council did not commission or request the Police to attend his house.

Summary of Question 2: Where is the documented evidence from OHSD that the library is not able to accommodate my gopher?

Summary of Response 2: The Chief Executive Officer advised that the decision of Council is based from a range of factors including the advice from Council's insurer, Local Government Insurance Services (LGIS). Council made a determination to support this advice and the Officers recommendation.

One (1) member of the Gallery entered the meeting at 5:39pm.

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

7. RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

7.1 PETITIONS

Nil.

7.2 PRESENTATIONS

Nil.

7.3 DEPUTATIONS

The Shire President advised that agenda items 12.3.1 and 12.3.3 would be brought forward and deputations in relation to these items will be dealt with at that time. There were no other deputations in relation to other items on the agenda.

8. APPLICATION FOR LEAVE OF ABSENCE

Nil.

Council Forum Meeting Notes
15 May 2019



9. CONFIRMATION OF MINUTES

9.1 ORDINARY COUNCIL MEETING HELD 17 APRIL 2019

There were no questions or clarifications in relation to this item.

9.2 NOTES FROM THE COUNCIL FORUM MEETING HELD 8 MAY 2019

There were no questions or clarifications in relation to this item.

10. ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

The Shire President brought forward the following agenda items in the order listed:

- 12.3.1 - Application for Development Approval – Proposed Change of Use for "Reception Centre" & "Tourist Development" – 972 Irishtown Road, Irishtown (Buckland Estate)

Name: Russell Percival.

Agenda Item: 12.3.1 Application for Development Approval – Proposed Change of Use for "Reception Centre" & "Tourist Development" – 972 Irishtown Road, Irishtown (Buckland Estate).

Summary of Deputation: Mr Percival introduced himself as the new owner of the property outlining the properties history which is of significant heritage significance. He outlined that they would like to turn into a wedding venue which is what it was used for in the 1980/1990's.

It was requested that Council give consideration to point 9 to extend the hours to 48 hours as many people holding a wedding will want to come the day before to set up etc.

12.3.1 Application for Development Approval – Proposed Change of Use for "Reception Centre" & "Tourist Development" – 972 Irishtown Road, Irishtown (Buckland Estate)

Clarification was sought in relation to:

- Whether condition 9 can be amended to 48 hours as raised in the deputation. The Executive Manager Development Services advised that he believes this can be the discretion of Council however will confirm there are not any restriction in the Caravan Parks and Camping Grounds Regulations 1997. Since the Council Forum meeting, Officers have adjusted the recommendation in the Ordinary Council meeting agenda to allow for 48 hours.

Council Forum Meeting Notes
15 May 2019



- The current use of the property. The Executive Manager Development Services advised that this is currently used for rural purposes whereas the proposal is for a commercial purpose.
- Any heritage issues. The Executive Manager Development Services advised that Officers have considered these and incorporated into the conditions accordingly.
- The ablation block. The Executive Manager Development Services advised that Officers understand that you cannot replicate the original and noted that this is to a non-heritage listed part of the property. Mr Percival added that that this is improvements to the existing ablations which were constructed in the 1980's.
- Condition 8, listing 100 male and 100 female and whether this was too specific. The Executive Manager Development Services advised agreed that this can be listed as 200 persons. This has since been adjusted in the Ordinary Council meeting agenda accordingly.
- Whether a Bush Fire Management Plan is required. The Executive Manager Development Services advised that this is incorporated in condition 4 which requires an Emergency Evacuation Plan.
- If more toilets are required can these be built in another area? The Executive Manager Development Services advised that this is possible subject to development approval.

Two (2) members of the Gallery left the meeting at 5:48pm.

12.3.3 Proposed Office, Warehouse, Amenities & Dome Shelter at 61 Old York Road, Northam

Clarification was sought in relation to:

- Whether the sale yards were heritage listed. The Executive Manager Development Services advised that this is not on the state register or Council's municipal inventory. The Chief Executive Officer requested Mr Draffin to provide clarification on the process undertaken to try and retain the building. Mr Draffin advised that a feasibility study was undertaken, as the roof sheets had blown off it has caused significant damage to the building resulting in damage brick work which is not structurally sound.
- The Chief Executive Officer asked whether the applicant has given any consideration to recognising the site through the fit out, i.e. through photographs so the history can be retained. Mr Draffin advised that no consideration has been given to this, it was advised that a photo can be taken however the rear of the building is partially demolished.
- Whether there were any risks with flooding or overflow back to the Mortlock River. The Executive Manager Development Services advised that DWER have confirmed there are no risks.

Council Forum Meeting Notes
15 May 2019



11. REPORTS OF COMMITTEE MEETINGS

11.1 ART ADVISORY COMMITTEE MEETING HELD ON 18 APRIL 2019

Clarification was sought in relation to:

- The wording of item 2 of the recommendation. The Chief Executive Officer advised that the word 'wider' can be removed. This has been removed from the Ordinary Council meeting agenda accordingly.
- Whether local artists will be engaged. The Executive Manager Community Services advised that local artists have been engaged. In relation to the Laneway Strategy it is proposed to engage someone experienced in this area to discuss what can be achieved.

12. OFFICER REPORTS

12.1 CEO'S Office

Nil.

12.2 ENGINEERING SERVICES

Cr C R Antonio declared an "Impartiality" interest in item 12.2.1 - Draft Building Maintenance Budget 2019/20 as planned repairs include buildings that he is on committees that maintain that building (Southern Brook Hall and Bert Hawke).

12.2.1 Draft Building Maintenance Budget 2019/20

Clarification was sought in relation to:

- Whether the libraries accessibility is part of a separate budget. The Building and Project Supervisor confirmed that this is a separate budget and the funds proposed as part of this item is for the internal painting.
- The LTFP spend of \$600,000 each financial year and the proposed works being less than this amount. The Chief Executive Officer advised that the remaining amount is transferred to the reserve to ensure Council is meeting its commitment in the LTFP.
- The Building and Project Supervisor clarified that the significant items are included as part of the recommendation and the remaining items are included in Attachment 1.
- Whether the amount proposed for the Memorial Hall is sufficient. The Building and Project Supervisor advised it is difficult to know, there is severe structural cracking present and the sum is provisional however the extent of the cracking is unknown.
- Whether the Memorial Hall is well utilised. The Building and Project Supervisor advised that this building is one of the most utilised buildings with the RSL, Over 60's and dance group using this regularly. The Chief

Council Forum Meeting Notes
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- Executive Officer advised it is an important point raised as there are a number of building which Council maintains that are underutilised
- Recreation Centre floor sanding and whether this is satisfactory. The Building and Project Supervisor advised that the manufacturers recommend a light sand annually and a full sand every 5 years. The quote received is from the company who installed the floor.
 - Whether the Bakers Hill Recreation Centre floor would be included in this report if it was being completed. The Building and Project Supervisor advised that this maintenance is quite significant, repairs are approximately \$25,000 and a new floor is approximately \$70,000. The Chief Executive Officer advised that it would be included as part of this item however if there is an interest to complete it was requested that a budget consideration be submitted.

The Shire President brought item 12.2.3 forward as he declared a proximity interest in item 12.2.2 and Cr Ryan had not yet arrived to Chair the meeting.

Cr T M Little declared a "Proximity" interest in item 12.2.3 - Draft Footpath Program 2019/20 & 2020/21 in relation to Boronia Ave footpath. He lives in Boronia Ave, 200m from proposed work.

Cr Little left the meeting at 6:08pm.

12.2.3 Draft Footpath Program 2019/20 & 2020/21

There were no questions or clarifications in relation to Boronia Ave footpath.

Cr Little returned to the meeting at 6:09pm.

Clarification was sought in relation to:

- Whether the footpath budget is excessive compared to the roads. The Executive Manager Engineering Services advised that there are often other factors associated with footpaths, such as needing services relocated which can be costly. In addition, concrete is generally more expensive per square metre.
- Swapping Balga and Hovea Crescent and Balga Terrace. The Executive Manager Engineering Services advised that this was Officers original recommendation however feedback from the community has been to complete Hovea Crescent first as this will link the BBQ area.

Cr J E G Williams declared a "Proximity and Impartiality" interest in item 12.2.2 - Draft Road Program 2019/20 as she is co-owner of a property on the corner of Burma and Leschenaultia Rd, Wundowie (proximity) and she lives on Carlin Rd, Bakers Hill (impartiality) but not in proximity of sections mentioned.

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Cr C R Antonio declared a "Proximity" interest in item 12.2.2 - Draft Road Program 2019/20 as the proposed work for 20/21 Grass Valley North Rd to Antonio Rd travels past land which he is a joint owner in.

12.2.2 Draft Road Program 2019/20

The Shire President advised that the items which Councillors had interests in would be dealt with individually. There were no clarifications in relation to Southern Brook Road or Leschenaultia Road, therefore Cr Williams and Cr Antonio did not leave the meeting.

Clarification was sought in relation to:

- The wash away on Zamia Terrace, Qualup Place and Tamma Road. The Executive Manager Engineering Services advised that this is program proposes to reseal only.
- Coates Road. The Executive Manager Engineering Services advised that this will be added to the report for the Ordinary Council meeting agenda. In relation to the widening, the Project Development Manager advised that the contract is being awarded next week and it is anticipated work will commence in the first week of June.
- The amount funded through RRG. The Executive Manager Engineering Services advised that 2/3 is funded through RRG.
- Whether the amount for gravel re-sheet is sufficient. The Executive Manager Engineering Services advised that Officers believe this is sufficient.
- Upgrade of Doy Road. The Executive Manager Engineering Services advised that there is insufficient vehicles travelling this road to upgrade. The Technical Officer advised that this is approx. 30 per day and the requirement is 100.
- Whether the ranking can be included within the attachment. The Executive Manager Engineering Services advised that this can be included. Since the Council Forum meeting this has been added to the Ordinary Council meeting agenda accordingly.

12.2.4 POS Development to provide connectivity between Northam Youth Precinct & New Northam Pool

Clarification was sought in relation to:

- Whether higher fencing behind the basketball court has been considered as basketballs are going onto Peel Terrace. The Executive Manager Engineering Services advised that this matter has not been raised with Officers however can be included. This has been added to the Ordinary Council meeting agenda accordingly.
- Whether these items are in the original project. The Chief Executive Officer advised that the works are not in the original scope however inclusive of the budget allocation for the project.

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- Noted that the attachments are a previous design.
- The costs for toilets. The Building and Project Supervisor advised that this has been quoted for approximately \$75,000.
- Whether the Agricultural Society has been consulted. The Chief Executive Officer advised that they were consulted for the original project however not for these items.

12.2.5 Beavis Place Footpath Project Deferral to 2019/20

It was noted that Beavis Place was a consideration item in agenda item 12.2.2 and not in the final program.

12.3 DEVELOPMENT SERVICES

12.3.2 Application for Amendment to Development Approval – Proposed Fast Food Outlet (KFC dining & drive thru) – Lot 91 (#1) East Street, Northam

Clarification was sought in relation to:

- How much consultation was undertaken with the adjoining landowners? The Executive Manager Development Services advised that the landowners were given a copy of the plans and either a 14 or 21 days to comment. Only the directly adjoining landowners were consulted as the matter is dealing with the amendment element only and not the entire application.
- Whether any of the Shire's work will be compromised. The Executive Manager Engineering Services confirmed this will not have any impact.

Cr C R Antonio declared an "Impartiality" interest in item 12.3.4 - Request to Initiate Proposed Scheme Amendment No. 14 to Shire of Northam Local Planning Scheme No. 6 – Part Lot 50, 1418 Katrine Road, Katrine as the owners of the property are well known to him.

12.3.4 Request to Initiate Proposed Scheme Amendment No. 14 to Shire of Northam Local Planning Scheme No. 6 – Part Lot 50, 1418 Katrine Road, Katrine

Clarification was sought in relation to the following:

- Whether there is a contract of sale in place pending this amendment. The Executive Manager Development Services advised that he believes that there has only been enquiries at this stage. Since the Council Forum meeting it has been confirmed that the property is currently advertised for sale however Officers are not aware of any contracts in place.
- Which area is associated with a university, the Executive Manager Development Services advised that this is to the north of the property.

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12.3.5 Corella Culling

Clarification was sought in relation to:

- Whether culling is successful. The Executive Manager Development Services advised it is not successful alone, other methods such as scaring is also required. The advice provided is that culling is necessary otherwise they return in greater numbers. Solely scaring the birds is shifting the problem to another area. Culling is the only long term solution. The Executive Manager Development Services advised that he will contact Department of Parks and Wildlife to see if they have any cases where culling was successful.
- Whether they can be captured and sold overseas. The Chief Executive Officer advised that this hasn't been considered by Officers. The Shire President advised that the matter has been raised at the next WALGA Zone meeting.
- It was noted that it is more effective if all Council's implement management strategies.

12.4 CORPORATE SERVICES

12.4.1 Accounts & Statements of Accounts – 1 April 2019 to 30 April 2019

Reference	\$	Details Reference	Question	Query By	Answer
32838	10769.00	GWF reimburse Fitz St/Newcastle contribution	Why refunded?	Cr Pollard	The contribution funds were for the modification to the Fitzgerald St/ Newcastle Street intersection as Heavy Vehicle Services were not willing at the time to reinstate the RAV route that was originally in place. The Shire managed to negotiate the reinstatement which no longer required the modifications.
32844	13704.00	Juicebox ready/Set Go	Cycling criterion event choice?	Cr Pollard	3 events were selected to be filmed as part of the Juicebox branding campaign. These were the 3 major events on the event calendar at the time.
32851	692.45	Cricket Assn re Rec centre window	Why? Did we reimburse them?	Cr Pollard	Under the terms of the lease the cricket association is not liable for expenditure related to accidental damage or vandalism, this expenditure had been related to accidental damage, the cricket association paid for the repairs and sought reimbursement, we have explained to them that in the future they need to contact the Shires Building Manager to organise the repairs

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Reference	\$	Details Reference	Question	Query By	Answer
32874	2587.78	ATO release of retention	Is this re: Comiskey's EFT 32876?	Cr Pollard	Correct. It was their retention bond
32883	7884.25	Anna Dixon Consulting	Additional to March \$15768.50? Is this community plans related?	Cr Pollard	This is the Feasibility for the Wundowie Community Hub as identified in the Wundowie Community Plan
32893	10085.35	Cadds - Uniforms. Also 32946 uniforms \$2173	Is this all justified?	Cr Pollard	Yes (32893) works annual purchase of uniforms for the year and (32946) purchase uniforms administration centre employees
32911	1463.00	Pop up shop - wire/hessian	Why are we paying for fitout?	Cr Pollard	Works were undertaken to improve the look of the Pop up Shop to encourage and assist more users. Comments had been received from potential users that the shop layout and fitout was not suitable for their prospective business.
32960	12192.21	DEWR - quarterly levy return	What is this based on please?	Cr Pollard	Based on how much metro waste we receive and we only take from prisons on boundary or odd load. Levy is under WARR Regulations 2008, rate is currently \$77 per tonne Incl. GST. We pass on 92% to DWER and keep 8% for admin.
32932	539.00	PJ and DE Robinson,	What is this for please?	Cr Williams	The fence was removed to allow for a temporary exit point for the for the fight night recently held at the centre, this was required due to the amount of people attending the event and the subsequent evacuation plan that was put in place for risk reduction, after the event the fence was reinstated.

12.4.2 Financial Statement for the period ending 30 April 2019

Page	Amount	Details/Reference	Questions	Query By	Answer
253	4295.00	Note 4 Jubilee Oval income down by this	What is the reason for this?	Cr Pollard	Timing associated with the raising of the football club fees.
253		Note 6 says \$1136,214 should be \$136214	Spare "1"	Cr Pollard	Changes will be made for next week's OMC.
253	26894.00	Note 6 Building permit income down by this	Any specific reasons or simply lower building activity?	Cr Pollard	Nothing specific, lower building activity than anticipated.

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15 May 2019



Page	Amount	Details/Reference	Questions	Query By	Answer
254	10722.00	Note 10 re Vehicle expenses	Under or over budget please?		Vehicle Expenses are under budget.
			This note totals \$67010 yet under budget is just \$58760 i.e. \$8250	Cr Pollard	Yes that is correct, we only report on the larger variances, the difference between the reported amounts and the budget variances is made up of many small under/over budget amounts.
254	513886.00	Note 11 - explanations look to total \$624929	I haven't checked all note totals		Yes that is correct, we only report on the larger variances, the difference between the reported amounts and the budget variances is made up of many small under/over budget amounts, note 12 reports on schedule 11, schedule 11 has approximately 185 accounts, in general most of the budgets will always have a difference between YTD budget and actual expenditure, however in this case there is a couple of items that are over budget that are not disclosed in the note they are Swimming pool salaries \$19k, Wundowie Oval 4.4k, Pool sundry 10k, rec centre 8.4k, library garden 5k and depreciation library 6.5k
261	151696.00	Note 14 - explanations \$163302	Note 14 also seems "over"	Cr Pollard	Yes that is correct, we only report on the larger variances, the difference between the reported amounts and the budget variances is made up of many small under/over budget amounts
260		Retained Surplus YTD \$102,062,350	Was \$88,041,666 at 30/6/18. Plus YTD surplus \$14,108,552 equals 102,150,218 yet F/s shows 102,062,350 i.e. \$87868 different? Is there a simple explanation?	Cr Pollard	During the year there is generally a difference due to the following factors, changes to accruals, reserve transfers etc., this difference can often be quite large, however is nothing to worry about as after end of year when we run the clearing journals it realigns, at present the majority of the difference is the interest transferred from the municipal bank to the reserve accounts \$87,664

Council Forum Meeting Notes
15 May 2019



12.4.3 Sale of Land A10030 – non-payment of Rates

Clarification was sought in relation to whether Council will recover the amount outstanding through the sale process. The Executive Manager Corporate Services advised that the reserve is likely to be set at the amount outstanding, if there are funds remaining after the debt is settled this will transfer to the estate.

12.4.4 Lease of Lots 470 and 471 Great Eastern Highway

Clarification was sought in relation to:

- Whether it should be given to Federals Football Club given they have had this for a number of years. The Chief Executive Officer advised that Officers did not form that view and saw a benefit in bringing another commercial/private investment into the community which can leverage from the current motor cross club and potentially turn this area into a motor cross precinct.
- Engagement with the Northam and Districts Motor Cross Club. The Executive Manager Corporate Services advised that this occurred with the previous committee however Officers recognise that there is a new committee and factored this into the recommendation. The Chief Executive Officer advised that the group are very keen to work with the Club.
- Access to the property. The Executive Manager Development Services advised that there is a current agreement for 2 years to access via the Department of Defence land. Officers are investigating a more permanent solution/agreement. It was advised that development approval would also require access to the property.
- Whether the \$5,000 was once off or annually. The Coordinator Governance / Administration advised that this is annual over the course of the lease.

The Technical Officer, Project Development Manager and one (1) member of the Gallery left the meeting at 6:37pm.

12.5 COMMUNITY SERVICES

Nil.

The Gallery left the meeting at 6:43pm.

The Shire President advised that prior to going behind closed doors the late agenda item would be discussed.

Council Forum Meeting Notes
15 May 2019



12.1.1 2019 Western Australian Local Government Convention (WALGA) & Annual General Meeting

Clarification was sought in relation to whether this will clash with the Avon Descent. The Shire President advised that this is being held a week later so will not clash.

The Chief Executive Officer advised that there will be an additional item relating to the award of WANDRA works, which is not included in the agenda however will be presented next week.

13. MATTERS BEHIND CLOSED DOORS

13.1 PROPOSED SALE OF LOTS 135, 137, 139, 141, 147, 151, 155 WELLINGTON STREET, NORTHAM

Refer to confidential addendum.

Cr C P Della, Cr C R Antonio and Cr J E G Williams declared an "Impartiality" interest in item 13.2 - Community Assistance Grant Applications as they are a member of groups who have applied for grants.

13.2 COMMUNITY ASSISTANCE GRANT APPLICATIONS

Refer to confidential addendum.

14. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

15. URGENT BUSINESS APPROVED BY DECISION

Nil.

16. DECLARATION OF CLOSURE

The Shire President, Cr C R Antonio declared the meeting closed at 6:51pm.

10. ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

11. REPORTS OF COMMITTEE MEETINGS

11.1 ART ADVISORY COMMITTEE MEETING HELD ON 18 APRIL 2019

Receipt of Minutes:

RECOMMENDATION

That Council receive the minutes from the Art Advisory Committee meeting held on 18 April 2019.

Adoption of Recommendations:

RECOMMENDATION

That Council:

1. Thank Patricia Rose for her submission, informing her of the position of Council and encouraging her to make a further submission to Council as part of the proposed laneway strategy;
2. Present a process to the next meeting for the development of a wider laneway strategy to achieve art (cultural), tourism and economic outcomes;
3. Accept the following artworks to be added to the Art Collection Register:
 - Wardong and Manidj by Kirk Garlett
 - Ballardong Boodja by Bradley Kicket
4. Does not acquire the F.Batty painting due to insufficient information/history relating to the painting and its links to Northam being available.

Attachment 1



Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

MINUTES

ART ADVISORY COMMITTEE

18 April 2019

ART ADVISORY COMMITTEE MEETING MINUTES
18 April 2019



DISCLAIMER

These minutes have yet to be dealt with by the Council. The Recommendations shown at the foot of each item have yet to be considered by the Council and are not to be interpreted as being the position of the Council. The minutes of the meeting held to discuss this agenda should be read to ascertain the decision of the Council.

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In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by any member or Officer of the Shire of Northam during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Northam.

The Shire of Northam advises that anyone who has any application lodged with the Shire of Northam 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 Northam in respect of the application.

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ART ADVISORY COMMITTEE MEETING MINUTES
18 April 2019



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ART ADVISORY COMMITTEE MEETING MINUTES
18 April 2019



1. DECLARATION OF OPENING

Chairperson Cr Steven Pollard declared the meeting open at 4:00pm

2. ATTENDANCE

Committee:

Chairperson
Councillor

Cr Steven Pollard
Cr Michael Ryan
(arrived 4.07pm)
Ms Trish Hamilton
Ms Patricia Rose
Mr Cliff Simpson

Community Member
Community member – Artist
Avon Valley Arts Society

Staff:

Executive Manager Community Services
Community Development Officer
Community Services Administration
Chief Executive Officer

Ross Rayson
Jaime Hawkins
Jordyn Budas
Jason Whiteaker
(arrived 4.24pm)

2.1. APOLOGIES

Community Member
Community Member

Mr Michael Letch
Ms Anita Franklin

2.2. APPROVED LEAVE OF ABSENCE

Cr J E G Williams has been granted leave of absence from 11 April 2019 to 29 April 2019 (inclusive).

3. DISCLOSURE OF INTERESTS

Nil.

ART ADVISORY COMMITTEE MEETING MINUTES
18 April 2019



4. CONFIRMATION OF MINUTES

4.1 COMMITTEE MEETING HELD

RECOMMENDATION

Minute No: AR.096

Moved: Cliff Simpson
Seconded: Trish Hamilton

That the minutes of the Northam Art Committee meeting held 7th March 2019 be confirmed as a true and correct record of that meeting.

CARRIED 3/0

ART ADVISORY COMMITTEE MEETING MINUTES
18 April 2019



5. COMMITTEE REPORTS

5.1 Mural Proposal for Gordon Place

Address:	
Owner:	Shire of Northam
File Reference:	
Reporting Officer:	Jaime Hawkins, Community Development Officer
Responsible Officer:	Ross Rayson, Executive Manager Community Services
Voting Requirement	Simple Majority

BRIEF

A mural proposal for Gordon Place has been submitted by Artist Patricia Rose.

ATTACHMENTS

- Attachment 1: Proposed mural design (version 1) by Patricia Rose
- Attachment 2: Proposed mural design (version 2) by Patricia Rose
- Attachment 3: Proposed mural design (version 3) by Patricia Rose
- Attachment 4: Proposed mural design (version 4) by Patricia Rose
- Attachment 5: Excerpt: Northam Town Centre Development and Connectivity Strategy
- Attachment 6: Street view of Gordon Place towards the State Heritage Listed Northam Post Office.

BACKGROUND / DETAILS

Artist Patricia Rose has taken time to develop a proposal that she thinks may be suitable for Gordon Place. The mural is called Creating Utopia. She says it is related to contemporary popular culture. Imagery that appeals to the broader public. It includes local flora and fauna and is a strong colour composition. There are two versions of the design attached, although the artist advises that she is open to change within the design.

The Shire of Northam have recently commenced works to beautify the Gordon Place laneway to develop it as a focal community point in keeping with the Northam Town Centre Development and Connectivity Strategy. Initiatives that have already commenced or are soon to commence in Gordon Place include providing greenery through new garden beds, turfed areas and large garden pots lining the laneway, cobblestone pavers are to be laid and removable bollards installed to encourage pedestrian over vehicular access of the laneway; mood lighting is also soon to be installed. The Northam Town Centre Development and Connectivity Strategy identifies Gordon Place as having a façade optimal for public art / mural / interpretation.

Gordon Place is identified in the Shire of Northam Local Planning Policy No.18 – Heritage Precincts (LPP18), as belonging to Heritage Precinct 1A, the

ART ADVISORY COMMITTEE MEETING MINUTES
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Fitzgerald Street Commercial and Civic Centre Heritage Precinct. Local Planning Policy 18 is a statutory planning document established under the Shire of Northam Local Planning Scheme No.6 and the Planning and Development (Local Planning Scheme) Regulations 2015. Gordon Place is located adjacent to two places identified of "some contribution" and is directly adjacent to a State Heritage Listed property also listed on Councils Municipal Heritage Inventory, "Northam Post Office" which is a significant contributory place. Gordon Place heritage features are more modest examples of the retail/commercial development of the early to mid-twentieth century and/or have undergone more substantial external alterations over time (particularly to the ground floor shopfronts and awnings). Under Local Planning Policy No. 18 conservation of the place is desirable and any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines. Considerable places are indicated as places have generally retained clear evidence of their traditional external detailing, character and/or form, are prominent streetscape elements and/or have important historical associations. Conservation of the place is highly desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.

Appendix 1 of the LPP18 refers to public art within this heritage precinct, stating that:

- a) The theme of public art within the Fitzgerald Street Commercial & Civic Centre - Heritage Precinct should aim to interpret aspects of the history of the area in a manner that conveys information, encourages interest and/or inspires imagination about the past, as well as adding to the vibrancy of the streetscape.
- b) If public art is proposed in the form of murals, this should generally be restricted to non-contributory buildings. For contributory buildings murals should only be considered for previously painted surfaces and should generally be restricted to areas such as side walls (where these are visible to side streets or the side of two storey buildings).

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 1 – Economic Growth

Outcome: 1.3: Northam central business area is a strong and vibrant centre with a variety of cultural/art, retail and hospitality choices on offer every day of the week.

Theme Area 2 – Community Wellbeing

Outcome: 2.2: There are a variety of recreation and leisure activities available for all ages, across the Shire of Northam.

Objective: Facilitate the provision of varied cultural and artistic activities.

ART ADVISORY COMMITTEE MEETING MINUTES
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Financial / Resource Implications

Artist Revolution intend to apply for a Shire of Northam Community Grant to partially fund the project.

Legislative Compliance

N/A

Policy Implications

Shire of Northam Local Planning Scheme No.6, Local Planning Policy No.18 – Heritage Precincts, Appendix 1 – Fitzgerald Street Precinct Design Guidelines: 5.9 Public Art:

a) *The theme of public art within the Fitzgerald Street Commercial & Civic Centre - Heritage Precinct should aim to interpret aspects of the history of the area in a manner that conveys information, encourages interest and/or inspires imagination about the past, as well as adding to the vibrancy of the streetscape.*

b) *If public art is proposed in the form of murals, this should generally be restricted to non-contributory buildings. For contributory buildings murals should only be considered for previously painted surfaces and should generally be restricted to areas such as side walls (where these are visible to side streets or the side of two storey buildings).*

Gordon Place is within Precinct 1A of the Local Planning Policy Heritage Precinct. It is advised that the proposal appears to be inconsistent with Council's Local Planning Policy 18. In consultation with the Shire of Northam Planning Department, the following has been noted as a requirement that can be provided by a Heritage Consultant should it be conditioned:

"7.1 Heritage Impact Statement

Consistent with the provisions of Clause 11 of Part 3, Schedule 2 of the deemed provisions for local planning schemes, if a proposal will have a substantial impact on the exterior fabric of a place of Considerable Contribution or Some Contribution, the local government may require a heritage impact statement to be submitted addressing three main questions:

- How will the proposed works affect the significance of the place and area?*
- What alternatives have been considered to ameliorate any adverse impacts?*
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?"*

Local Planning Policy 18 is a statutory planning document established under the Shire of Northam Local Planning Scheme No.6 and the Planning and Development (Local Planning Scheme) Regulations 2015.

ART ADVISORY COMMITTEE MEETING MINUTES
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Stakeholder Engagement / Consultation

The Artist has been engaging with the owners of the buildings along Gordon Place and has submitted the proposed design to them as well as the Shire of Northam.

The Shire of Northam Planning Department has been consulted with, and advice provided.

Risk Implications

- Reputational – Medium
 - The proposed design may be contentious among the community, especially as it is deemed to be within Northam's heritage precinct.
- Financial - Low
 - Should a community grant application for this project be received it will be considered as per the community grant allocation process.
- Compliance - Medium
 - The proposed mural design to be considered in relation to the Local Planning Policy No. 18 – Heritage Precincts; as well as the Northam Town Centre Development and Connectivity Strategy, which has been adopted by Council.
- Legal – Low
 - There is no legal risk should all polices be considered.

OFFICER'S COMMENT

The location identified by Patricia Rose is in accordance with Council's endorsed Northam Town Centre Development and Connectivity Strategy, however whilst the mural proposals by Patricia Rose could be considered to be edgy and urban as per the suggestion of the Northam Town Centre Development and Connectivity Strategy, they are not clearly in line with Strategies proposed theming of public art for the depicted location, being:

- The Avon River / water recreation / Avon Descent
- Local people's stories/profiles
- Hot air ballooning
- Northam as a social hub (historical spots, sporting culture, or tap into local rituals)

The Local Planning Policy No. 18, Appendix 1, Guideline 5.9 recommends that public artwork within the precinct should aim to interpret aspects of the history of the area in a manner that conveys information, encourages interest and/or inspires imagination about the past, as well as adding to the vibrancy of the streetscape. It could be interpreted that the proposed mural design therefore does not comply with the Local Planning Policy 18 for the Heritage Precinct. The Shire of Northam Planning Department have also advised that a Heritage Impact Statement can be requested and supplied from a Heritage Consultant

ART ADVISORY COMMITTEE MEETING MINUTES
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in relation to the proposed mural, given the potentially significant impacts to places with some contribution and considerable contribution of Heritage on and within the direct vicinity.

The Gordon Place precinct is a prominent location within the Northam CBD and one in which the Shire of Northam is investing significantly in to enhance and activate the CBD. Careful consideration is required for any mural proposal within the CBD as the potential for widespread criticism and reputational damage is high should Council support an artwork that is widely disliked.

Ms Patricia Rose left the meeting at 4.45pm

DISCUSSION:

The Chief Executive Officer suggested to the Committee that they consider using proposed murals on walls as an opportunity to meet a range of Council objectives, including around public art, tourism and economic development. If this was something the Committee wished to consider it may be advisable to take a step back and actually look at a process for achieving the identified objectives, which may require investing funds to attract artists with a 'following' to Northam. This being said it was also acknowledged the importance of supporting and promoting local artists. This could be achieved by designating areas / walls in Northam for 'imported' artists and other areas for local artists, the concept being the 'known' artists could be leveraged to increase exposure and opportunities for local artists.

Mrs Hamilton queried how long the proposed process may take, citing that Committees can result in activities taking years to implement. The Chief Executive Officer advised that if a process was put to the Committee for endorsement, this would include timeframes hence giving the Committee and Council control over both.

It was suggested that Ms Paula Silbert be invited to come and talk with the Committee. Ms Silbert had been referred to Council staff by a local, Paula has since offered to come and talk with the Committee around her vast experience in the public art realm (<https://www.paulasilbert.com/>) Staff advised that they would invite Ms Silbert to visit Northam in the coming weeks to explore opportunities.

ART ADVISORY COMMITTEE MEETING MINUTES
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RECOMMENDATION

Minute No: AR.097

Moved: Cr Michael Ryan
Seconded: Trish Hamilton

That Council;

1. Thank Patricia Rose for her submission, informing her of the position of Council and encouraging her to make a further submission to Council as part of the proposed laneway strategy,
2. Present a process to the next meeting for the development of a wider laneway strategy to achieve art (cultural), tourism and economic outcomes.

CARRIED 4/0

ART ADVISORY COMMITTEE MEETING MINUTES
18 April 2019



ATTACHMENT 1:



ATTACHMENT 2:



ATTACHMENT 3:



Attachment 4:



ART ADVISORY COMMITTEE MEETING MINUTES
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ATTACHMENT 5:

3. **Develop Gordon Place as a focal community point, and a pilot project of the 'Better Block' concept:**
 - 3.1. Provide cobblestone (or other relevant pavement treatment) to Gordon Place;
 - 3.2. Install large posts/planters down either side of the road to frame the area;
 - 3.3. Painting of the blank walls with edgy/urban art/murals;
 - 3.4. Install removable barriers to allow flexibility in access between a shared space and pedestrian only space;
 - 3.5. Provide interesting lighting (lantern or columnar string lighting recommended) throughout, with small lighting amongst the landscaping treatments; and
 - 3.6. Improve car park pavement to align with new pavement treatments/surfaces;

Strategy Five - Brightscaping

Description
Working hand in hand with strategic interventions, street enhancements and delivery of new Town Centre amenity and attractions, shorter term, lower cost initiatives can be delivered to achieve immediate improvements and encourage the local community to re-engage with their Town Centre. Brightscaping projects have been identified to deliver an immediate boost to Town Centre aesthetics and amenity and, in particular, provide opportunities to connect local people with the delivery of public art and beautification projects, such as shopfront art installations.

These opportunities have been identified to create a series of new 'bright spots' across the Town Centre that could in turn form part of a new destination set and visitor offer.

Intended outcome
Create a series of interesting bright spots incorporating public art and quick win projects that improve presentation and amenity, engage local people and contribute to the local destination set.

- Sub-Strategies**
1. Develop a series of focal walking/running paths and trails to encourage local residents and visitors to explore the Town Centre. Build on the existing bridges loop, and extend these throughout the Town Centre, each with their own 'brand' or unique identity (colour, symbol etc.) to guide patrons.
 2. Deliver public art / mural projects in collaboration with the local community (for example Primary School, interest groups). These projects should be prioritised on large blank facades, screening to vacant lots, and key areas of activity as identified in Figure 11. Theming for the projects should be in line with any the following:
 - 2.1. The Avon River / water recreation / Avon Boscawen;
 - 2.2. Local people's stories/profiling;
 - 2.3. Hot air ballooning; and
 - 2.4. Northam as a social hub (historical social spots, sporting culture, or tap into local rituals).



ART ADVISORY COMMITTEE MEETING MINUTES
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ATTACHMENT 6:



ART ADVISORY COMMITTEE MEETING MINUTES
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5.2 Paintings to be added to the Art Collection Register

Address:	
Owner:	Shire of Northam
File Reference:	
Reporting Officer:	Jaime Hawkins, Community Development Officer
Responsible Officer:	Ross Rayson, Executive Manager Community Services
Voting Requirement	Simple Majority

BRIEF

The Shire of Northam own 2 pieces of artworks that were commissioned during the development of the Bilya Koort Boodja Centre for Nyoongar Culture and Environmental Knowledge. It is proposed that these paintings be added to the Art Collection register.

ATTACHMENTS

Attachment 6: Kirk Garlett, Wardong and Manidj
Attachment 7: Bradley Kickett, Ballardong Boodja

BACKGROUND / DETAILS

Artwork 1 is by local Aboriginal Artist Kirk Garlett, titled *Wardong and Manidj*. It is a painting of the kinship system, depicting the two moiety kinship system. It is an acrylic on canvas measuring 51 x 61 cm. The painting is currently with the picture framers for framing.

Artwork 2 is by Bradley Kickett who is also a local Aboriginal Artist, titled *Ballardong Boodja*. It depicts an aerial view of Ballardong Country. It is an oil on canvas measuring 122 x 168cm. This painting is currently displayed in the foyer of the Bilya Koort Boodja Centre.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area

Outcome: 2.2: There are a variety of recreation and leisure activities available for all ages, across the Shire of Northam.

Objective: Facilitate the provision of varied cultural and artistic activities.

Financial / Resource Implications

There is an annual budget allocation for the management and maintenance of the art collection

Legislative Compliance

Nil

ART ADVISORY COMMITTEE MEETING MINUTES
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Policy Implications

Shire of Northam Art Policy Acquisition and Development does not apply as the artworks have already been acquired.

Stakeholder Engagement / Consultation

N/A

Risk Implications

- Reputational – Low
 - The paintings were commissioned by local artists for a specific purpose in the display.
- Financial - Low
 - The paintings have already been acquired by Council, so there is no additional cost for their purchase, only ongoing maintenance.
- Compliance - Low
 - Acceptance of this recommendation is compliant with the Shire's Art Policy
- Legal – Low
 - There is no legal risk by adopting this recommendation

OFFICER'S COMMENT

Adding these artworks to the Art Collection Register will ensure that their ongoing care and maintenance is considered by the Art Advisory Committee.

RECOMMENDATION

Minute No: AR.098

Moved: Cr Michael Ryan

Seconded: Cliff Simpson

That Council accept the following artworks to be added to the Art Collection Register:

- Wardong and Manidj, by Kirk Garlett
- Ballardong Boodja by Bradley Kicket

CARRIED 4/0

ART ADVISORY COMMITTEE MEETING MINUTES
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ATTACHMENT 6:



ART ADVISORY COMMITTEE MEETING MINUTES
18 April 2019

ATTACHMENT 7:



ART ADVISORY COMMITTEE MEETING MINUTES
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5.3 Proposal to purchase F.Batty painting

Address:	
Owner:	Shire of Northam
File Reference:	
Reporting Officer:	Jaime Hawkins, Community Development Officer
Responsible Officer:	Ross Rayson, Executive Manager Community Services
Voting Requirement	Simple Majority

BRIEF

The Shire have been contacted to ascertain interest in purchasing a painting by artist F. Batty. The matter was discussed at the Art Advisory Committee Meeting on 7th March 2019.

ATTACHMENTS

Attachment 7: Photographs of artwork

BACKGROUND / DETAILS

The artist F. Batty is believed to be a former resident of the Northam area and has one existing artwork contained within the Shire's Art Collection. The existing artwork, 'The Residency Northam 1904', was acquired through donation from Christopher Stevens and is valued at \$660.

The proposal to purchase the artwork was discussed at the previous Art Advisory Committee with the recommendation being that Council defer a decision on the purchase of the F Batty artwork until further details on the artwork and proposed purchase price are obtained.

Contact has been made with the seller, however no further information was able to be obtained. The seller who is based in Tasmania, researched F. Batty to ascertain that he was based in Northam at one stage, but has no further knowledge of the artist or the subject of this painting. Shire Officers were unable to find any information on the artist.

The seller is asking for \$200 for the painting which is unframed, but said to be in excellent condition. The dimensions of the painting are also unknown.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area

Outcome: 2.2: There are a variety of recreation and leisure activities available for all ages, across the Shire of Northam.

Objective: Facilitate the provision of varied cultural and artistic activities.

ART ADVISORY COMMITTEE MEETING MINUTES
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Financial / Resource Implications

Council has an annual budget allocation for the ongoing management and maintenance of the art collection.

Legislative Compliance

N/A

Policy Implications

Shire of Northam Art Policy

- Acquisition and Development
 - The Shire of Northam will not be bound to acquire any artwork or accept any donations.
 - All acquisitions will be made on the advice and recommendation of the Shire of Northam Art Advisory Committee.
 - New acquisitions will primarily be from artists living and working in the Shire of Northam and surrounding districts.
 - Consideration will be given to public safety, display, storage, conservation and transport issues of a potential acquisition.
 - Artwork acquisition and donation, including public art will be considered based on the following criteria:
 - Excellence – quality of design and execution based on conceptual rationale and innovation;
 - Diversity – range of media catering to a diverse audience;
 - Originality – will not accept reproductions;
 - Feasibility – affordability and long-term cultural value or investment potential;
 - Location – appropriateness of the work to the chosen site including integration with landscaping and architecture;
 - Conservation – durability, robustness and ongoing maintenance requirements;
 - Interpretation – works that reflect the Shire's history, culture or sense of place;
 - Public safety – ensuring there is no unacceptable level of risk associated with any public art proposal;
 - Useful life – ephemeral or permanent;
 - Interaction – encourages audience participation.
 - The winning artwork from the Shire of Northam Art Award may be acquisitioned. Acquisitions of other artworks from the art award and exhibition may also be made in accordance to Procedure.

Stakeholder Engagement / Consultation

NIL

ART ADVISORY COMMITTEE MEETING MINUTES
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Risk Implications

- Reputational – Low
 - There is low reputational risk as Council is complying with the Committee terms of Reference
- Financial - Low
 - There is an annual budget allocation for the ongoing management and maintenance of the art collection.
- Compliance - Low
 - The acquisition of new artwork is in keeping with the Committee's Terms of Reference and Art Policy.
- Legal – Low
 - There are no legal risks associated with this item.

OFFICER'S COMMENT

There is little information available to support the purchase of this painting.

An F. Batty oil painting is currently listed for sale by a dealer on E-Bay for \$59.50, suggesting that paintings by F. Batty are of a modest value.

DISCUSSION

RECOMMENDATION

Minute No: AR.099

Moved: Cr Michael Ryan
Seconded: Cr Williams

That Council does not acquire the F.Batty painting due to insufficient information / history relating to the painting and its links to Northam being available.

CARRIED 4/0

ART ADVISORY COMMITTEE MEETING MINUTES
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6. URGENT BUSINESS APPROVED BY PERSON PRESIDING OR BY DECISION

The display of artwork in the ANZ:

- Approached the ANZ Bank, waiting on response back as the question was forwarded to head office.
- Cr Michael Ryan raised the idea that with the Sculptures of the Sea being the last year, that we explore and use the idea. Potential for Sculpture by the River.

It was agreed that an item on this subject be presented to the next Committee meeting.

7. DATE OF NEXT MEETING

To be advised.

8. DECLARATION OF CLOSURE

There being no further business the Chairperson, Cr Steven Pollard, declared the meeting closed at 5:10pm.

"I certify that the Minutes of the Northam Art Committee held on Thursday, 18th April 2019 have been confirmed as a true and correct record."

_____ Chairperson

_____ Date

12. OFFICER REPORTS

12.1 CEO'S Office

12.1.1 2019 Western Australian Local Government Convention (WALGA) & Annual General Meeting

Address:	N/A
Owner:	N/A
Applicant:	N/A
File Reference:	1.6.5.5
Reporting Officer:	Alysha McCall Executive Assistant - Chief Executive Officer
Responsible Officer:	Jason Whiteaker Chief Executive Officer
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

The WALGA 2019 Local Government Convention and AGM will be held on Wednesday, 7th August 2019. Council are required to consider;

1. Whether it wishes to submit a motion;
2. The appointment of its delegates to the 2019 WALGA Annual General Meeting; and
3. Attendance by Elected Members to the 2019 WALGA Convention & Exhibition.

ATTACHMENTS

Attachment 1: WALGA Notice of AGM.

BACKGROUND / DETAILS

The Annual General Meeting (AGM) for the WA Local Government Association (WALGA) will be held as part of the Annual Local Government Week on Wednesday, 7th August 2019 in Perth at the Perth Convention and Exhibition Centre.

The Council is provided with the opportunity to nominate up to two (2) voting delegates. Proxy voting is available if the nominated representative is unable to attend.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 6: Governance & Leadership

Outcome 6.3: The Shire of Northam council is a sustainable, responsive, innovative and transparent organisation.

Outcome 6.4: The Elected Members of the Shire of Northam provide accountable, strong and effective community leadership.

Financial / Resource Implications

Council makes an annual allocation for Elected Member conferences and training which will be sufficient to accommodate the costs of Elected Member attendance to the conference and / or AGM. The costs will also extend to accommodation if required. The costs associated for Elected Members attending will be utilised from account 04042052.

Legislative Compliance

Nil.

Policy Implications

It is requested that Council note that Policy G1.2 details that the costs for Councillors shall be paid for the duration of the conference, including allowing Councillors to arrive the day before the start of the conference and depart the day following the close of the conference. In addition the Councillor shall meet directly, all attending partner's expenses at the conference other than for attendance at the official opening, welcoming address and conference dinner if applicable.

Stake Holder Engagement / Consultation

Nil.

Risk Implications

Nil.

OFFICER'S COMMENT

Local Government Week will be held at the Perth Convention Exhibition Centre commencing on Wednesday, 7th August 2019 and finishing on Friday, 9th August 2019.

Local Government Week also offers Elected Member training opportunities. Details of the various Local Government Week sessions and training opportunities can be found [here](#).

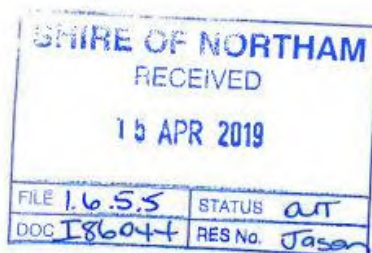
The Shire President and the Deputy President have previously represented Council as voting delegates for the WALGA Annual General Meeting.

All Councillors are encouraged to attend the State Annual Conference as an opportunity for professional development and a way of increasing awareness of issues facing local government and finding alternative solutions to local issues.

RECOMMENDATION

That Council:

- 1. Nominate the Shire President and Deputy Shire President as voting delegates at the 2019 WA Local Government Association Annual General Meeting;**
- 2. Nominate Cr _____ and Cr _____ as Proxy voting delegates at the 2019 WA Local Government Association Annual General Meeting; and**
- 3. Authorises interested individual Elected Members and partners, in accordance with the Shire of Northam Policy (G1.2), to attend Local Government Week 2019, requiring notification of attendance submitted to the Executive Assistant - CEO prior to 4.00pm on Friday, 5th July 2019 to allow for the completion of online registrations.**



Our Ref: 01-003-02-0003 MD

11 April 2019

Mr Jason Whiteaker
Chief Executive Officer
Shire of Northam
DX 61112, 395 Fitzgerald Street
NORTHAM WA 6401

Dear Jason

Notice of Annual General Meeting 2019

The Annual General Meeting for the Western Australian Local Government Association (WALGA) will be held on **Wednesday 7 August 2019** as part of the Local Government Convention. The meeting will be held at the Perth Convention Exhibition Centre, 21 Mounts Bay Road, Perth.

Notice of the Annual General Meeting is enclosed, together with general information on the meeting and guidelines for the preparation and submission of motions. Also attached is the Voting Delegates Form.

Please note that the closing date for submissions of motions is **Tuesday 4 June 2019**. Any motions proposing alterations or amendments to the Association's Constitution must be received by **Friday 10 May 2019** in order to satisfy the 60 day constitutional notice requirements.

The 2019 Local Government Convention is the premier event for Elected Members and Officers within Local Government. The Association's Annual General Meeting, as an integral part of this event, is a critical forum for mobilising the views of Western Australian Councils, confronting emerging issues and developing directions forward for our sphere of government.

Please return the enclosed Voting Delegates Form by Friday 5 July 2019.

For enquiries, please contact Margaret Degebrod, Executive Officer Governance on 9213 2036 or via email mdegebrod@walga.asn.au.

Yours sincerely



Nick Sloan
Chief Executive Officer

Enc: Notice of 2019 AGM and Voting Delegate Form

ONE70
LV1, 170 Railway Parade, West Leederville, WA 6007
PO Box 1544, West Perth, WA 6872
T: (08) 9213 2000 F: (08) 9213 2077 info@walga.asn.au
www.walga.asn.au



Notice of Annual General Meeting

and
Procedural Information
for Submission of Motions

Perth Convention and Exhibition
Centre

Wednesday, 7 August 2019

Deadline for Agenda Items

(Close of Business)

Tuesday, 4 June 2019



2019 Local Government Convention General Information

The 2019 Local Government Convention will be held at the Perth Convention and Exhibition Centre (PCEC) from 7 August to 9 August 2019. The tentative schedule for the Convention is as follows:

<u>Tuesday, 6 August</u>	<u>START</u>	<u>FINISH</u>
Mayors and Presidents Forum (separate invitation)	3.30 pm	5.30 pm
Mayors and Presidents Reception (separate invitation)	5.30 pm	7.00 pm
<u>Wednesday, 7 August</u>		
State and Local Government Forum (separate registration)	9.00 am	11:00am
Registration for AGM and collection of voting keypads	10.00 am	1.30 pm
Honour Recipients Luncheon (by invitation only)	12.00 pm	1.15 pm
WALGA AGM (including Honours Awards Presentations)	1.30 pm	5.00 pm
Convention Opening Welcome Reception	5.00 pm	6.30 pm
<u>Thursday, 8 August</u>		
ALGWA AGM and Breakfast (separate invitation)	7.45 am	9:00 am
Opening and Convention Sessions	9.00 am	5.00 pm
Convention Gala Dinner	7.00 pm	11:00 pm
<u>Friday, 9 August</u>		
Convention Breakfast	7.30 am	8.45 am
Convention Sessions	9.15 am	4:00 pm

Further details are contained in the Registration Brochure which will be distributed to all Local Governments in May.

WALGA Annual General Meeting

The Annual General Meeting for the Western Australian Local Government Association will be held from 1.30 pm to 5.30 pm on Wednesday, 7 August 2019. This event should be attended by delegates from all Member Local Governments.

Cost for attending the Annual General Meeting

Attendance at the Annual General Meeting is **free of charge** to all Member Local Governments; lunch is not provided. All Convention delegates must register their attendance in advance. Registration for the Opening Welcome Reception that evening must also be notified in advance and will incur a cost for those not registered as a Full Delegate.



Submission of Motions

Member Local Governments are hereby invited to submit motions for inclusion on the Agenda for consideration at the 2019 Annual General Meeting. Motions should be submitted in writing to the Chief Executive Officer of WALGA.

The closing date for submission of motions is 5:00pm **Tuesday, 4 June 2019**. *Please note that any motions proposing alterations or amendments to the Constitution of the WALGA must be received by 5:00pm **Friday, 10 May 2019** in order to satisfy the 60 day constitutional notification requirements.*

The following guidelines should be followed by Members in the formulation of motions:

- Motions should focus on policy matters rather than issues which could be dealt with by the WALGA State Council with minimal delay.
- Due regard should be given to the relevance of the motion to the total membership and to Local Government in general. Some motions are of a localised or regional interest and might be better handled through other forums.
- Due regard should be given to the timeliness of the motion – will it still be relevant come the Local Government Convention or would it be better handled immediately by the Association?
- The likely political impact of the motion should be carefully considered.
- Due regard should be given to the educational value to Members – i.e. does awareness need to be raised on the particular matter?
- The potential media interest of the subject matter should be considered.
- Annual General Meeting motions submitted by Member Local Governments must be accompanied by fully researched and documented supporting comment.

Criteria for Motions

As per the Corporate Governance Charter, prior to the finalisation of the agenda, the WALGA Executive Committee will determine whether motions abide by the following criteria:

Motions will be included in the Business Paper agenda where they:

1. Are consistent with the objects of the Association (refer to clause 3 of the constitution);
2. Demonstrate that the issue/s raised will concern or are likely to concern a substantial number of Local Governments in WA.;
3. Seek to advance the Local Government policy agenda of the Association and/or improve governance of the Association;
4. Have a lawful purpose (a motion does not have a lawful purpose if its implementation would require or encourage non-compliance with prevailing laws);
5. Are clearly worded and unambiguous in nature;

Motions will not be included where they are:

6. Consistent with current Association advocacy/policy positions. (As the matter has previously considered and endorsed by the Association).



Motions of similar objective:

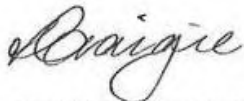
7. Will be consolidated as a single item.

Submitters of motions will be advised of the Executive Committee's determinations.

Enquiries relating to the preparation or submission of motions should be directed to Margaret Degebrodt, Executive Officer Governance on 9213 2036 or via email mdegebrodt@walga.asn.au.

Emergency Motions

No motion shall be accepted for debate at the Annual General Meeting after the closing date unless the Association President determines that it is of an urgent nature, sufficient to warrant immediate debate, and delegates resolve accordingly at the meeting. Please refer to the AGM Standing Orders for details.



President Cr Lynne Craigie OAM
President



Nick Sloan
Chief Executive Officer

12.2 ENGINEERING SERVICES

Cr C R Antonio declared an "Impartiality" interest in item 12.2.1 - Draft Building Maintenance Budget 2019/20 as planned repairs include buildings that he is on committees that maintain that building (Southern Brook Hall and Bert Hawke).

12.2.1 Draft Building Maintenance Budget 2019/20

Address:	Various
Owner:	Shire of Northam
Applicant:	Shire of Northam
File Reference:	2.4.2.3
Reporting Officer:	Shane Moorhead Building Maintenance & Project Supervisor
Responsible Officer:	Clinton Kleynhans Executive Manager Engineering Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to consider the building maintenance portion of its draft Budget for 2019/20.

ATTACHMENTS

Attachment 1: Draft Building Maintenance Budget 2019/20.

BACKGROUND / DETAILS

Council has traditionally discussed the building maintenance portion of its draft budget ahead of discussion on the remainder of the annual budget, in order to split the budget consideration into manageable portions.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 5: Infrastructure & Service Delivery

Outcome 5.3: To have safe, well-maintained community infrastructure and services to a standard expected of a Regional Centre.

- Deliver infrastructure projects effectively, on budget and schedule, aligned with local community plans and infrastructure projects; and
- Build on community service delivery models to ensure services are continuously improved and modernised to meet community needs.

Financial / Resource Implications

Budget implications are shown in detail on the attached spreadsheet. The buildings budget is made up of building maintenance jobs, building improvement (discretionary) jobs which may result from requests or upgrade suggestions; and an allowance for building operational costs (made up of air conditioning maintenance, pest control, carpentry repairs, electrical repairs, plumbing repairs, fire equipment servicing, building maintenance coordination, vandalism response, key cutting, sanitary disposal, security monitoring and response, utilities, rates and charges, ESL, cleaning and toiletry supplies).

The Following table shows the 2019/20 budget compared to the allocation within the LTFP and last years adopted budget, note; additional items added 2018/19 during the draft budget deliberations:

Description	Proposed 2019/20	LTFP 2018/19	Budget 2018/19
Required OH&S/Structural/Compliance	117,249		210,071
Discretionary	164,408		234,350
Building Asset renewal		600,000	
Total	281,657	600,000	444,421
Transfer to (from) reserve	318,343	0	55,579

Legislative Compliance

Formal adoption of the building maintenance budget will be undertaken when Council adopts its annual Municipal Fund Budget in its entirety, in accordance with section 6.2 of the Local Government Act 1995 and Part 3 of the Local Government (Financial Management) Regulations 1996. This would normally include income by nature, type and program; rate setting; budget notes and schedules.

Policy Implications

N/A.

Stakeholder Engagement / Consultation

Nil – minor contact with trades/contractors for budgeting purposes.

Risk Implications

- Reputational –High

- If Council buildings are not maintained to an acceptable standard, tenants, local businesses and rate payers would wonder how rates are being spent.
- Financial - High
 - Buildings that do not get regular maintenance and upgrades deteriorate faster and repairs in the future would be higher and buildings may not be suitable for use.
- Compliance - High
 - Compliance issues may arise if the building portfolio is not maintained to an acceptable/compliant standard.
- Legal -High
 - If council buildings are not maintained to an acceptable/compliant standard, the chances of public hurting themselves is greatly increased and puts Council at jeopardy of litigation and insurance claims.

OFFICER'S COMMENT

The list in the attached spreadsheet details the major building maintenance and projects for the coming financial year. It should be recognised that a number of other projects are subject to either grant funding or external funding (e.g. Emergency Services Levy). These projects will be listed separately within the Budget documents subject to the funding being available or alternately if grant funding is successful a separate report will be presented to Council for endorsement. Additional discretionary building jobs will be included in the considerations list for Council to consider on draft budget night.

Further works are being done on assessing buildings for solar and will be added for separate consideration along with the annual budget.

RECOMMENDATION

That Council endorse the draft building maintenance for 2019/20 for inclusion in the draft Shire of Northam 2019/20 Budget as follows:

Building Maintenance Program 2019/20			
Building	Account	Job description	Discretionary
Admin building	1002	Automatic door opener at desk to open door from front area to chambers area	\$ 3,823
Bernard Park Playgroup	Job 1007	Second coat of water proofing after winter	\$ 2,485
Northam Depot	1243	Install wall to block out males toilet	\$ 1,300
Northam Library	Job 1017	Interior painting	\$ 10,000
Northam Memorial Hall	Job 1200	Provisional sum for structural repairs	\$ 20,000
Northam Old Girls School	Job11362332	Upgrade and Oil of timber verandah floor boards	\$ 10,000
		Install pole and power to external light, AVAS to contribute light.	\$ 1,600
Northam Town & Lesser Hall	Job 1003	New curtains, track and motor	\$ 10,000
Quellington Hall	Job 1807	Investigate timber floor expanding	\$ 1,800
Northam Rec Centre	5250	Floor sanding and remarking	\$ 75,000
Sound Shell	Job 1028	Paint Concrete floor	\$ 3,000
Southern Brook Hall	Job 1808	Install Ceiling to Entry area	\$ 3,900
		Install A/C to Kitchen area	\$ 2,800
Wundowie Hall	Job 1801	Replace ceilings to toilet , and kitchen areas	\$ 13,600
Bernard Park Toilets	Job 5801	Replace doors to duracote and paint	\$ 5,100
		Totals	\$ 164,408

Attachment 1

Building Maintenance Program 2019/20					
Building	Account	Job description	Required due to OH&S, compliance or structural concerns	Discretionary	Comment
Admin Building	Job 1002	Switch board naming and power point labeling	\$ 2,000		Switchboard has inadequate labelling and power points not numbered to board.
		Automatic door opener at desk to open door from front area to chambers area		\$ 3,823	Allows the staff behind the desk to let people through to the meeting rooms etc without getting up and walking around.
		Security door to records room for secure documents.	\$ 1,250		To segregate people from area of room used to store confidential files
Bernard Park Playgroup	Job 1007	Second coat of water proofing after winter		\$ 2,485	Second coat of water proofing to riverside wall, after work done this years budget
Bert Hawke	Job 1119	Repoint brick work area	\$ 1,900		Repoint brick area that was treated for steel rust in 18/19 budget.
Northam Depot	Job 1244	Install wall to block out males toilet		\$ 1,300	Required for privacy to male toilet and gives more wall space for cupboards
Northam Library	Job 1017	Interior painting		\$ 10,000	Painting certain walls to tidy up after things moved in offices etc.
		Disabled Access Improvements	\$ 12,704		As Adopted Council
		CCTV	\$ 7,000		For safety of the staff, potential for aggressive customers
Northam Memorial Hall	Job 1199	Engineers report on structural cracking	\$ 1,800		Major cracking to walls need to be investigated and repairs
		Provisional sum for structural repairs		\$ 20,000	Provisional sum for repairs after Engineer has reported, unknown at this stage.
Northam Old Post Office	Job 6354	Upgrade Disable Ramp to rear exit	\$ 8,000		Ramp to rear of building needs upgrading to comply
Northam Old Girls School	Job11362332	Replacement of 2 x sections of verandah flooring to finish verandah repairs.		\$ 10,000	Replacement of 2 x sections of verandah flooring to finish verandah repairs, including sub floor timbers.
		Install Stainless steel handrails to front steps	\$ 1,150		install hand rails at the front of building to help elderly patrons to use the steps.
		Ramp to front door	\$ 750		Timber access ramp for wheelchair access and deliveries.
		Painting to kitchen and office	\$ 2,300		Paint flaking above area for making tea and coffee.
		Install pole and power to external light, AVAS to contribute light.		\$ 1,600	Light pole and electrical hook up to a light contributed by AVAS
Northam Old Railway Station	Job 1021	Install new ceiling fans	\$ 5,500		Many of the old ceiling fans have stopped working, can't be repaired

Building Maintenance Program 2019/20					
Building	Account	Job description	Required due to OH&S, compliance or structural concerns	Discretionary	Comment
Northam Town & Lesser Hall	Job 1003	New curtains, track and motor		\$ 10,000	Original curtain motor burnt out due to being wrong size, new curtains to suit new motor and track.
		Make compliant switch boards	\$ 2,200		Switch boards need to have work done to them to make compliant and safe for hall users and public.
Quellington Hall	Job 1807	Investigate timber floor expanding		\$ 1,800	Floor expanding over winter months and becoming bouncy
Rec Centre	Job 5250	Replace roller shutters x 2	\$ 5,760		Damaged screen can not be operated security concern
		Major floor sanding and remarking as per manufacturers recommendations		\$ 75,000	Required to keep surface in good condition
Sound Shell	Job 1028	Paint Concrete floor		\$ 3,000	Concrete floor paint letting go
Southern Brook Hall	Job 1808	Install Ceiling to Entry area		\$ 3,900	Exposed tin roof inside, lets in heat and dust into building.
		Install A/C to Kitchen area		\$ 2,800	Needs A/C when food prepping
Wundowie Depot	Job 1245	Install pole and lighting to back shed	\$ 3,500		Security lighting required to back shed, also installing conduit for future CCTV.
Wundowie Hall	Job 1801	Replace ceilings to toilet, and kitchen areas		\$ 13,600	Ceiling to be replaced with panel system and get rid of old heavy panels, for easy access to electricians and ceiling space.
		Ridge installation to stop water leaks	\$ 1,800		Ridge of smaller section is un repairable and constant water leaks.
Wundowie Library	11352082	CCTV for internal.	\$ 2,500		CCTV upgraded to cover staff and external doors for safety concerns
Bernard Park Toilets	Job 5801	Replace doors to duracote and paint		\$ 5,100	Doors are damaged due to water etc.
		Re-coat floor throughout.	\$ 16,385		Floor coating is lifting and is hard to clean
Jubilee oval		Upgrade electrical boards and replace distribution boards at Jubilee reserve	\$ 40,750		Upgrades to main switch board and multiple smaller boards throughout the Jubilee Reserve
		Totals	\$ 117,249	\$ 164,408	
		Combined totals	\$ 281,657		

Cr J E G Williams declared a "Proximity and Impartiality" interest in item 12.2.2 - Draft Road Program 2019/20 as she is co-owner of a property on the corner of Burma and Leschenaultia Rd, Wundowie (proximity) and she lives on Carlin Rd, Bakers Hill (impartiality) but not in proximity of sections mentioned.

Cr C R Antonio declared a "Proximity" interest in item 12.2.2 - Draft Road Program 2019/20 as the proposed work for 20/21 Grass Valley North Rd to Antonio Rd travels past land which he is a joint owner in.

12.2.2 Draft Road Program 2019/20

Address:	N/A
Owner:	Shire of Northam
Applicant:	Nil
File Reference:	6.1.2.15
Reporting Officer:	Paul Kher Engineering Technical Officer
Responsible Officer:	Clinton Kleynhans Executive Manager Engineering Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to review and endorse the proposed 2 year road program, with roads identified for delivery in 2019/20 to be included in the 2019/20 Annual Budget.

In addition, those roads identified for delivery in 2020/21 be endorsed by Council to be re-presented during the 2020/21 budget development process for consideration and potential inclusion in the 2020/21 Annual Budget.

ATTACHMENTS

- Attachment 1: Proposed Draft Road Program 2019/20 (Year 1)
- Attachment 2: Proposed Draft Road Program 2020/21 (Year 2)
- Attachment 3: Consideration List
- Attachment 4: Locality Maps (proposed Year 2019/20)
- Attachment 5: Locality Maps (Consideration list)

BACKGROUND / DETAILS

In March 2018 Pavement Management Services (PMS) were engaged on behalf of the Shire of Northam to perform a detailed road network condition survey to determine the current condition of the road network.

This sealed road survey was undertaken using an Automatic Road Analyser (ARAN), with all data captured and rated as per WALGA guideline for Road Visual Condition Assessment Manual (Version 1 2016).

Cracking of the bituminous surface of a road has a major effect on the road sub-pavement as it allows water ingress which will eventually result in pavement failure. Cracking defects are typically considered as the highest priority and therefore used as the trigger point for roads to be considered for inclusion of the draft road program.

The following table identifies average width of the cracks typically occurring in the assessment area.

Cracking Severity	Rating
Slight area affected	1.0
Minor –Average crack width < 2 mm wide	2.0
Moderate- average crack width 2mm -4 mm	3.0
Heavy- average crack width 4mm – 6mm	4.0
Extreme-average crack width > 6mm	5.0

Roads that exhibit non-structural cracking severity within 1.0 to 2.5 rating range will trigger a resurface treatment, this is aimed at preserving the road surface before damage occurs to the underlying granular layers due to water ingress.

Roads that exhibit non-structural cracking severity within 2.5 to 3.5 rating range, will typically require some rehabilitation / surface correction due to surface deficiencies and pavement undulation of the wearing surface.

Roads that are identified to be a reconstruction treatment exhibit non-structural cracking severity within 3.5 to 5.0 rating range. Typically these roads require significant surface and pavement correction as the extent of cracking has been so severe it has allowed water to penetrate the seal over the time.

This condition data was used as a starting point which was followed by onsite inspection of the selected roads to validate the data, making minor changes with consideration of area appropriate treatments, joining recent year's resurfaced sections as well as grouping or extending projects to provide greater value for money through reduced mobilisation and demobilisation costs.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 5: Infrastructure & Service Delivery

Outcome 5.3: To have safe, well-maintained community infrastructure and services to a standard expected of a Regional Centre.

- Deliver infrastructure projects effectively, on budget and schedule, aligned with local community plans and infrastructure projects;
- Build on community service delivery models to ensure services are continuously improved and modernised to meet community needs; and
- Maintain an efficient, safe and quality road network.

Financial / Resource Implications

The projects presented for the 2019 / 2020 Road Program is based on widening projects primarily being delivered by internal crews in regional areas, within construction labour budget constraints. Resurfacing works will be delivered by external contractors within available budgets.

The following is the breakdown of the treatment type compared to the current asset management plan.

Treatment Type	Draft Road Budget 2019/20	Asset Management Plan 2019/20	LTFP 2019/20
Gravel Re-Sheet	\$200,000	\$ 441,720	\$ 400,000
Rehabilitation	\$377,127	\$ 456,308	\$ 1,010,053
Resurface	\$2,849,356	\$ 2,211,681	\$ 1,932,295
Total	\$3,226,484	\$ 3,109,709	\$ 3,342,348

Costing's for the proposed draft 2020 / 21 program are estimates only, which once the draft program is endorsed by Council, staff will then have the opportunity to cost them in detail prior to the adoption of the 2020/ 21 Annual Budget using current market rates closer to that time.

Legislative Compliance

Nil.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

The road program presented to Council is what staff believe are the highest priority roads based on current condition.

Also presented to Council for consideration, are roads which have been identified by external requests from ratepayers or Council endorsed plans.

Should Council wish to have any of these roads included in the 2019/20 road program some of the roads on the current program will need to be removed, alternatively the annual road program allocation will need to be increased.

Risk Implications

- Reputational – Medium
 - By not endorsing the proposed road program means the Shire of Northam could be perceived as not providing a quality, viable, safe and efficient road network which is fit for the purpose.
- Financial – Medium
 - Council has adopted the Long Term financial Plan which has made a budget provision that will fund the proposed road program. Staff have taken all steps as reasonably practicable to cost the works in detail based on market rates, quotes received and historic expenditure and performance. However there is a risk involved if the scope of work changes, cost overruns due to unforeseen circumstances, staff have implemented cost variation processes which require approval from the Executive Manager Engineering Services and CEO prior to any works taking place.
- Compliance - Low
 - Works will be delivered utilising internal crews and external contractors. As there is some risk that the works do not meet engineering and construction specifications, staff have implemented quality control systems and processes to ensure completed works are to a satisfactory standard.
- Legal – Low
 - One of the roads included in the program is yet to have the clearing permit obtained (Southern Brook Road) without the approval of this permit works cannot proceed for the scope identified (Widening)

OFFICER'S COMMENT

In determining the proposed roads, the following guidelines and selection criteria were used;

1. Funded Projects – Projects that have funding approved by external sources are given highest priority in the annual works program. These roads are subject to the heaviest class of vehicles and have a more rapid rate of deterioration and maintenance issues if not addressed. The following roads will be those focus for widening unless otherwise directed by Council:
 - Spencers Brook Road; (Regional Road Group Funded)
 - Jennapullin Road; (Regional Road Group Funded)
 - Southern Brook Road: (Commodity Freight Route Funded)
2. Council Endorsed Informing Plans – Roads which have been included in such plans will be presented separately for Council adoption.

3. Haulage routes for restricted access vehicles (RAV) – Existing RAV routes are considered when selecting roads in terms of opportunity to extend remaining un-widened sections that don't score well in funding submissions due to lower volume traffic. These locations should be considered a part of the council funded projects.

It should be noted that:

- (1) Spencer Brook Road- SLK 16.43 - 19.34, (2) Forrest Street – SLK 0.42 - 0.72 has not yet received any confirmation of Black spot funding.
- Shire has received preliminary confirmation of CFRF (Commodity Freight Road Funds) funding for Southern Brook Road which was previously unsuccessful when applied for through RRG funding, due to low traffic counts and score. With this opportunity presented staff brought forward this road on the long term program, as such, the clearing permit had not yet been applied for. Staff are currently in the process of seeking a clearing permit for this project however cannot confirm at this stage if it will be issued prior to 2019/20 budget adoption.

Although this is unknown at this stage, staff recommend that the road be included in the road program as it is unlikely that this project would qualify for any other funding opportunities. In the event that the clearing permit is not obtained staff will report to Council making a recommendation for the project and the allocated funding. Alternatively, if Council do not wish to take this opportunity for funding then it can be removed from program.

In recent years Gravel Re-Sheet Programs have been presented to Council listing specific road project locations for endorsement. Due to the rapid deterioration of gravel roads caused by a variety of contributing factors such as weather events, harvest seasons (Haulage) etc. staff are of the opinion that value for money is not being achieved for these works. These works will alternatively be delivered through the Gravel Maintenance Program with an increase in funding for materials. This will allow real-time assessment of the current condition of the gravel road.

A consideration list (Attachment 3) has also been compiled listing roads that have been requested by various stakeholders. It should be noted that roads which are requested for widening require an environmental permit and approval prior to widening. If clearing permit cannot be obtained, then widening of the road cannot be further proceed and staff will present an alternative roads to council before final budget adoption.

Should Council wish to include any of roads on the consideration list, they would either need to substitute the road with an already proposed road on the program (Non-funded), alternatively additional funding will be required if a road is to be added. It should be noted the current proposed road program has internal crew labour allocated to capacity. Any additional roads added

with a labour component will over commit internal crews. These roads are identified on the consideration list.

RECOMMENDATION

That Council;

- Endorse the following road project locations at Total cost of \$3,226,484.67 for inclusion in the 2019/2020 Road Program.**

Road Name	Start	End	Locality	Treatment Type	Length
Proposed Final Road Program 2019-2020					
HENTY PLACE	0	270	NORTHAM	Resurface	270
SPENCERS BROOK ROAD	16430	19340	SPENCER BROOK	Resurface	2910
ZAMIA TERRACE	0	480	WUNDOWIE	Resurface	480
CHIDLOW STREET WEST	370	670	NORTHAM	Resurface	300
KENNEDY STREET	320	920	NORTHAM	Resurface	600
COATES ROAD	0	1700	WUNDOWIE	Resurface	1700
VIVIAN STREET SOUTH	0	200	GRASS VALLEY	Resurface	200
QUALUP PLACE	0	140	WUNDOWIE	Resurface	140
MARTIN STREET D:2	0	300	NORTHAM	Resurface	300
LYON STREET	0	600	NORTHAM	Rehab	600
BOONDINE ROAD	0	640	SPENCER BROOK	Resurface	640
HARVEY ROAD	0	470	SPENCER BROOK	Resurface	470
TAMMA ROAD	1100	2400	BAKERS HILL	Resurface	1300
FORREST STREET	420	720	NORTHAM	Resurface	300
CHIDLOW STREET WEST	20	300	NORTHAM	Resurface	280
SPENCERS BROOK ROAD	8650	10250	SPENCER BROOK	Resurface	1600
OLIVER STREET	0	410	NORTHAM	Rehab	410
CHIDLOW STREET WEST	1480	1950	NORTHAM	Resurface	470
PARK LANE	0	230	NORTHAM	Resurface	230
CARLIN ROAD	2740	3550	BAKERS HILL	Resurface	810
CARTER STREET	200	410	GRASS VALLEY	Resurface	210
SPENCERS BROOK ROAD	12000	12800	SPENCER BROOK	Resurface	800
SOUTHERN BROOK ROAD	0	3070	GRASS VALLEY	Resurface	3070
ORD STREET	0	190	NORTHAM	Resurface	190
Gravel re-Sheet			VARIOUS	RGR	Various

Attachment 1
Final Proposed Road Program 2019/ 20

Road Name	Start	End	Locality	From	To	Length	Scopes Included	Treatment Cost
PROPOSED ROAD PROGRAM 2019-2020								
HENTY PLACE	0	270	NORTHAM	Woddley Farm Dve	End	270	Asphalt Overlay	\$ 58,408.00
SPENCERS BROOK ROAD	16430	19340	SPENCER BROOK	Mokine Rd	Old Spencer Rd	2910	Widening	\$ 372,035.12
ZAMIA TERRACE	0	480	WUNDOWIE	Crowea Tce	Boronia Ave	480	Seal + Kerb	\$ 61,835.00
CHIDLOW STREET WEST	370	670	NORTHAM	Burgoyne St	gey St	300	Seal Overlay	\$ 27,000.00
KENNEDY STREET	320	920	NORTHAM	Stirling	Clarke St	600	Seal Overlay	\$ 54,563.00
COATES ROAD	0	1700	WUNDOWIE	GEH	Fondry Pl	1700	Seal Overlay	\$ 71,400.00
VIVIAN STREET SOUTH	0	200	GRASS VALLEY	lodge	Demster	200	Seal + Kerb +	\$ 21,938.90
QUALUP PLACE	0	140	WUNDOWIE	Kuringal St	End	140	Spray Seal	\$ 15,102.15
MARTIN STREET D:2	0	300	NORTHAM	Newcastle Rd	fernie Rd	300	Spray Seal + Minor Rehab +Kerb	\$ 70,909.39
LYON STREET	0	600	NORTHAM	Throssell St	Byfield St	600	Spray Seal + Minor Rehab	\$ 115,254.36
BOONDINE ROAD	0	640	SPENCER BROOK	Avroanson Rd	End	640	Spray Seal + Minor Rehab	\$ 69,276.37
HARVEY ROAD	0	470	SPENCER BROOK	Leeder Rd	End	470	Spray Seal + Minor Rehab	\$ 53,707.38
TAMMA ROAD	1100	2400	BAKERS HILL	no rd	no rd	1300	Spray Seal	\$ 58,506.50
FORREST STREET	420	720	NORTHAM	Christmass St	Hampton St	300	Asphalt + minor Rehab + Island treatment	\$ 138,386.32
CHIDLOW STREET WEST	20	300	NORTHAM	Peel	Hawes St	280	Spray Seal + Minor Rehab	\$ 51,915.10
SPENCERS BROOK ROAD	8650	10250	SPENCER BROOK	Thomas st	trimmer Rd	1600	Widening	\$ 565,174.01
OLIVER STREET	0	410	NORTHAM	Peel	Byfield	410	Asphalt + Minor Rehab + full length Kerb	\$ 262,302.16
CHIDLOW STREET WEST	1480	1950	NORTHAM	House no 142	Habgood St	470	Spray Seal	\$ 33,675.00
PARK LANE	0	230	NORTHAM	Huff St	Inkpen St	230	Spray seal + Kerb	\$ 31,548.00
CARLIN ROAD	2740	3550	BAKERS HILL	no rd	no rd	810	Spray Seal	\$ 50,537.00
CARTER STREET	200	410	GRASS VALLEY	George St	Dempster St	210	Asphalt + Minor Rehab +Kerb	\$ 67,980.50
SPENCERS BROOK ROAD	12000	12800	SPENCER BROOK	trimmer rd	no end	800	Widening	\$ 286,017.02
SOUTHERN BROOK ROAD	0	3070	GRASS VALLEY	Goommaling Rd	Mout Joy Rd	3070	Widening	\$ 473,703.40
ORD STREET	0	190	NORTHAM	Forrest St	Broome Tce	190	Seal Overlay	\$ 15,310.00
Gravel re-Sheet			VARIOUS				Re-Gravel	\$ 200,000.00
							Total	\$3,226,484.67

**Attachment 2
Proposed Draft Road Program 2020/ 21**

Road Name	Start	End	Locality	From	To	Length	Scopes Included	Treatment Cost
PROPOSED ROAD PROGRAM 2020-2021								
WERRIBEE ROAD	1200	2800	WUNDOWIE	McMullen	Doy Rd	1600	Spray Seal	\$ 180,026.73
CROWEA TERRACE	0	620	WUNDOWIE	Kuringal St	Kingia St	620	Spray Seal	\$ 52,446.28
SOUTHERN BROOK ROAD	15300	16330	GRASS VALLEY	Grass Valley Nrth Rd	Antonia Rd	1030	Spray Seal + Pot holes repair	\$ 73,706.40
SOUTHERN BROOK ROAD	16330	17300	GRASS VALLEY	no rd	McManus Rd	970	Spray Seal	\$ 160,694.16
JENNAPULLIN ROAD	320	580	GRASS VALLEY	CARTER St	CLYSDALE	260	Spray Seal	\$ 90,992.32
JENNAPULLIN ROAD	9330	11320	GRASS VALLEY	no rd	no rd	1990	Widening	\$ 328,015.00
HADDRILL ROAD	2200	2390	IRISHTOWN	no rd	no rd	190	Spray Seal	\$ 38,505.32
WONGAMINE ROAD	0	60	IRISHTOWN	Haddrill Rd	No rd	60	Spray Seal	\$ 5,400.00
MOKINE ROAD	0	1920	SPENCER BROOK	spencer Brk rd	no rd	1920	Spray Seal	\$ 82,944.00
KEANE STREET	0	230	GRASS VALLEY	Carter St	Vivian St	230	Spray Seal + Minor Rehab	\$ 20,424.00
LEEDER ROAD	0	1510	SPENCER BROOK	Gooch Rd	Harvey Rd	1510	Spray Seal	\$ 81,234.63
LESCHENAUTIA ROAD	0	350	WUNDOWIE	burma St	Banksia AVe	350	Spray Seal	\$ 86,664.61
URALIA TERRACE	0	220	NORTHAM	Gordon St	Lance St	220	Spray Seal	\$ 21,320.00
CARTER STREET	410	850	GRASS VALLEY	Carroll St	End	440	Spray Seal	\$ 22,324.00
DAWSON ROAD	0	540	WUNDOWIE	Hyde Dr	End	540	Spray Seal	\$ 36,288.00
WELLINGTON STREET	520	850	NORTHAM	GREY ST	Gordon St	330	Reconstruction	\$ 148,346.81
FORREST STREET	90	210	NORTHAM	Newcastle St	Robinson St	120	Spray Seal	\$ 11,520.00
COX STREET	0	230	NORTHAM	Edmonson	East St	230	Spray Seal + Minor Rehab+ Kerb	\$ 82,501.84
FITZGERALD ST & GREY ST Round about	410	440	NORTHAM			40	Reconstruction	\$ 132,391.96
FITZGERALD STREET	2010	2750	NORTHAM	Poole St	Burn St North	740	Spray Seal + Rehab	\$ 139,728.59
DUKE STREET	930	1060	NORTHAM			130	Spray Seal + Rehab	\$ 64,048.12
DUKE STREET	2470	2940	NORTHAM	Hatton St	Burn StSth	470	Spray Seal + Rehab	\$ 138,545.46
KINGIA ROAD	200	850	WUNDOWIE	Hawke Ave	Crowea Tce	650	Spray Seal + Minor Rehab +Kerb	\$ 136,557.37
CHIDLOW STREET WEST	2390	2780	NORTHAM	Parker St	Clarkson St	390	Spray Seal	\$ 40,248.00
CHIDLOW STREET WEST	2780	3060	NORTHAM	Clarkson St	Burn St Sth	280	Spray Seal + Rehab	\$ 199,249.90
CHARLES STREET	0	550	Northam	Duke St	Avon river	550	Spray Seal	\$ 38,280.00
FORWARD STREET	0	220	NORTHAM	Edmonson St	East St	220	Spray Seal + Minor Rehab+ Kerb	\$ 81,603.93
INKPEN STREET	350	960	Northam	Stirling St	Clarke St	610	Spray Seal	\$ 49,044.00
GAIRDNER & WELLINGTON ST Round about	40	160	NORTHAM			120	Reconstruction	\$ 184,170.00
GREY ST & DUKE ST INTERSECTION	400	460	NORTHAM	GREY ST	DUKE ST	60	Spray Seal + Minor Rehab	\$ 92,257.29
JOHN STREET	0	200	NORTHAM	Mitchell Ave	Forrest St	200	Spray Seal	\$ 20,880.00
NORTHEY STREET	0	240	NORTHAM	EAST ST	Edmonson St	240	Spray Seal	\$ 16,128.00
SPRINGFIELD ROAD	0	120	NORTHAM	Gommaling Rd	Doctors Dr	120	Spray Seal	\$ 9,936.00
TAMMA ROAD & CARLIN RD Intersection	1810	1820	BAKERS HILL	no rd	no rd	10	Spray Seal	\$ 24,147.50
YILGARN AVENUE	0	650	NORTHAM	Peel Tce	no rd	650	Reconstruction	\$ 167,654.75
						Total		\$ 3,058,224.97

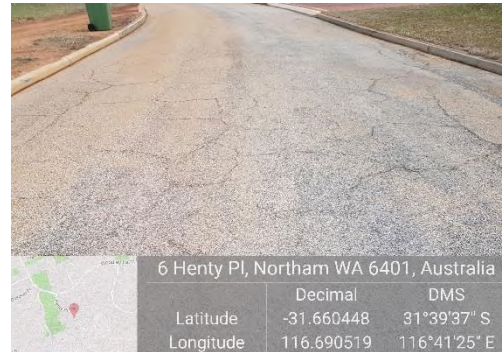
Attachment 3

Consideration List

Road Name	Start	End	Locality	From	To	Length	Annual Average Daily Traffic	Scopes Included	Year	Treatment Cost
ZAMIA TERRACE & BORONIA AVE	0	20	WUNDOWIE	Boronia Ave	Boronia Ave	40		Traffic Island + Resurface	CONSIDER	\$ 90,905.53
WERRIBEE ROAD	0	1250	WUNDOWIE	Hawke Ave	No rd	1250		Spray Seal	CONSIDER	\$ 49,870.53
OYSTON ROAD	0	1220	BAKERS HILL	GEH	Cook Rd	1220	227 VPD	Widening	CONSIDER	\$ 285,003.00
CHEDARING ROAD	1660	3040	WUNDOWIE	No close rd	Werribee rd	1380	53 VPD	Unsealed to Sealed	CONSIDER	\$473,703.40
DOY ROAD	970	1900	WUNDOWIE	Gaden Rd	Burma Rd	930	36 VPD	Unsealed to Sealed	CONSIDER	\$348,355.65
GADEN ROAD	0	1180	WUNDOWIE	Doys Rd	Mcnamara Rd	1180	40 VPD	Unsealed to Sealed	CONSIDER	\$333,892.09
ROBINSON STREET D:2	0	750	NORTHAM	Mitchell Ave	Newcastle Rd	750		Minor Rehab + Kerb	CONSIDER	\$153,782.56
BEAVIS PLACE	0	90	NORTHAM	Fitzgerald St	Minson Ave	90		Realignment of Road	CONSIDER	\$305,420.00
MAY STREET	0	230	NORTHAM	Chidlow St	Burgoyne ST	230		Seal Overlay	CONSIDER	\$17,358.35
DEMPSTER STREET D:2	0	170	NORTHAM	No close rd	No close rd	170		Spray Seal + Cul De sec	CONSIDER	\$84,742.50
ELIZABETH PLACE	0	0	NORTHAM	Ensign dale Place	no Close Rd	230		Full width profiling + Asphalt	CONSIDER	\$258,036.60
								Spray Seal	CONSIDER	\$149,870.53
										\$2,501,069.68

Attachment 4

HENTY PLACE (SLK 0.0-0.270) - NORTHAM



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source: RAMM & VISUAL INSPECTION
 Proposed Works: Asphalt overlay
Cracking Rating:4.3
 Associated Works: Asphalt Overlay



Existing issues:
 Heavy Cracking and Surface
 age

Other Comments:

SPENCER BROOK ROAD (SLK 12.0-12.80) – SPENCER BROOK



Road Hierarchy: LOCAL DISTRIBUTOR

RAV Route (Y/N): YES-3.0

Bus Route (Y/N): YES

Shire Focus (RRG): YES

Trigger source:

Proposed Works: Road Widening & Spray Seal overlay full width

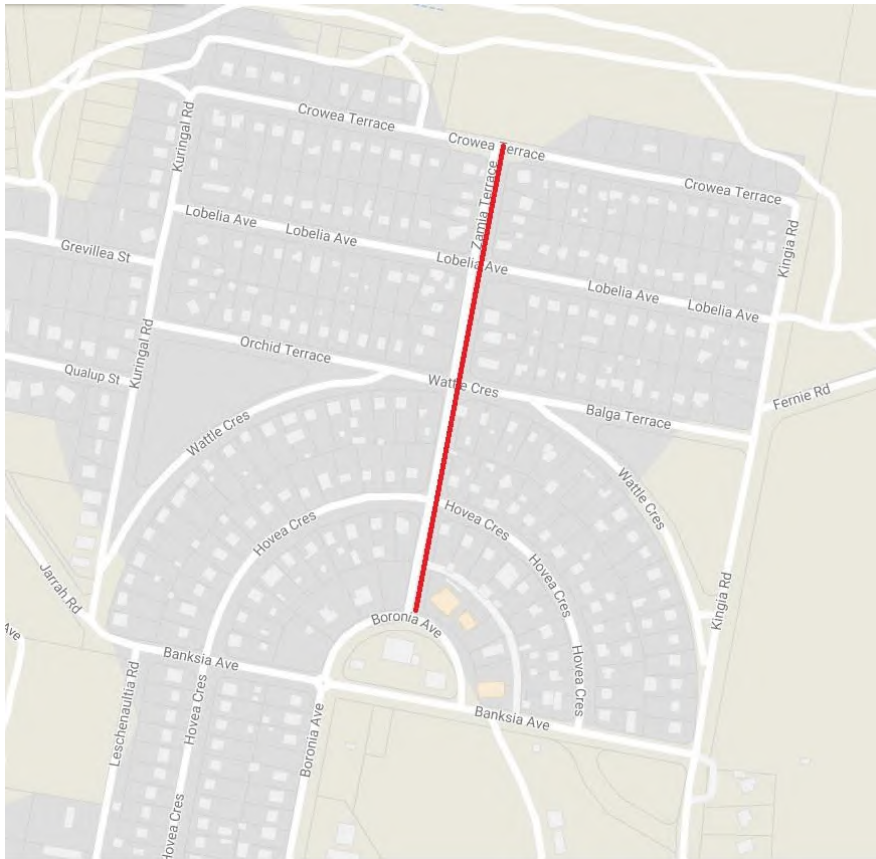
Cracking Rating: 2.5

Associated Works:

Other Comments:
BLACK SPOT FUNDING

Existing issues:
Narrow Section

ZAMIA TERRACE (SLK 0.0-0.480) - WUNDOWIE



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): Y
 Shire Focus (RRG):
 Trigger source: RAMM
 Proposed Works: Spray Seal overlay full width,
Cracking Rating: 1.8
 Associated Works: Kerb replacement

Other Comments:



Existing issues:
 Stripping & Cracking

CHIDLOW STREET (SLK 0.370-0.670) - NORTHAM



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): Y
 Shire Focus (RRG):
 Trigger source: RAMM
 Proposed Works: Spray Seal full width,
Cracking Rating: 4.0
 Associated Works:

Other Comments:



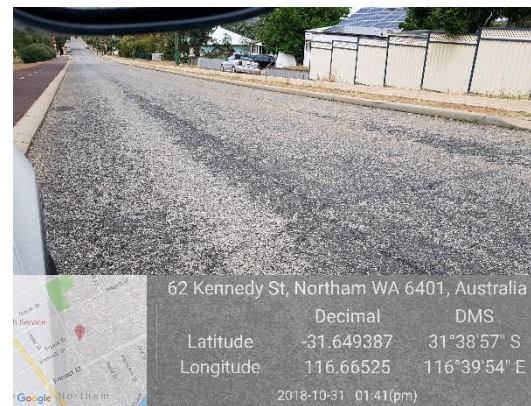
Existing issues:
 Heavy Stripping

KENNEDY STREET (SLK 0.320- 0.920) – NORTHAM



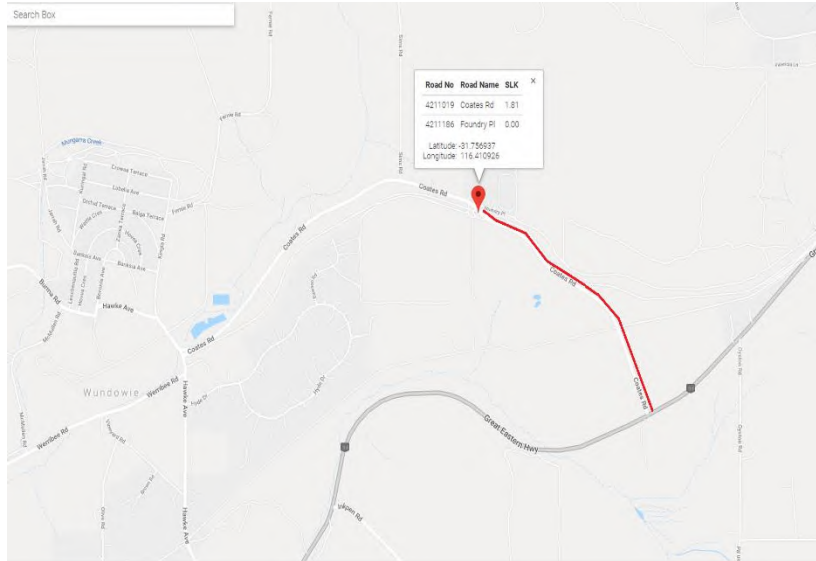
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source: RAMM, HEAVY STRIPPING
 Proposed Works: Spray Seal full width
Cracking Rating: 2.5
 Associated Works:

Other Comments:



Existing issues:
HEAVY STRIPPING & CRACKING

Coates Road (SLK 0.0- 1.70) – WUNDOWIE



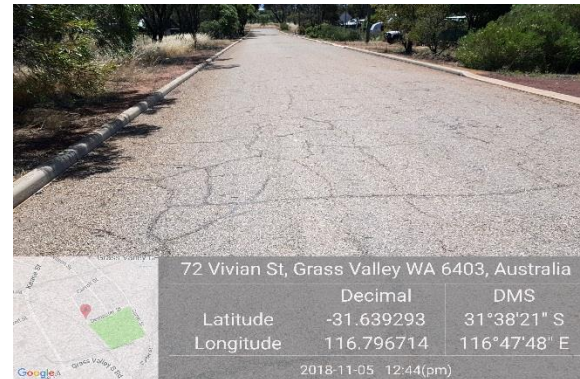
Road Hierarchy:	ACCESS ROAD
RAV Route (Y/N):	NO
Bus Route (Y/N):	YES
Shire Focus (RRG):	
Trigger source:	Cracking
Proposed Works:	Spray Seal full width on Widen section a
Cracking Rating:	2.7
Associated Works:	

Other Comments:

Existing issues:
 CRACKING

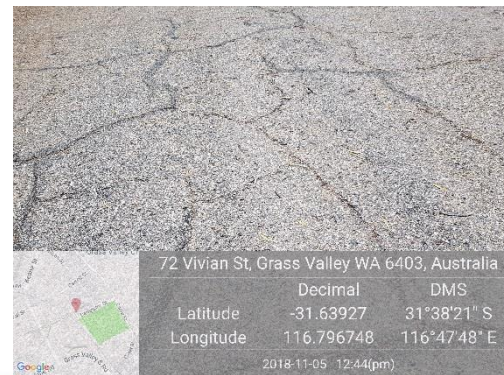


VIVIAN STREET SOUTH (SLK 0.0-0.200) – GRASS VALLEY



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): NO
 Shire Focus (RRG):
 Trigger source: RAMM AND VISUAL INSPECTION
 Proposed Works: Spray Seal full width
Cracking Rating: 3.95
 Associated Works: Tree root treatment.

Other Comments:



Existing issues:
 Cracking and surface age

QUALUP PLACE (SLK 0.0-0.140) – WUNDOWIE



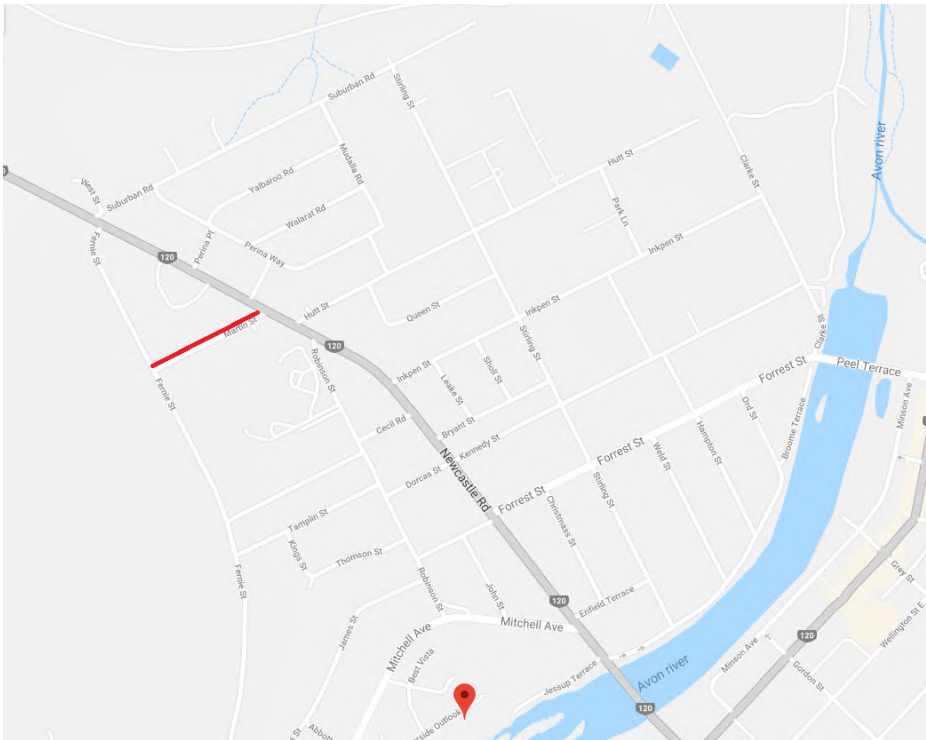
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): NO
 Shire Focus (RRG):
 Trigger source: RAMM
 Proposed Works: Full width Spray Seal & profiling
Cracking Rating: 2.85
 Associated Works:

Other Comments:



Existing issues:
 Binder age and heavy pot holes

MARTIN STREET (SLK 0.0-0.300) – NORTHAM



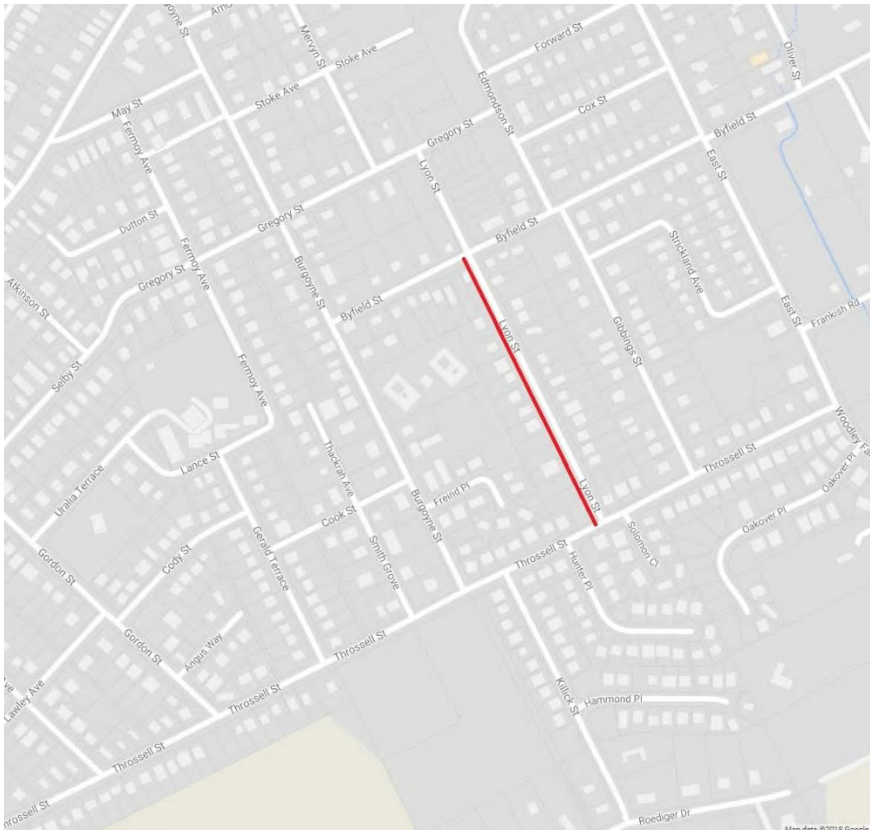
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): NO
 Shire Focus (RRG):
 Trigger source: RAMM
 Proposed Works: Spray Seal, Minor rehab Sections
Cracking Rating: 2.5
 Associated Works: Kerb replacement

Other Comments:



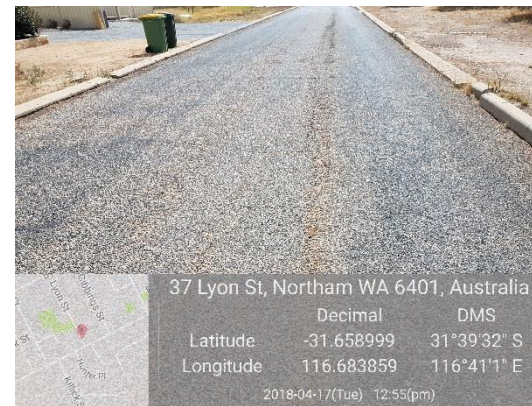
Existing issues:
 Structural cracking and Binder age, heavy patching

LYON STREET (SLK 0.0-0.600) – NORTHAM



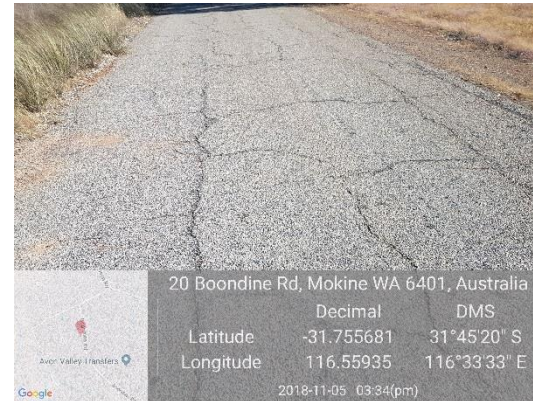
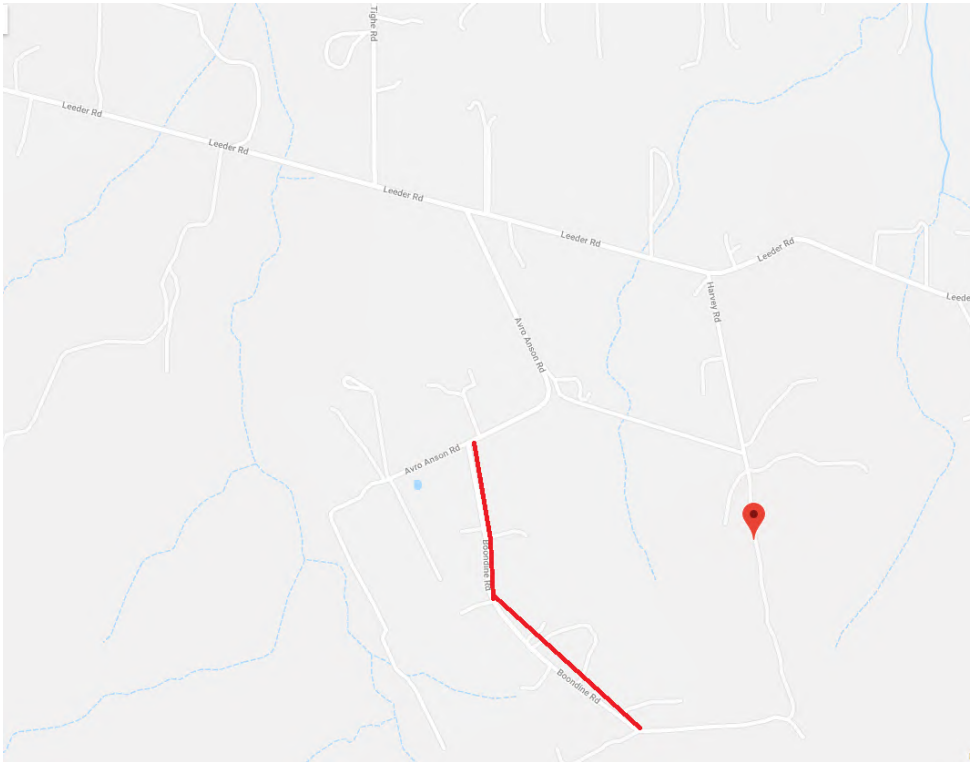
Road Hierarchy:	ACCESS ROAD
RAV Route (Y/N):	NO
Bus Route (Y/N):	NO
Shire Focus (RRG):	
Trigger source:	RAMM
Proposed Works:	Minor Rehab on Both side and Spray Seal Full width
Cracking Rating:	3.7
Associated Works:	

Other Comments:



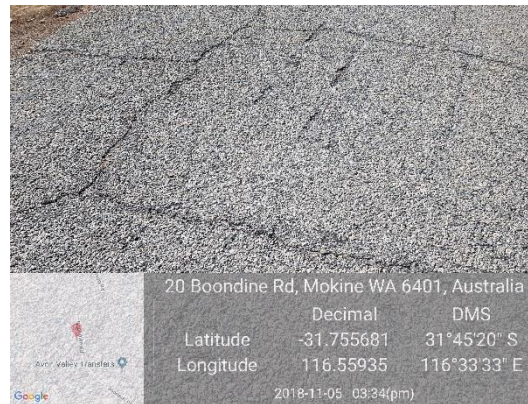
Existing issues:
 Structural cracking & undulation

BOONDINE RD (SLK 0.0-0.640) – SPENCER BROOK



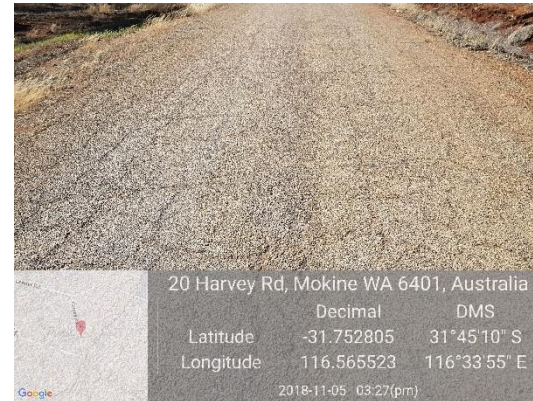
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): NO
 Shire Focus (RRG):
 Trigger source: RAMM
 Proposed Works: Full width Spray Seal
Cracking Rating: 3.7
 Associated Works: Construction Cul De sec

Other Comments:



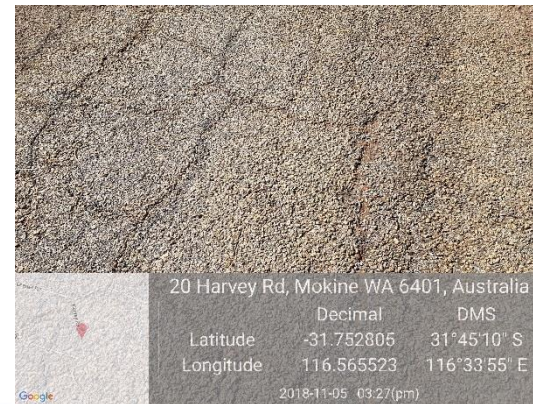
Existing issues:
 Heavy Surface Cracking and
 Surface age

HARVEY ROAD (SLK 0.0-0.500) – SPENCER BROOK



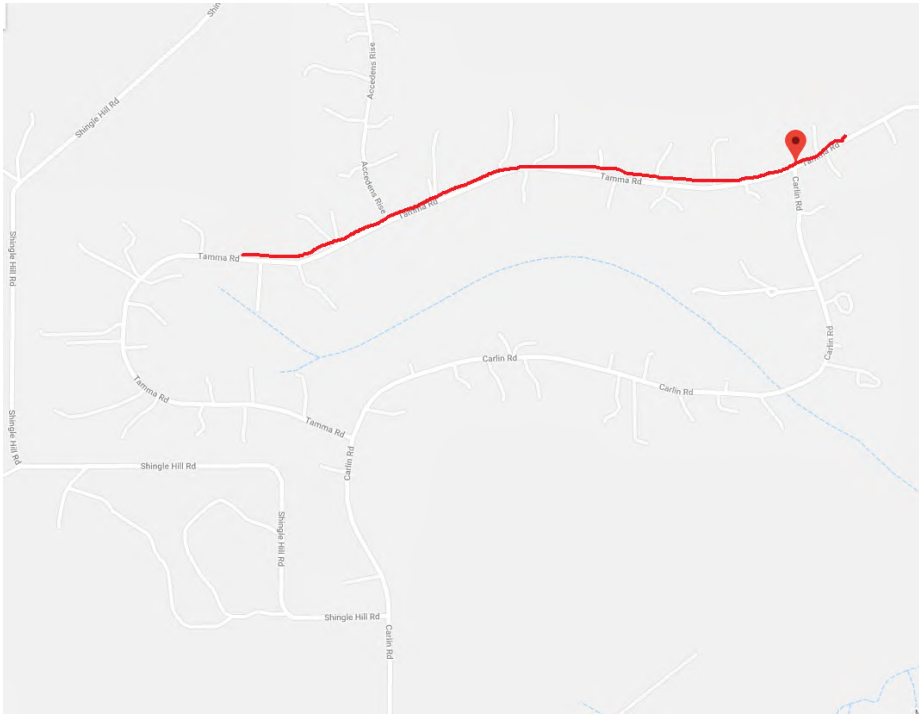
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): NO
 Shire Focus (RRG):
 Trigger source: RAMM & VISUAL INSPECTION
 Proposed Works: Full width Spray Seal & Minor Rehab
Cracking Rating: 3.4
 Associated Works: Table drainage & cul De sec construction

Other Comments:



Existing issues:
 Heavy Surface cracking

TAMMA ROAD (SLK 1.10-2.400) – BAKERS HILL



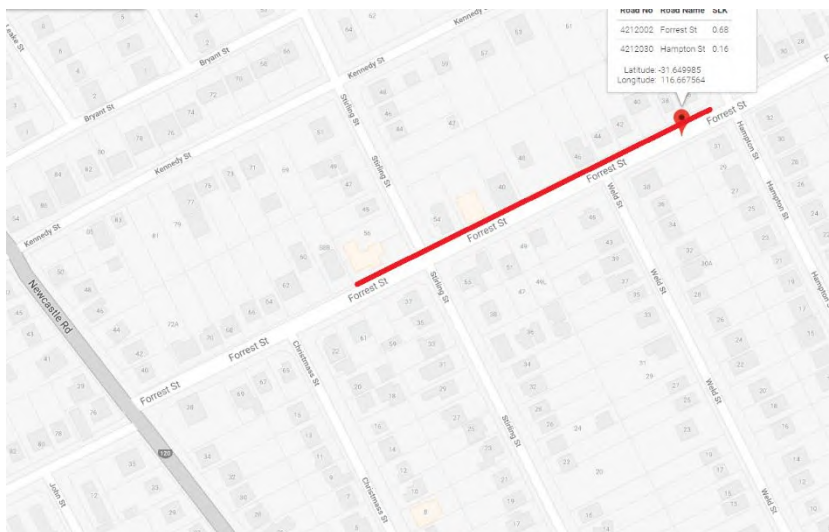
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source: RAMM & VISUAL INSPECTION
 Proposed Works: Full width Spray Seal
Cracking Rating: 3.2
 Associated Works:

Other Comments:



Existing issues:
 Heavy Surface cracking

FORREST STREET (SLK 0.42-0.72) – NORTHAM

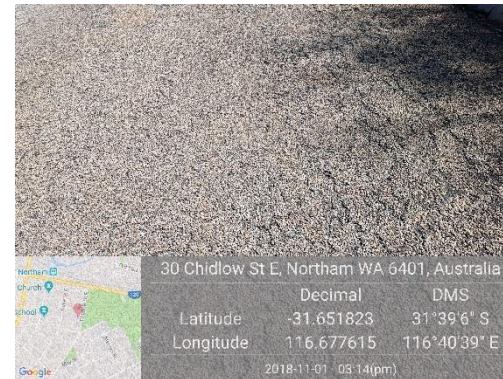


Road Hierarchy:	ACCESS ROAD
RAV Route (Y/N):	NO
Bus Route (Y/N):	YES
Shire Focus (RRG):	
Trigger source:	BLACK SPOT
Proposed Works:	Median Island Treatment and Asphalt overlay full width
Cracking Rating:	3.0
Associated Works:	Median Island and Asphalt Overlay

Other Comments:
 BLACK SPOT FUNDING

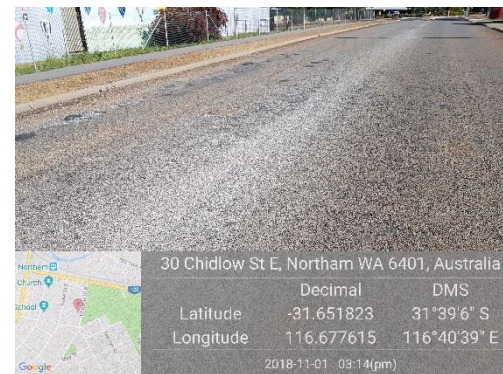
Existing issues:

CHIDLOW STREET (SLK 0.02-0.300) – NORTHAM



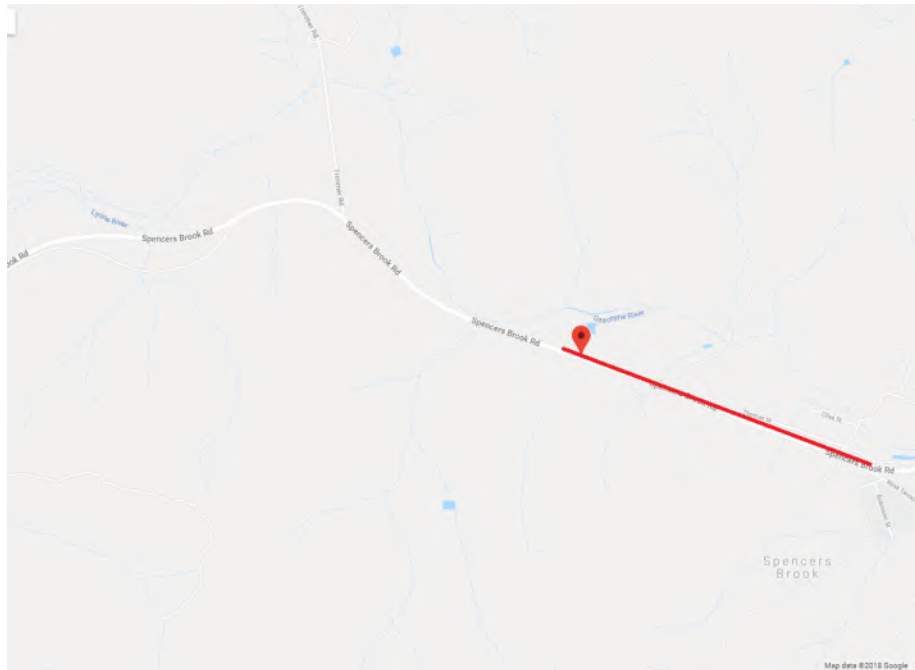
Road Hierarchy:	ACCESS ROAD
RAV Route (Y/N):	NO
Bus Route (Y/N):	YES
Shire Focus (RRG):	
Trigger source:	RAMM
Proposed Works:	Spray Seal overlay full width
Cracking Rating:	3.0
Associated Works:	Kerb replacement

Other Comments:



Existing issues:
 Stripping and cracking

SPENCER BROOK ROAD (SLK 8.65-10.25) – SPENCER BROOK

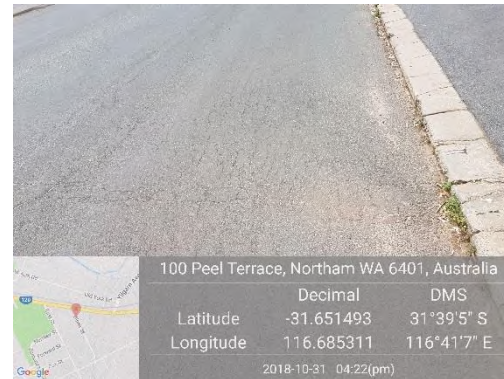
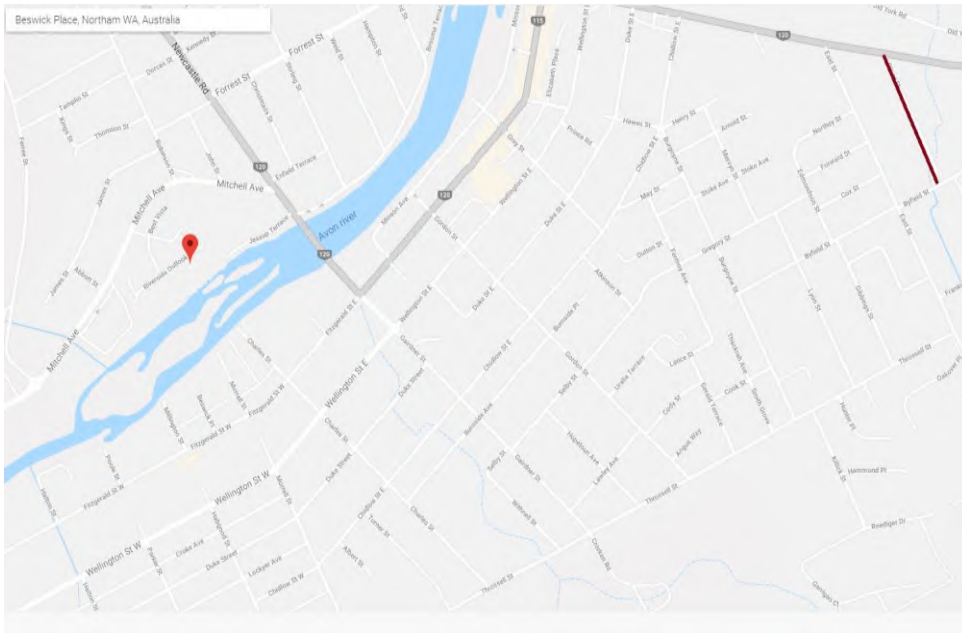


Road Hierarchy:	LOCAL DISTRIBUTOR
RAV Route (Y/N):	YES-3.0
Bus Route (Y/N):	YES
Shire Focus (RRG):	YES
Trigger source:	
Proposed Works:	Road Widening & Spray Seal overlay full width
Cracking Rating:	2.0
Associated Works:	Profiling, Culvert extension

Other Comments:
RRG FUNDING

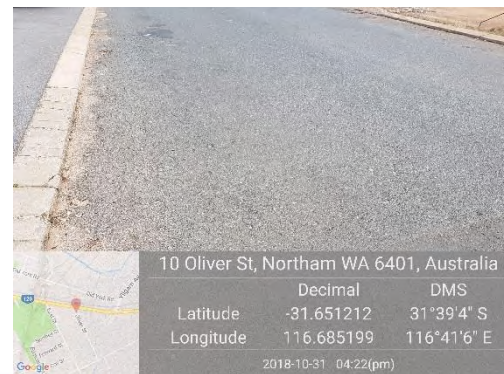
Existing issues:
Heavy pot holes and surface age

OLIVER STREET (SLK 0.0-0.410) - NORTHAM



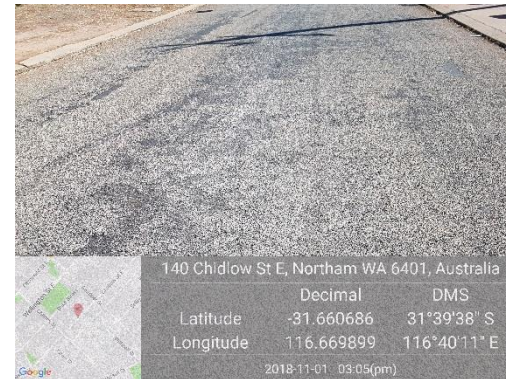
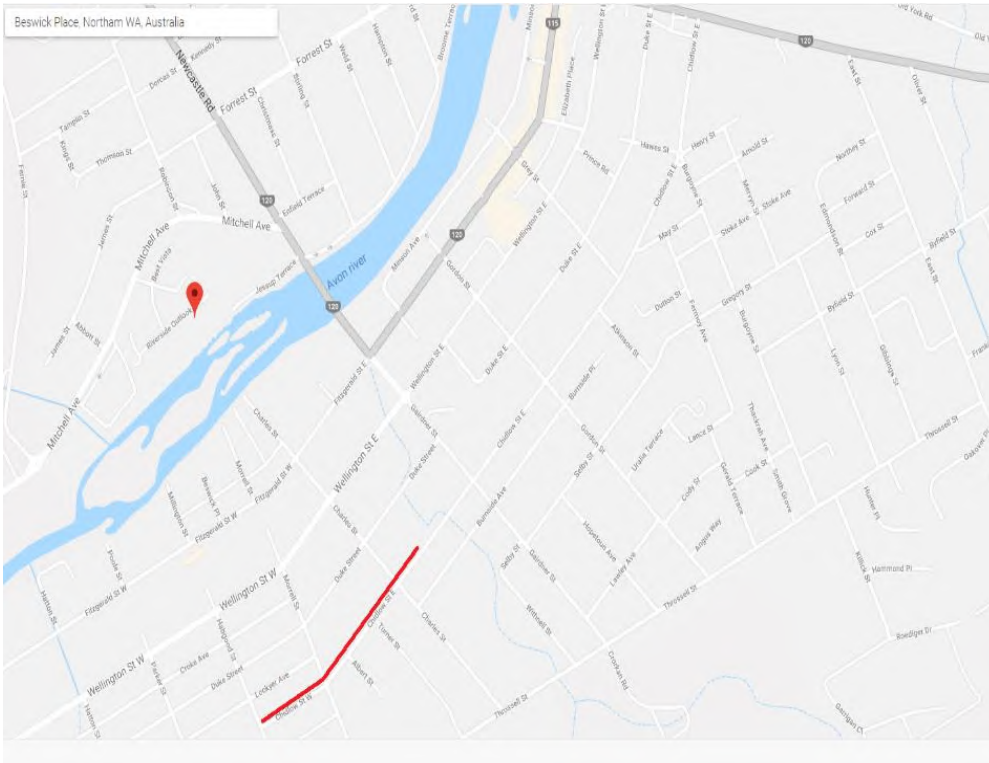
Road Hierarchy:	ACCESS ROAD
RAV Route (Y/N):	NO
Bus Route (Y/N):	NO
Shire Focus (RRG):	
Trigger source:	Visual Inspection & RAMM
Proposed Works:	Asphalt Overlay
Cracking Rating:	2.7
Associated Works:	Minor Profiling, Kerb replacement full length

Other Comments:



Existing issues:
 Surface age & undulation

CHIDLOW STREET (SLK 1.48-1.95) - NORTHAM



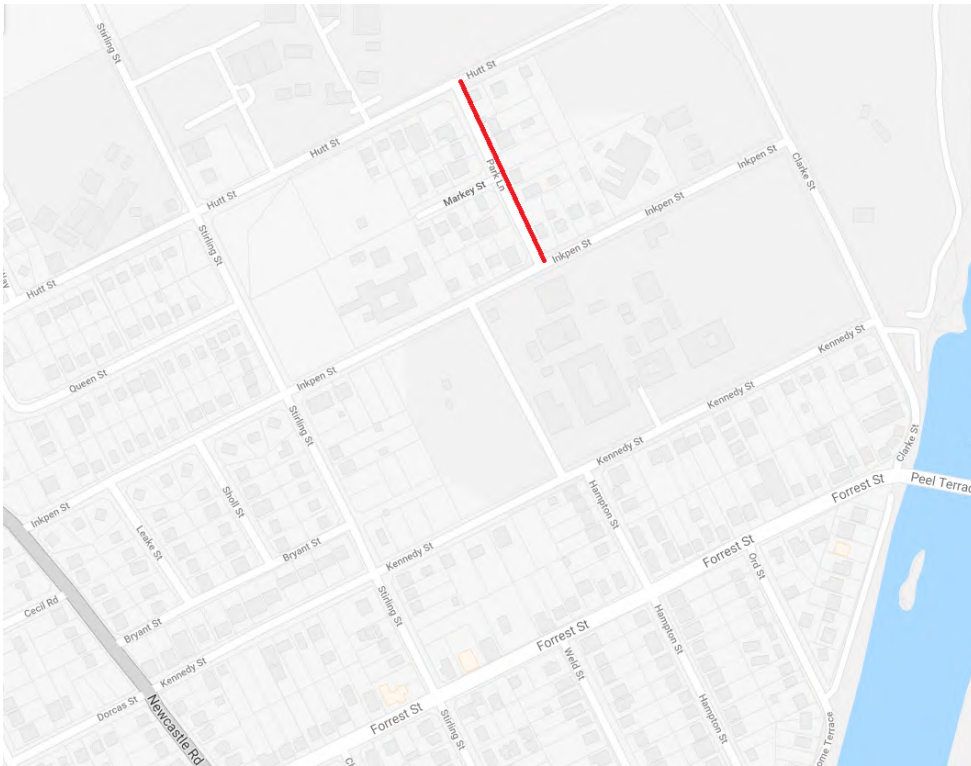
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source: RAMM
 Proposed Works: Spray Seal overlay full width
Cracking Rating: 2.2
 Associated Works:

Other Comments:



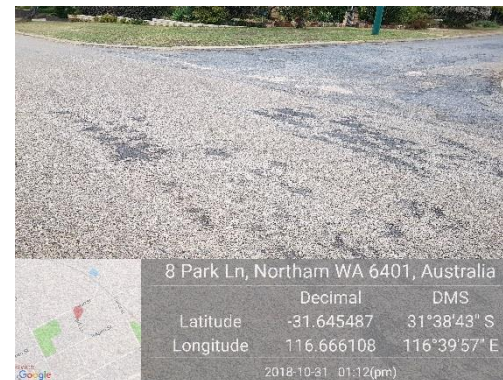
Existing issues:
 Stripping and cracking

PARK LANE (SLK 0.0 0.230) - NORTHAM



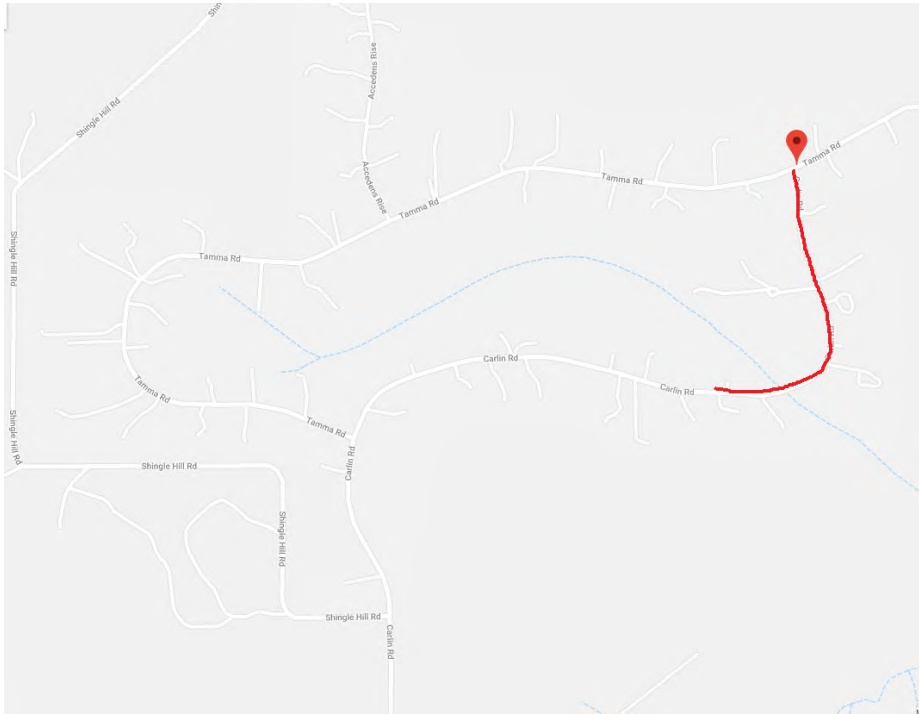
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): NO
 Shire Focus (RRG):
 Trigger source: RAMM
 Proposed Works: Spray Seal overlay full width
Cracking Rating: 2.2
 Associated Works: Kerb replacement

Other Comments:



Existing issues:
 Cracking & Stripping

CARLIN ROAD (SLK 2.74-3.55) – BAKERS HILL



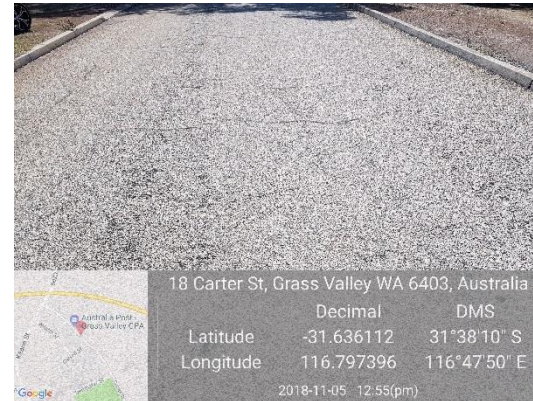
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source: RAMM & VISUAL INSPECTION
 Proposed Works: Full width Spray Seal
Cracking Rating: 2.1
 Associated Works:

Other Comments:



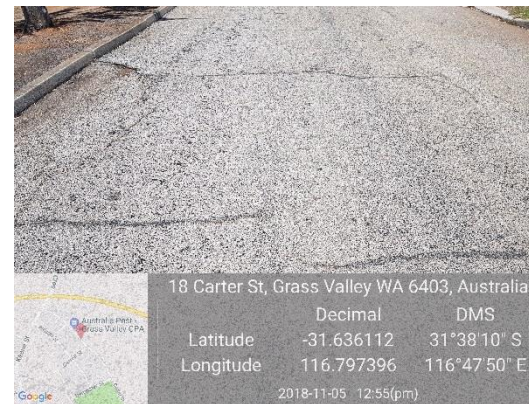
Existing issues:
 Surface cracking

CARTER STREET (SLK 0.20-0.410) – GRASS VALLEY



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source: RAMM & VISUAL INSPECTION
 Proposed Works: Full width Spray Seal
Cracking Rating: 2.1
 Associated Works: Tree root treatment

Other Comments:



Existing issues:
 Surface cracking & Stripping

SPENCER BROOK ROAD (SLK 12.0-12.80) – SPENCER BROOK

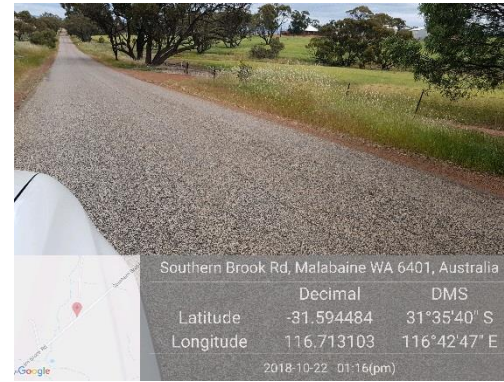


Road Hierarchy:	LOCAL DISTRIBUTOR
RAV Route (Y/N):	YES-3.0
Bus Route (Y/N):	YES
Shire Focus (RRG):	YES
Trigger source:	
Proposed Works:	Road Widening & Spray Seal overlay full width
Cracking Rating:	1.0
Associated Works:	Profiling,

Other Comments:
RRG FUNDING

Existing issues:
Heavy pot holes and surface age

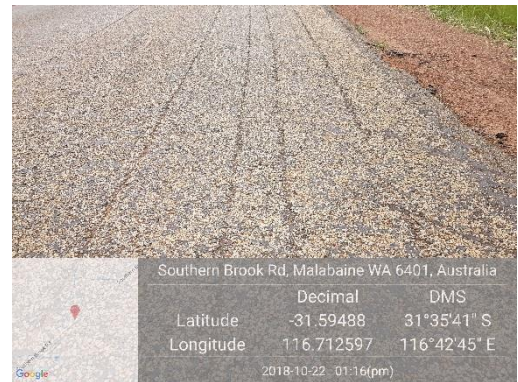
SOUTHERN BROOK ROAD (SLK 0.0- 3.07) – GRASS VALLEY



Road Hierarchy: LOCAL DISTRIBUTOR ROAD
 RAV Route (Y/N): YES 4.0
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source:
 Proposed Works: widen to 7.0 mt and Spray Seal full width
Cracking Rating: 1.0
 Associated Works: Road widening and Culvert extension, Tree Clearing

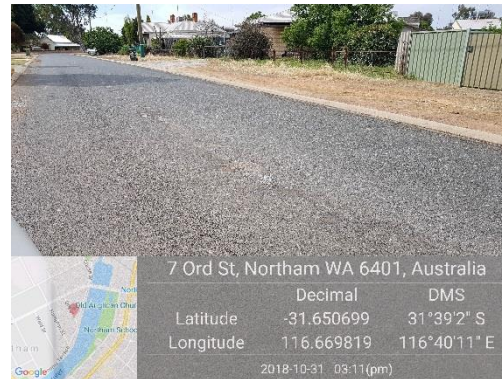
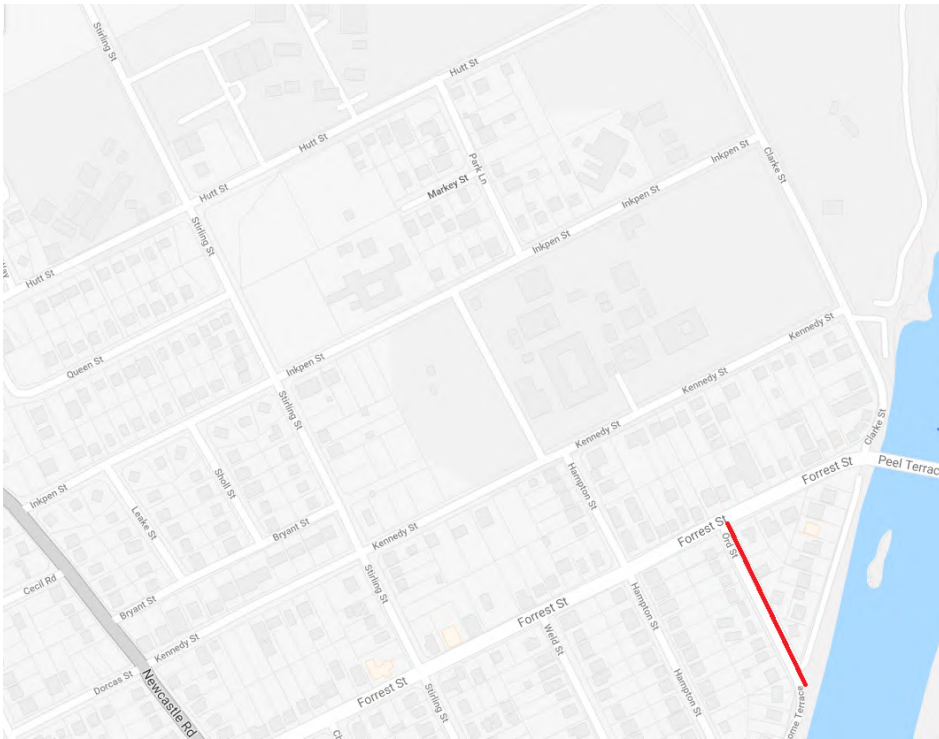
Other Comments:

COMMODITY FREIGHT ROAD FUND



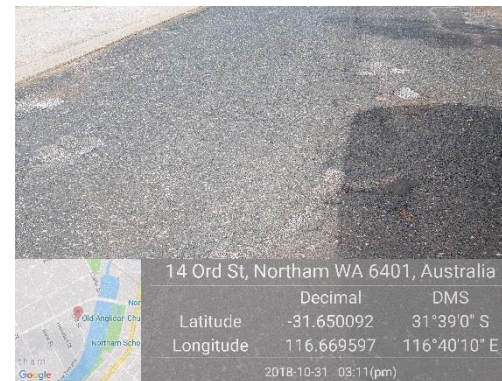
Existing issues:
 Narrow road section

ORD STREET (SLK 0.0 0.190) - NORTHAM



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): YES
 Shire Focus (RRG):
 Trigger source: RAMM & VISUAL INSPECTION
 Proposed Works: Spray Seal overlay full width
Cracking Rating: 1.0
 Associated Works:

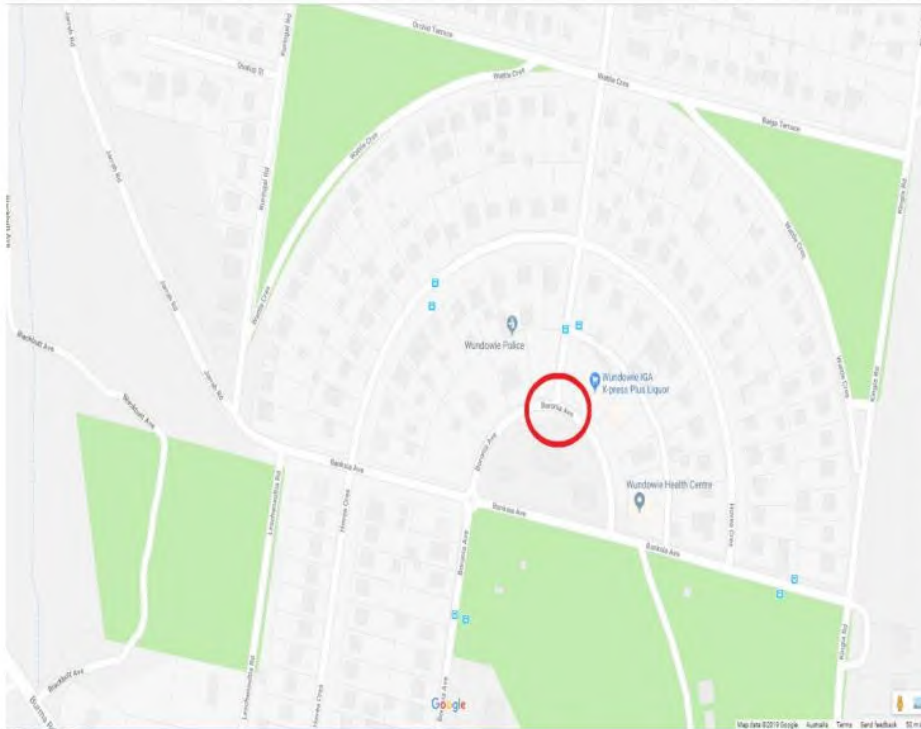
Other Comments:



Existing issues:
 Pot holing and Surface age

Attachment 5

ZAMIA TERRACE (SLK 0.0-0.480) -WUNDOWIE

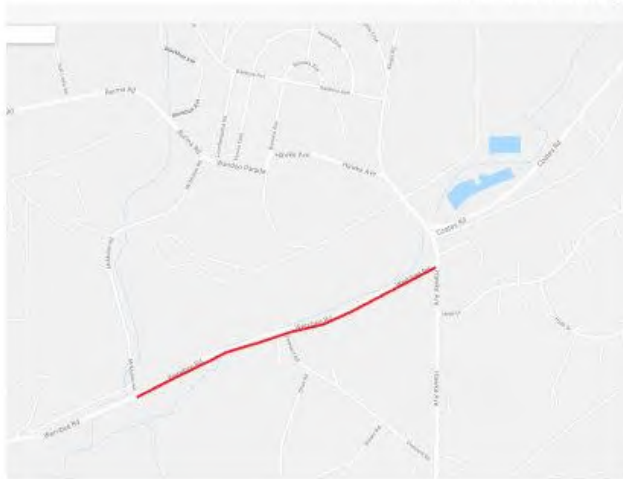


Road Hierarchy:	ACCESS ROAD
RAV Route (Y/N):	NO
Bus Route (Y/N):	Y
Shire Focus (RRG):	
Trigger source:	Wundowie Community Plan
Proposed Works:	Traffic island Treatment,
Associated Works:	Kerb replacement and new storm water drainage pipes and pits

Other Comments:

Existing issues:
Hoon driving reported

WERRIBEE ROAD (SLK 0.0- 1.25) – WUNDOWIE



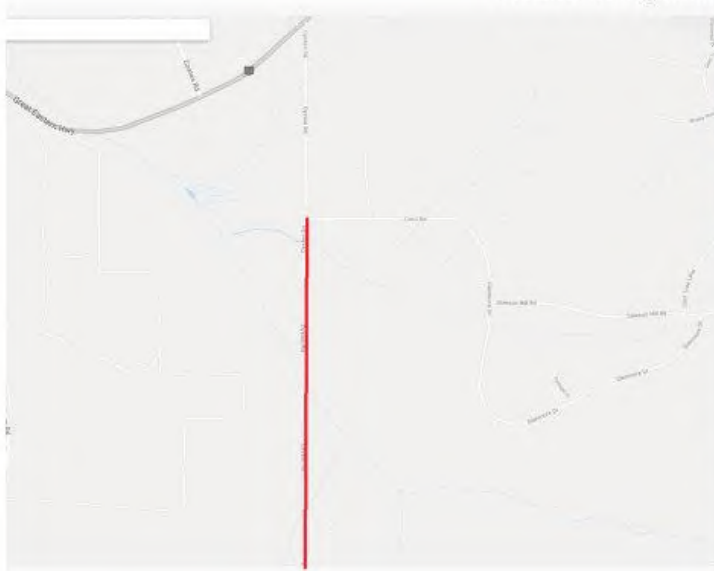
Road Hierarchy: ACCESS ROAD
RAV Route (Y/N): NO
Bus Route (Y/N): YES
Shire Focus (RRG):
Trigger source: INTERNAL REQUEST
Proposed Works: Spray Seal full width
Associated Works:

Other Comments:



Existing issues:
BINDER AGE, POT HOLES

OYSTON ROAD (SLK 0.0 – 1.22) – BAKERS HILL



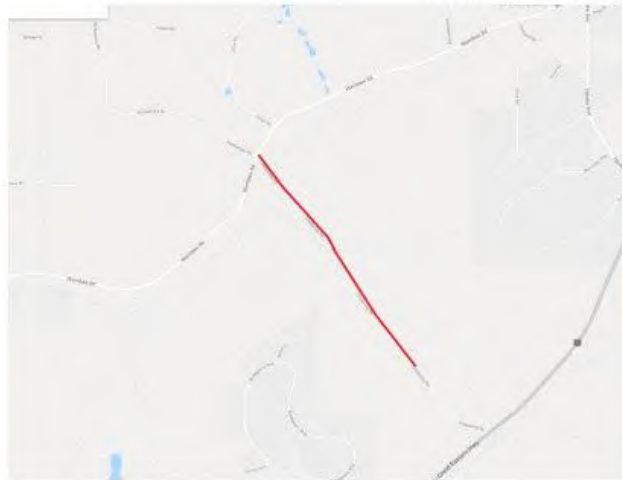
Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): NO
 Shire Focus (RRG):
 Trigger source:
 Proposed Works: Widening and Full width Spray Seal
 Associated Works:

Other Comments:
 ICS 80640 & I 80564



Existing issues:
 Narrow road

CHEDDARING ROAD (SLK 1.66 – 3.04) – WUNDOWIE



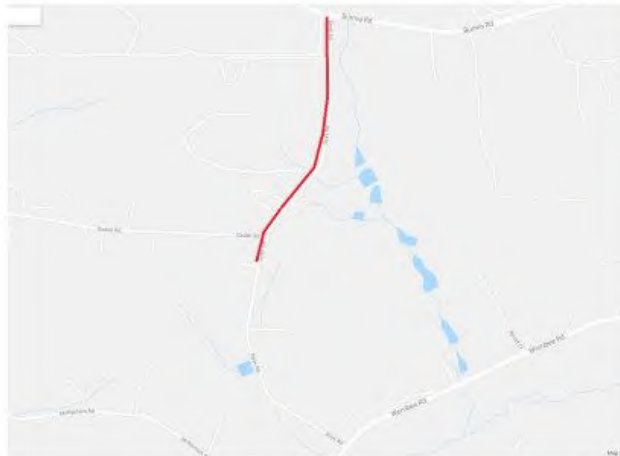
Road Hierarchy: ACCESS ROAD
RAV Route (Y/N): NO
Bus Route (Y/N): YES
Shire Focus (RRG):
Trigger source: INTERNAL REQUEST
Proposed Works: Reconstruction and Spray Seal full width
Associated Works:

Other Comments:



Existing issues:
 Unsealed Road

DOY ROAD (SLK 0.97 – 1.90) – WUNDOWIE



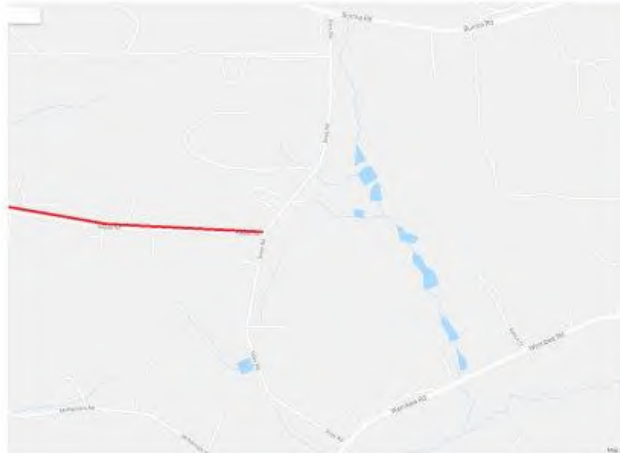
Road Hierarchy: ACCESS ROAD
RAV Route (Y/N): NO
Bus Route (Y/N): NO
Shire Focus (RRG):
Trigger source: INTERNAL REQUEST
Proposed Works: Reconstruction and Spray Seal full width
Associated Works:

Other Comments:



Existing issues:
 Unsealed Road

GADEN ROAD (SLK 0.0 – 1.80) – WUNDOWIE



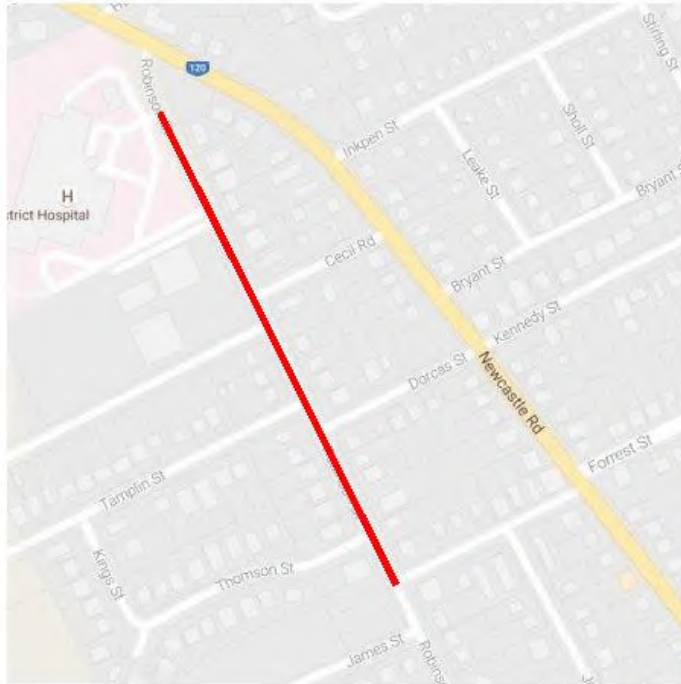
Road Hierarchy: ACCESS ROAD
RAV Route (Y/N): NO
Bus Route (Y/N): NO
Shire Focus (RRG):
Trigger source: INTERNAL REQUEST
Proposed Works: Reconstruction and Spray Seal full width
Associated Works:

Other Comments:



Existing issues:
 Unsealed Road

ROBINSON STREET (SLK 0.0 - 0.65) - NORTHAM



Other Comments:



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): Y
 Shire Focus (RRG):
 Trigger source: Internal request

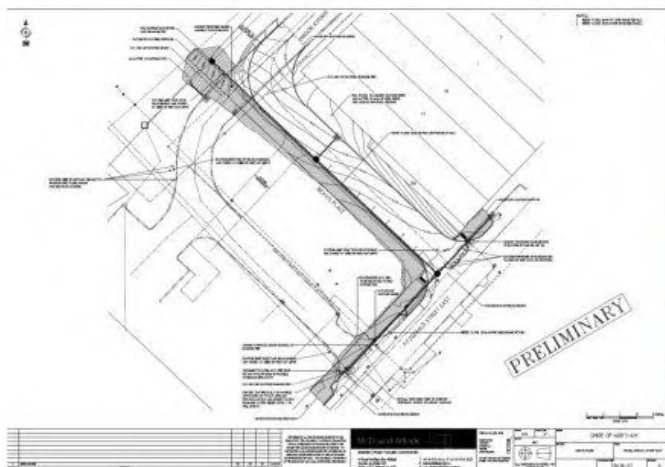
Proposed Works: Seal overlay and Minor rehab and Kerbing

Associated Works: Upgrading of kerb requires. Raise grates to new asphalt. Minor Rehab Sections



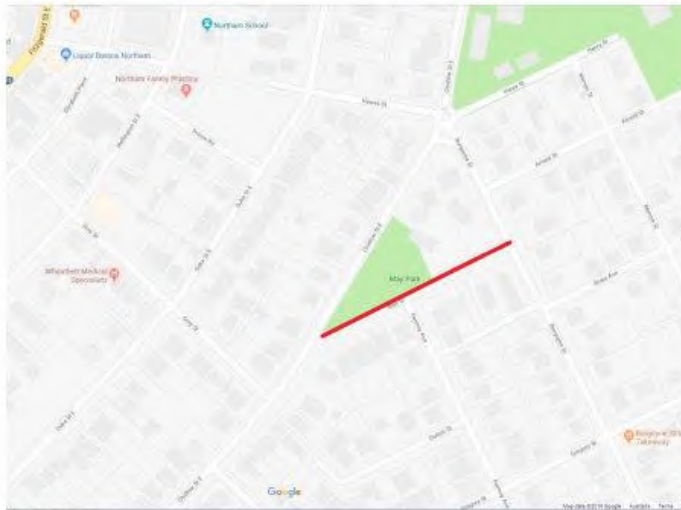
Existing issues:
 Cracking & Stripping

BEAVIS PLACE (SLK 0.0 - 0.10) - NORTHAM



Road Hierarchy:	ACCESS ROAD
RAV Route (Y/N):	NO
Bus Route (Y/N):	Y
Shire Focus (RRG):	
Trigger source:	
Proposed Works:	Realignment of existing road
Associated Works:	Upgrading of kerb requires. Upgrade of stormwater drainage pipes and pits, Upgrade and relocate existing footpath

MAY STREET (SLK 0.0 - 0.230) - NORTHAM



Road Hierarchy: **ACCESS ROAD**
 RAV Route (Y/N): **NO**
 Bus Route (Y/N): **Y**
 Shire Focus (RRG):
 Trigger source: **Internal request**

Proposed Works: **Seal overlay**

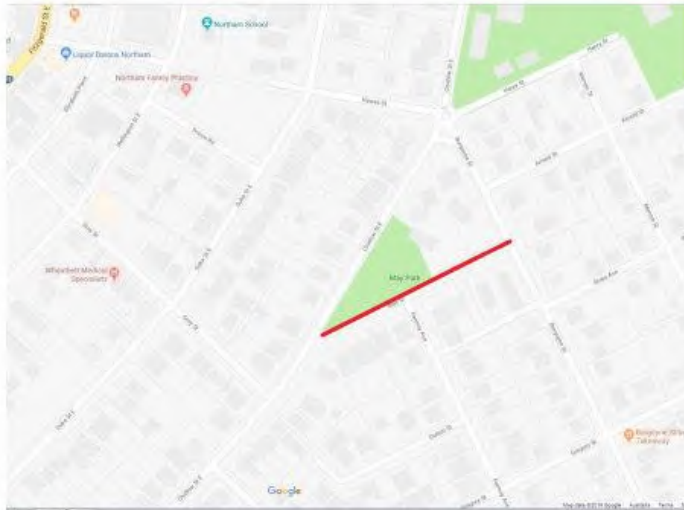
Associated Works: **Upgrading of kerb requires**

Other Comments:
Inter request



Existing issues:
Minor Stripping

DEMPSTER STREET (SLK 0.0 - 0.170) - NORTHAM



Road Hierarchy: **ACCESS ROAD**
 RAV Route (Y/N): **NO**
 Bus Route (Y/N): **Y**
 Shire Focus (RRG):
 Trigger source: **Internal request**

Proposed Works: **Spray Seal overlay and reconstruction Cul De sac both side**

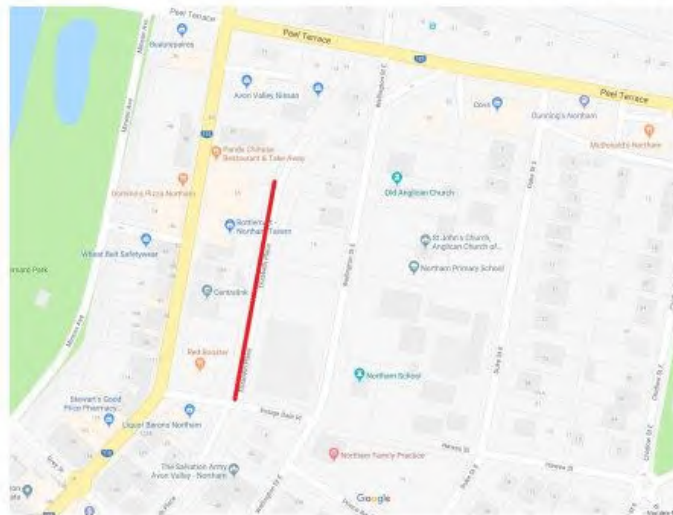
Associated Works:



Existing issues:
Minor Stripping and Cracking

Other Comments:
 ICS74840

ELIZABETH PLACE (SLK 0.0 - 0.20) - NORTHAM



Road Hierarchy: ACCESS ROAD
 RAV Route (Y/N): NO
 Bus Route (Y/N): Y
 Shire Focus (RRG):
 Trigger source: Internal request

Proposed Works: Profiling whole length and Asphalt Overlay

Associated Works: Raise grates to Asphalt, Line marking

Other Comments:
 I79546



Existing issues:
 Undulating and Surface defects

Cr T M Little declared a "Proximity" interest in item 12.2.2 - Draft Footpath Program 2019/20 & 2020/21 in relation to Boronia Ave footpath. He lives in Boronia Ave, 200m from proposed work.

12.2.3 Draft Footpath Program 2019/20 & 2020/21

Address:	N/A
Owner:	Shire of Northam
Applicant:	Nil
File Reference:	6.1.2.13
Reporting Officer:	Paul Kher Engineering Technical Officer
Responsible Officer:	Clinton Kleynhans Executive Manager Engineering Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

This report to Council outlines the draft 2019/20 Footpath Construction Program for consideration for inclusion in the 2019/20 Draft Annual Budget. Also included for consideration and comment on the proposed 2020/21 draft footpath construction program which will be further developed at a later stage.

ATTACHMENTS

- Attachment 1: 2019/20 Final Footpath Construction Program.
- Attachment 2: 2020/21 Draft Footpath Construction Program.
- Attachment 3: Footpath Consideration List-2019
- Attachment 4: Location maps

BACKGROUND / DETAILS

On the 20th June 2018 Council endorsed a 2 year (18/19 & 19/20) footpath program which was inclusive of the 2019/ 20 footpath program.

In assessment of the previously nominated projects for the forthcoming 2019/20 construction program, these footpath locations have been reviewed in the context of current condition and priority in consideration of recent developments.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 5: Infrastructure & Service Delivery

Outcome 5.3: To have safe, well-maintained community infrastructure and services to a standard expected of a Regional Centre.

- Deliver infrastructure projects effectively, on budget and schedule, aligned with local community plans and infrastructure projects; and
- Build on community service delivery models to ensure services are continuously improved and modernised to meet community needs.

Financial / Resource Implications

The value of the proposed works aligns with Council adopted Long Term Financial Plan

Legislative Compliance

Nil.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

The nominated project locations for the 2019/20 Footpath Construction Program are those which have stemmed from Northam Bicycle Plan, Northam Town centre Development and Connectivity Strategy and Northam Recreation Facility Development plan. All of these sources have had extensive community consultation in the lead up to their adoption and project commencement.

Risk Implications

- Reputational – Medium
 - By not endorsing the proposed Footpath program means the Shire of Northam could be perceived as not providing a quality, viable, safe and efficient infrastructure network which is fit for the purpose.
- Financial – Low
 - Council has adopted the Long Term financial Plan which has made a budget provision that will fund the proposed footpath program. Staff have taken all steps as reasonably practicable to cost the works in detail based on market rates, quotes received and historic expenditure and performance.
- Compliance - Low
 - Works will be delivered utilising external contractors. As there is some risk that the works do not meet engineering and construction specifications, staff have implemented quality control systems and processes to ensure completed works are to a satisfactory standard.

- Legal – Nil

OFFICER'S COMMENT

The following locations were recommended and endorsed to Council in June 2018 to form the 2019/20 Draft Annual Footpath Program.

- Balga Terrace Zamia Tce to Kingia Road
- Orchid Terrace Kuringal Rd to Zamia Tce
- Wattle Cr Orchid Tce To Balga Tce

Staff have reassessed these potential locations and are of the opinion that they are still highest priority with only minor changes addressing the feedback from the Wundowie community.

Staff are presenting the following locations to form the 2019/20 Annual Footpath Construction Program at an estimated value of \$ 288,296.46

Road Name	Start	End	Length	(\$) Cost
PROPOSED FOOTPATH PROGRAM 2019-2020				
FITZGERALD STREET	2230	2450	220	\$ 60,280.00
HOVEA CRESCENT	630	970	340	\$ 91,960.00
ORCHID TERRACE	0	260	260	\$ 87,339.23
WATTLE CRESCENT	380	500	120	\$ 48,717.23
	Total		940	\$ 288,296.46

The following locations are recommended to form the draft 2020 / 21 Annual foot path Construction Program at an estimated value of \$ 282,054.23

Road Name	Start	End	Length	(\$) Cost
PROPOSED DRAFT FOOTPATH PROGRAM 2020-2021				
BALGA TERRACE	0	250	250	\$ 74,949.23
BORONIA AVENUE	0	90	90	\$ 27,700.00
ESPERANCE STREET	0	220	220	\$ 67,830.00
FITZGERALD STREET	1850	2020	170	\$ 46,280.00
FRASER STREET	0	100	100	\$ 36,900.00
HOVEA CRESCENT	0	50	50	\$ 14,775.00
KURINGAL ROAD	190	240	50	\$ 5,440.00
KURINGAL ROAD	480	550	70	\$ 8,180.00
			1000	\$ 282,054.23

During the development of the 2020/21 Annual Budget, staff will reassess the condition of the footpath network and make recommendation to Council if staff should feel priorities have changed since the most recent assessment and prepare a detail costing for the projects.

A separate list of footpaths have also been identified as a result of strong community interest, as shown on Attachment 1. These will be presented to Council separately apart of the budget consideration process.

RECOMMENDATION

That Council endorse the proposed 2 year Footpath Program to be delivered in 2019/20 & 2020/21 financial years.

2019/20

Road Name	Start	End	Length	(\$) Cost
PROPOSED FOOTPATH PROGRAM 2019-2020				
FITZGERALD STREET	2230	2450	220	\$ 60,280
HOVEA CRESCENT	630	970	340	\$ 91,960
ORCHID TERRACE	0	260	260	\$ 87,339
WATTLE CRESCENT	380	500	120	\$ 48,717
	Total		940	\$ 288,296

2020/21

Road Name	Start	End	Length	(\$) Cost
PROPOSED DRAFT FOOTPATH PROGRAM 2020-2021				
BALGA TERRACE	0	250	250	\$ 74,949
BORONIA AVENUE	0	90	90	\$ 27,700
ESPERANCE STREET	0	220	220	\$ 67,830
FITZGERALD STREET	1850	2020	170	\$ 46,280
FRASER STREET	0	100	100	\$ 36,900
HOVEA CRESCENT	0	50	50	\$ 14,775
KURINGAL ROAD	190	240	50	\$ 5,440
KURINGAL ROAD	480	550	70	\$ 8,180
			1000	\$ 282,054

Attachment 1 – 2019/20 Final Footpath Construction Program

Road Name	Start	End	True Length	Width	Area	Upgrade Width	Upgrade Area	Side	Comments	(\$) Cost
PROPOSED FINAL FOOTPATH PROGRAM 2019-2020										
FITZGERALD STREET	2230	2450	220	2	440			Right	Missing Foot path up to Dick street	\$ 60,280.00
HOVEA CRESCENT	630	970	340	1.2	408	2	680	Right	Community Interest	\$ 91,960.00
ORCHID TERRACE	0	260	260	1.2	312	2	520	Left	Wundowie Community Plan Focus	\$ 87,339.23
WATTLE CRESCENT	380	500	120	1.2	144	2	240	Left	Connectivity to Orchid Terrace	\$ 48,717.23
			940						Total	\$ 288,296.46

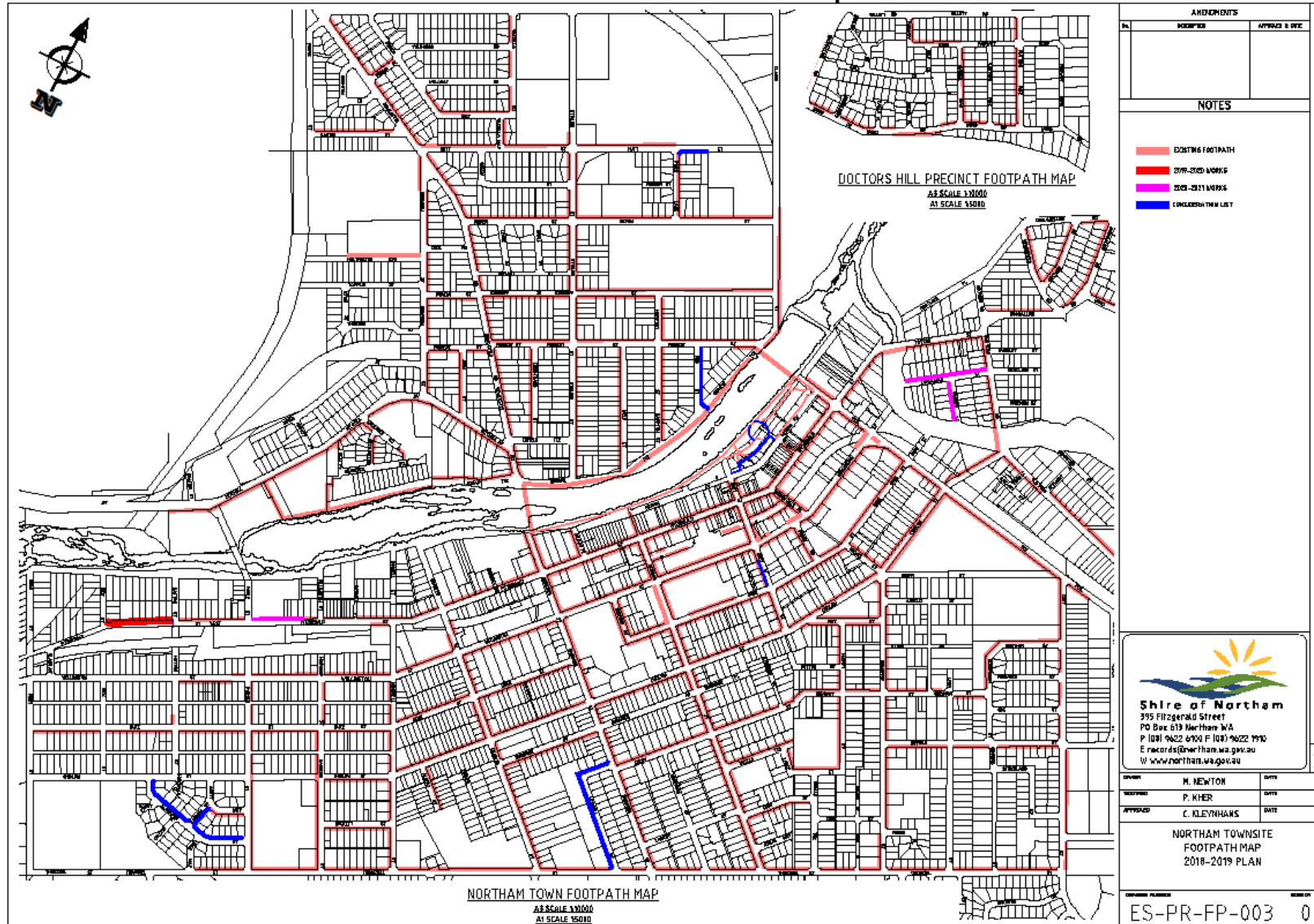
Attachment 2 - 2020/21 Draft Footpath Construction Program


Road Name	Start	End	True Length	Width	Area	Upgrade Width	Upgrade Area	Side	Comments	(\$) Cost
PROPOSED DRAFT FOOTPATH PROGRAM 2020-2021										
BALGA TERRACE	0	250	250	1.2	300	2	500	Left	Wundowie Community Plan Focus	\$ 74,949.23
BORONIA AVENUE	0	90	90	2	180			Left	Missing Links	\$ 27,700.00
ESPERANCE STREET	0	220	220	2	440			Right	Connecting footpath network	\$ 67,830.00
FITZGERALD STREET	1850	2020	170	2	340			Right	Missing Foot path will connect to existing cross the Poole st	\$ 46,280.00
FRASER STREET	0	100	100	2	200	2	200	Right	keeps being triggered as poor	\$ 36,900.00
HOVEA CRESCENT	0	50	50	1.5	75			Right	foot path missing, Will connect at House no.3	\$ 14,775.00
KURINGAL ROAD	190	240	50	2	100			Right	Missing links & Red Asphalt Foot Path	\$ 5,440.00
KURINGAL ROAD	480	550	70	2	140			Right	Missing links & Red Asphalt foot Path	\$ 8,180.00
			1000						Total	\$ 282,054.23

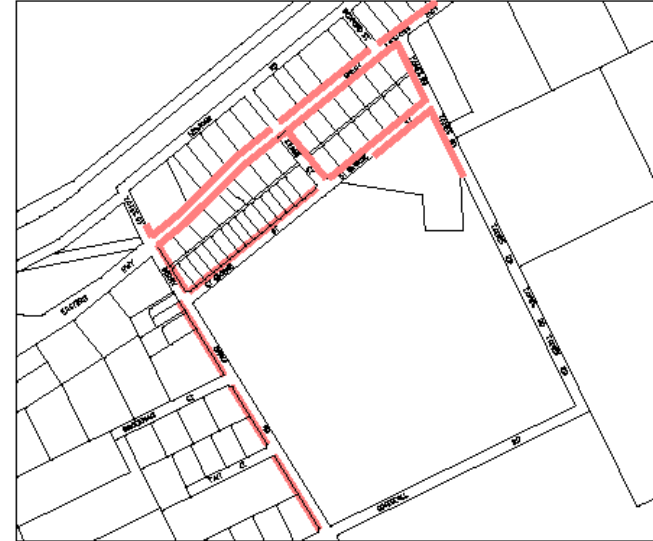
Attachment 3 - Consideration List

Road Name	Start	End	True Length	Width	Area	Upgraded Width	Upgraded Area	Side	Comments	(\$) Cost
BERNARD PARK	0	130	130	6	780			Left	Bernard park Master Plan	\$ 132,600.00
BERNARD PARK	0	175	175	2.5	437.5			Left	Bernard park Master Plan	\$ 49,271.25
BARROW STREET	0	100	100	1.8	200			RHS	ICS68680	\$ 31,260.00
CLARKSON STREET	0	570	570	1.8	1140			LHS	ICS68680	\$ 138,522.00
HUTT STREET	790	900	110	1.8	220			Right	ICS59826	\$ 49,700.00
ORD STREET	0	180	180	1.8	360			Right	ICS54290	\$ 49,700.00
WITHNELL STREET	0	400	400	1.8	800			Right	Inter Request	\$ 87,286.00
GREY STREET	290	420	130	2	260			Right	ICS77394	\$ 26,400.00
		Total	1795						Total	\$ 564,739.25

Attachment 4 - Location maps





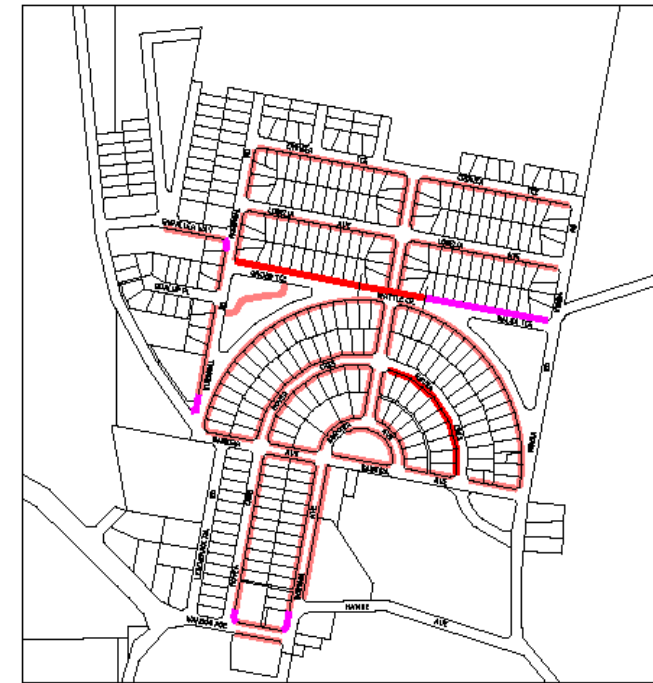


BAKERS HILL FOOTPATH MAP
 A3 SCALE 1:6000
 A1 SCALE 1:6000

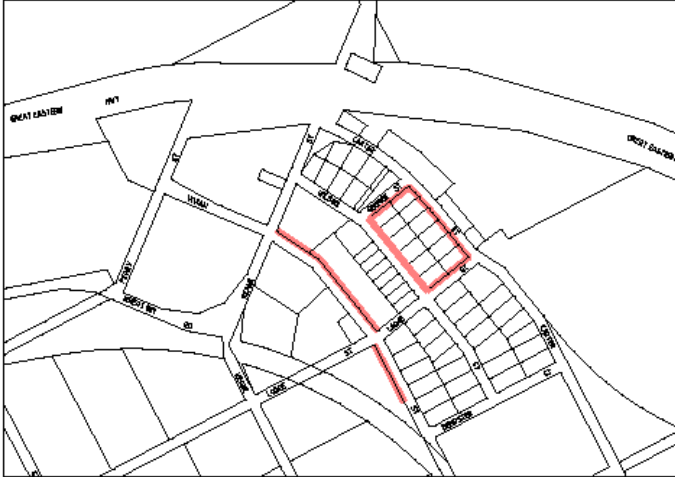
AMENDMENTS	
NO.	DESCRIPTION

NOTES


- EXISTING FOOTPATH
- 2019-2021 WORKS
- 2022-2024 WORKS
- CONSIDERATION LIST



WUNDOWIE FOOTPATH MAP
 A3 SCALE 1:6000
 A1 SCALE 1:6000



GRASS VALLEY FOOTPATH MAP
 A3 SCALE 1:6000
 A1 SCALE 1:6000



Shire of Northam
 395 Fitzgerald Street
 PO Box 612 Northam WA
 P (08) 9422 4100 F (08) 9422 1910
 E records@northam.wa.gov.au
 W www.northam.wa.gov.au

OWNER	M. NEWTON	DATE	
VERIFIED	P. KHER	DATE	
APPROVED	C. KLEYNHANS	DATE	
WUNDOWIE BAKERS HILL GRASS VALLEY 2018-2019 PLAN			
DRAWING NUMBER		ISSUES	
ES-PR-FP-004		0	

12.2.4 POS Development to provide connectivity between Northam Youth Precinct & New Northam Pool

Address:	44 Peel Terrace, Northam
Owner:	Shire of Northam
Applicant:	Nil
File Reference:	1.3.6.10
Reporting Officer:	Clinton Kleynhans Executive Manager Engineering Services
Responsible Officer:	Clinton Kleynhans Executive Manager Engineering Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to endorse the development of the Public Open Space linking the recently constructed Northam Youth Precinct with the New Northam Pool.

ATTACHMENTS

Attachment 1: Concept Plan.

BACKGROUND / DETAILS

At the September 2018 Council meeting a resolution was made by Council for Staff to present a concept plan to Council for approval addressing the development of the public open space which links the newly constructed youth space and Swimming Pool (Point 3 below).

RECOMMENDATION / COUNCIL DECISION

Minute No: C.3490

Moved: Cr Mencshelyi

Seconded: Cr Williams

That Council:

1. **Endorses the outcomes of the tender evaluation panels assessment in relation to the construction of the Northam Youth Precinct and appoints Advantearing Civil Engineers to construct the Northam Youth Precinct for a cost of \$1,281,067 (ex GST);**
2. **Authorise the Chief Executive Officer to approve project variations not exceeding total budget allocation of \$1,575,586; and**

- 3. Develop a concept for approval of Council to link the youth space to facilities in the area (such as aquatic facility and Jubilee Oval), to be implemented in the event there are residual funds at the completion of the project, not to exceed budget parameters.**

CARRIED 7/3

The attached concept plan (Attachment 1) was informally presented to Council for comment in January 2019 with feedback requesting this be formally presented at a later stage once the surplus funding amount was known for the Northam Youth Precinct Project.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 5: Infrastructure & Service Delivery

Outcome 5.3: To have safe, well-maintained community infrastructure and services to a standard expected of a Regional Centre.

- Deliver infrastructure projects effectively, on budget and schedule, aligned with local community plans and infrastructure projects; and
- Build on community service delivery models to ensure services are continuously improved and modernised to meet community needs.
- Maintain an efficient, safe and quality road network

Financial / Resource Implications

Works will be delivered will utilise the available budget surplus from the Northam Youth Precinct project of approximately \$210,000 Ex GST.

Legislative Compliance

Nil.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

The core elements of the concept plan has been derived from the feedback received from numerous stakeholders within the community.

Risk Implications

- Reputational – Medium
 - By not addressing the concerns raised by the community,(toilet facilities) the Shire could be perceived as not engaging and listening to the needs of the community abroad.
- Financial – Low

- Works identified will be delivered in priority within available budget constraints
- Compliance - Low
 - The project does not present any foreseeable risks in this area.
- Legal – Low
 - The project does not present any foreseeable risks in this area.

OFFICER'S COMMENT

The concept design presented has a number of elements to the project including connecting footpaths, toilet facilities, landscaping and car park facilities which will service both the Northam You Precinct and act as overflow parking for the Northam Pool Centre.

Note: The carpark shown on attachment A is for pictorial purpose only, and not the proposed location.

Staff are proposing to deliver the works in the following priority order:

- Kerbing to turf edge – currently turf ends and gravel starts with no clean edge to assist with maintenance, considered important to ensure park is able to be maintained effectively;
- Additional bins/ sensors – it is apparent that additional bins are required to accommodate the high use of the area. In addition staff are wanting to bring technology to the park with sensors which send an SMS when the bins are full, which will result in an efficiency gain (staff are also engaging with MacDonal's Restaurant to assist with funding these elements and also assisting with cleaning of the site on weekends);
- Increase fencing height behind basketball courts – Currently basketballs that miss the back board are going over the fence onto Peel Terrace. This has been raised to the Shire President from the community and is considered a safety risk.
- Connection of Youth Space to Jubilee Oval – an opportunity exists to connect these two space more effectively, which will in fact significant increase the youth space area. Current concept would be to remove all or part of the current gravel embankment and lightly landscape and lawn.
- Additional entry statements; - Currently there is only a single entry sign (Concrete culvert with laser cut panel) (stating the rules of entrance) located on 1 of 3 entrances. Other entrances are being used equally and warrant a sign as well.
- Modifications to drink fountain for child accessibility – feedback received is that the water fountains are quite high making it difficult from younger children to access;
- Carpark adjacent to NYC – considered necessary to assist safe formalised parking within the area;

- Toilet facilities – there are toilets accessible across the road at MacDonald's, however this may not be deemed appropriate, although the business may appreciate the additional foot traffic. Is a significant cost;
- A footpath to connect the areas – connection between the Youth Space and new Aquatic facility is deemed important. It has however been placed down the priority list as it will not be put in place until the aquatic facility is complete – given the heavy vehicle movements currently in the area and the potential damage these will cause to any new footpath;
- CCTV installation.

RECOMMENDATION

That Council:

1. Authorise the CEO to proceed with further development of Northam Youth Space utilising the available budget surplus of \$220,000 ex GST.
2. Support the works being addressed in the following priority order until remaining funds have been expended:
 - Kerbing to turf edge;
 - Additional bins/ sensors;
 - **Increase fencing height behind basketball courts;**
 - Connection of youth space to Jubilee Oval;
 - Additional entry statements;
 - Modifications to drink fountain for child accessibility;
 - Carpark adjacent to NYC (carpark shown on attachment pictorial purpose only, not the proposed location)
 - Toilet facilities;
 - A footpath to connect the areas;
 - CCTV installation.
3. Agree to have any items unable to be addressed within the available budget surplus to be presented to Council part of the 2019/20 budget consideration list.

Attachment 1



Example Ablutions: (C) Landmark Products

January 14, 2019

44 Peel Terrace, Northam WA 6401 | NORTHAM YOUTH PRECINCT & RECREATION PRECINCT NODE CONNECTION PROJECT

BENJAMIN ROBINSON

A 01



BENJAMIN ROBINS

Example Ablutions: (C) Landmark Products

January 14, 2019

44 Peel Terrace, Northam WA 6401 | NORTHAM YOUTH PRECINCT & RECREATION PRECINCT NODE CONNECTION PROJECT

A 02



12.2.5 Beavis Place Footpath Project Deferral to 2019/20

Address:	
Owner:	Shire of Northam
Applicant:	Nil
File Reference:	6.1.1.2130
Reporting Officer:	Clinton Kleynhans Executive Manager Engineering Services
Responsible Officer:	Clinton Kleynhans Executive Manager Engineering Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to endorse the deferral of the Beavis Place Footpath project from the current financial year, and rather be delivered in 2019/20 part of the Annual Budget.

ATTACHMENTS

- Attachment 1: Artist Impression of "Beamish Walk".
Attachment 2: Beavis Place Realignment Design.

BACKGROUND / DETAILS

Part of the 2018/19 Footpath Program, Council endorsed the inclusion of a footpath to be constructed adjacent to Beavis Place, alongside Tinetti's Funeral's premises. This footpath was first identified in the Council endorsed Northam Town Centre Development and Connectivity Strategy, as a short term (Quick Win) project forming part of "Beamish Walk" which linked Wellington Street and the Avon River. (Refer Attachment 1)

In addition to this project, the realignment of Beavis Place has also been identified in the Northam Town Centre Development and Connectivity Strategy as a medium term project to be delivered (1-10 years). The objective of this project is to increase and activate the public open space area of the library/ old administration area.

CONSIDERATIONS

Strategic Community / Corporate Business Plan
Theme Area 5: Infrastructure & Service Delivery

Outcome 5.3: To have safe, well-maintained community infrastructure and services to a standard expected of a Regional Centre.

- Deliver infrastructure projects effectively, on budget and schedule, aligned with local community plans and infrastructure projects; and
- Build on community service delivery models to ensure services are continuously improved and modernised to meet community needs.
- Maintain an efficient, safe and quality road network

Financial / Resource Implications

Beavis Place Footpath project has a current budget allocation of \$45,024, it is proposed this budget be carried forward to 2019/20.

The realignment of Beavis Place has an estimated budget of \$305,420 to deliver. This road project has been presented to Council on the consideration list part of the 2019/20 Draft Road Program report being presented to Council this same month.

Legislative Compliance

Nil.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

These projects have been identified in the Northam Town Centre Development and Connectivity Strategy which had extensive community consultation during its development. These projects have been identified as crucial in achieving the connectivity of Wellington Street and the Avon River which is a primary objective of the strategy.

Risk Implications

- Reputational – Medium
 - By delivering these projects separately there is a risk that the footpath may have to be realigned at a later stage when Beavis Place is constructed.
- Financial – Low
 - By delivering the project concurrently staff are of the opinion there will be a cost saving. Alternatively delivery the projects separately, additional costs will be incurred.
- Compliance - Low
 - The project does not present any foreseeable risks in this area.
- Legal – Low
 - The project does not present any foreseeable risks in this area.

OFFICER'S COMMENT

The proposed location of the footpath as currently presented, will result in the construction being on the same future alignment as Beavis Place. Alternatively should the footpath be offset to allow for the future alignment of Beavis Place, it will result in the footpath being located in the centre of the property which is currently being utilised as a carpark area.

This subsequently will introduce significant risk of the footpath being damaged by vehicles that will potentially drive over the footpath to continue using this area for parking.

Staff are of the opinion that this risk will be significantly reduced if these two projects are delivered concurrently.

In the event that Beavis Place is not endorsed by Council for inclusion of the 2019/20 Road Program, staff will recommend that the footpath be deferred until such time the projects can be delivered concurrently.

In the event Council supports the officer recommendation it can simply carry this project forward, or defer the project and re-assign the current budget for this footpath to another area. If this were to be the preferred option of Council (utilising the funding), staff would recommend that it be assigned to the CBD connectivity strategy implementation.

RECOMMENDATION

That Council endorse the deferral of the Beavis Place Footpath, to be re-considered as part of the proposed realignment of Beavis Place (the road).

Attachment 1 - Beamish Walk Artist Impression

(Excerpt from Northam Town Centre Development and Connectivity Strategy)

TPG + PLACE MATCH



Figure 7. Perspective sketch demonstrating the suggested treatments for 'Beamish Walk' between Wellington Street and the central car park space through the existing driveway.

2. Deliver a new pedestrian connection between Fitzgerald Street and Beamish Avenue (as part of Priority 1 new connections), notionally 'Beamish Walk'.

- 2.1 Secure tenure and/or easements to enable creation of the pedestrian connection.
- 2.2 Negotiate the provision of a staircase (inc. disabled access) and entry to provide integrated access to the new shopping centre from the corner of Wellington Street and Beamish Avenue, and provide a pedestrian crossing point as part of a raised paved intersection.
- 2.3 Introduce crosswalks in the mid-block car park, on Fitzgerald Street and Minson Avenue for the length of the connection.
- 2.4 Introduce a pedestrian edge to the existing driveway adjacent the St John Ambulance site (through paving, or at a minimum painting a section of the driveway), with projecting shade shelters, lighting and wall murals. Consider temporary landscaping where appropriate.
- 2.5 Create a new pedestrian path on a portion of the vacant site (corner Beavis Place, Minson Avenue and Fitzgerald Street) adjacent the existing building. Plant trees, provide shade shelters with seating, wall murals and lighting.
- 2.6 Connect the new pedestrian path to the river node via stairs (or alternate access) to the river walking path.
- 2.7 Opportunity to introduce pop-up active uses on the remaining vacant land in the interim to remove the car parking use from the community's mind. Ensure future development on this land appropriately addressed the new pedestrian path.
- 2.8 Strengthen the connection between the Town Centre and Future Youth and Jubilee Recreation Precincts. This will be incorporated through strengthening the visibility of pedestrian access points and thoroughfares between these activity nodes.
- 2.9 The creation of a Defence and Emergency Services Remembrance Park over the former St John Ambulance site, creating a key focal public open space node on Beamish Avenue.



Figure 6. Perspective demonstrating the new 'Beamish Walk' connection and crosswalk over Fitzgerald Street up to the river node.

**12.2.6 RFT 1 of 2019 – Reinstatement/Repairs to Flood damaged Infrastructure
AGRN 822**

Address:	N/S
Owner:	Shire of Northam
Applicant:	N/A
File Reference:	8.2.9.2
Reporting Officer:	Fraser Brown Civil Engineer (Consultant on Project)
Responsible Officer:	Clinton Kleynhans Executive Manager Engineering Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	Yes

BRIEF

For the Council to consider tenders received in response to the Request for Tender 1 of 2019 – Reinstatement/Repairs to Flood Damaged Infrastructure AGRN 822.

This report provides details of the tenders received, the evaluation for the tenders and recommendation for Council to endorse the award of these works to the preferred tenderer.

ATTACHMENTS

- Attachment 1: Evaluation Matrix (provided as separate confidential attachment).
- Attachment 2: Evaluation Report (provided as separate confidential attachment).
- Attachment 3: Approved revised estimate from WANDRRA (provided as separate confidential attachment).

BACKGROUND / DETAILS

On the 25th and 26th of February 2018 Bakers Hill area was subjected to a significant storm event which caused extensive damage to the Shire's roadside drainage.

An assessment of the damage was undertaken between the 26th February and the 3rd March 2018, with the following roads identified as having been affected:

1. Almond Avenue
2. Bach Street
3. Berry Brow Road
4. Brockman Street
5. Burma Road
6. Carlin Road
7. Chantler link
8. Douglas Road
9. Gleeson Hill Road
10. Glenmore Drive Road
11. Greengage Place
12. Gumtree Lane
13. Jordi Road
14. Jose Road
15. Koojeda Road
16. O'Driscoll Street
17. Orchid Valley Road
18. Redcourte Road
19. Shearing Rise
20. Tait Close
21. Tamma Road
22. Valencia Lane
23. Wariin Road
24. Wootating Road
25. Woylie Rise

On the 25th September 2018, the storm event was declared by DFES as a WANDRRA (West Australia Natural Disaster Relief and Recovery Arrangement) eligible disaster.

Following this declaration, Shire staff provided Main Roads the cost estimate (16th October 2018) of the repair works which was valued at \$1,058,937 this was later approved by Main Roads on the 14th January 2019 which would fund the reinstatement works (only) like for like.

Since Shire's own resources had been fully committed to capital and maintenance works, it was not possible to carry out such repairs internally. Therefore the repair work was tendered to be performed by external contractors.

Subsequently RFT 1 of 2019 was publically advertised with an initial closing date of 26th February 2019, which was extended to Friday, 22nd March 2019 at the request of a Tenderer.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 5: Infrastructure & Service Delivery

Outcome 5.3: To have safe, well-maintained community infrastructure and services to a standard expected of a Regional Centre.

- Deliver infrastructure projects effectively, on budget and schedule, aligned with local community plans and infrastructure projects;
- Build on community service delivery models to ensure services are continuously improved and modernised to meet community needs; and
- Maintain an efficient, safe and quality road network.

Financial / Resource Implications

The subject works under this contract are externally funded by WANDRRA. WANDRRA funding is to cover 75% of reinstatement damages and 25% to be contributed by the Shire, there is a cap value for the Shire of Northam which equates to a total of \$150,700. Additional expenditure over the cap value will be fully funded by WANDRRA.

The reinstatements cost will be funded by G/L# 3451 Drainage Rural (WANDRRA Funded Storm Damage Bakers Hill February 2018, (\$707,812) with the shortfall to be addressed in the 2019/20 Annual Budget Development Process The shortfall is calculated to be:

• 2018/29 Budget	\$ 707,812
• Tender Price Received	\$1,223,246
• Estimated PM Cost @14%	<u>\$ 171,254</u>

It should be noted the original desktop estimate stated of \$707,812 was an indicative figure provided to MRWA to initiate the intent to claim process, this figure was also used for budgetary purposes in the 2018/19 budget development. Expressions of interest were later sought from contractors to provide a more accurate figure for approval by MRWA in October 2018, this figure was not amended in the midyear review as staff would only have a confirmed contract cost in February 2019.

The \$150,700 Shire contribution was fully funding in the 2018/19 budget.

Following the WANDRRA requirements and procedures, Shire will submit reimbursements of cost for works competed to WANDRRA with the supporting documents. The cost for hiring an external consultant is also reimbursable by WANDRRA.

Legislative Compliance

Section 3.57 of the Local Government Act 1995 requires a local government to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods and services".

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

Policy Implications

Policy F 4.2 – Purchasing and Tendering Policy.

Stakeholder Engagement / Consultation

N/A

Risk Implications

- Reputational – Low

There is low risk involved in terms of reputation of Shire. Staff have explored the opportunity to include improvement works (Reno mattress for drainage) as part of the tendered works with the intention of this being funded solely by Shire of Northam. the reason being is that there is some concern that should the area be hit with a similar sized event again there is some risk that the rock pitching becomes dislodged and scours again without the mattresses installed.

As the price received for these works were in excess of \$ 800,000 which exceeds the total annual drainage budget allocation the option was dropped from the works. Staff will rather have to look at alternative options for reducing the risk of scour to the rock pitch areas.

- Financial – Low

The original approved estimated value of the project was approved by MRWA to be \$ 1,058,936.68

Now that Shire has received firm pricing of \$1,223,246.25 through the tender process an additional amount of \$307,973 will be required (including consultant fee), to deliver the project.

As a precautionary measure staff have re-submitted the confirmed revised cost to MRWA seeking approval (at their request) of this amount. This was done on the 14th January 2019, which staff are still waiting for a response, however confident that approval will be given.

Addressing this low risk of expending unapproved funds, staff have recommended that Council endorse the award of the project subject to staff first receiving this approval from MRWA

The revised projects cost also includes an external Project Managers costs @ 14% of total the contract costs for the reinstatement works

- Compliance - Low
Low risk involved on compliance part.
- Legal - Low
There is low risk involved for legal matters.

OFFICER'S COMMENT

In response to the advertised tender two (2) submissions were received by potential contractors which were:

1. Palmer Civil Construction
2. Fulcher Contractors

Part of the tendering process for the reinstatement works, Shire staff took the opportunity to potentially include improvement works to also be delivered by the awarded contractor. These improvement works involved the introduction of Reno mattress to hold the existing rock pitching in place which the Shire has now adopted in areas where storm water is prone to flooding and scour.

As these improvement works do not qualify for funding, the Shire would have to fund this portion 100%, quotes received for this portion of work were in excess of \$800,000.

As this exceeds the total annual budget for drainage, staff were unable to include the proposed improvement works and will rather look at alternative options for reducing the risk of scour to the rock pitch areas.

Once the scope of work had been clarified, these submissions were assessed against the following pre-determined criteria's:

Compliance Criteria

- Compliance with the conditions in the request;
- Compliance with Specification;
- Intent to Sub-Contract;
- Quality assurance;
- Occupational Health and Safety requirements;

Qualitative Criteria (Scored)

- Pricing 45%
- Relevant Experience 30%
- Timeliness of Delivery 15%
- Safety and Risk Management 10%

The assessment determined ranking of tenders to be as follows (in order of preference).

- 1st Palmer Civil Construction
- 2nd Fulcher Contractors

Based on the assessment, staff recommend the works be awarded to Palmer Civil Construction for the lump sum price of \$1,223,246 Ex GST.

RECOMMENDATION

That Council:

- 1. Award Tender 1 of 2019 to Palmer Civil Construction for the following contract works:**
 - **Reinstatement/Repairs to Flood Damaged Infrastructure - Contract value of \$1,223,246 (Ex GST) subject to MRWA approval of this revised project estimate value.**
- 2. Appoint a project manager to oversee the works, at a total cost of \$171,254;**
- 3. Amend the 2018/19 budget to reflect Revenue & Expenditure of \$1,394,500;**
- 4. Authorise the Chief Executive Officer to approve contract variations within the budget parameters for the completion of the works.**

12.3 DEVELOPMENT SERVICES

12.3.1 Application for Development Approval – Proposed Change of Use for “Reception Centre” & “Tourist Development” – 972 Irishtown Road, Irishtown (Buckland Estate)

Address:	972 (Lot 60) Irishtown Road, Buckland
Owner:	Russell Percival – Heritage Investments WA
Applicant:	As Above
File Reference:	P19009/A15736
Reporting Officer:	Benjamin Robins Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager of Development Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

The applicant seeks development approval for works involving additions to an ablution block to provide universal access facilities, and a change of use application for “Reception Centre” and “Tourist Accommodation”. The applicant seeks to utilise 972 Irishtown Road, Buckland (referred as Buckland Estate within this report) for weddings and small events.

Both “Reception Centre” and “Tourist Accommodation” are ‘A’ land uses within the Rural Zone. An objection was received in relation to the proposed land uses and therefore the matter is required to be determined by Council.

ATTACHMENTS

- Attachment 1: Location Plan.
- Attachment 2: Site Plan.
- Attachment 3: Application for Change of Use Letter.
- Attachment 4: Officer Technical Assessment.
- Attachment 5: Public Submissions.

BACKGROUND / DETAILS

Buckland Estate is a 21.86 hectare ‘Rural’ zoned property located on Irishtown Road.

The proposal consists of the use of the greens adjacent to the Buckland Estate Homestead, and a second venue in a shed located uphill of the Homestead for the purpose of 'Reception Centre' (Attachment 1 & 2). 'Tourist Accommodation' is proposed to be located in two guesthouses located on the grounds adjacent the Western and Eastern wings of the Buckland Homestead (Attachment 1 & 2).

The land uses proposed to be undertaken by the applicant at the property are defined as follows by Shire of Northam Local Planning Scheme No.6:

- *Reception Centre: means premises used for functions on formal or ceremonial occasions but not for un-hosted use for general entertainment purposes;*
- *Tourist Accommodation: means accommodation specifically catering for tourists such as chalets, farm stay, guesthouses and similar but does not include a hotel, motel or caravan park, and which is not to be occupied by a person for more than 3 months in a 12 month period.*

The applicant proposes to provide camping caravan parking in accordance with proposed events.

Development approval is sought for two land uses; 'Reception Centre' and 'Tourist Accommodation'. Development approval is also sought for the addition of universal access ablutions to a non-heritage listed part of the property (Attachment 3).

The overall development therefore involves the adaptive re-use of heritage buildings on the estate for land uses (wedding reception/ceremony venue) suited to Buckland Estate, and minor works to allow for the provision of services to cater to the intended land uses.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 4: Environment & Heritage

Outcome 4.2: Northam honours, and is recognised for its unique heritage and cultural identity.

Objectives: Northam is a destination for heritage tourism and heritage buildings are easily located and interpreted

Financial / Resource Implications

There are no financial or resource-based implications associated with the recommendations of this report.

Legislative Compliance

Refer Attachment 4.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

The application was advertised from the 27th March 2019 until the 19th April 2019 to the lots that adjoin the property, as well as to the Department of Planning, Lands and Heritage (DPLH – Heritage Council). 2 responses were received during the advertising period, being the referral response from DPLH and a response from an adjoining landowner objecting to the proposal. These are included in Attachment 5.

Risk Implications

- Reputational – Low
 - Advertising has been conducted in accordance with the provisions of Local Planning Policy 20 – Advertising of Planning Proposals.
- Financial - Nil
- Compliance - Moderate
 - There are no significant compliance risks in relation to the recommendation. Should Council approve the application, the applicant would be subject to conditions of development approval. It may be appropriate to conduct monitoring should issues of noise arise, however the development appears to be suitably buffered in terms of its distal location to adjoining sensitive land uses and sound partially shielded by existing structures.
- Legal – Low
 - There are no legal implications in the preparation or recommendations of this report. A decision made by Council contains statutory planning and therefore legal weight in the decisions enclosed.

OFFICER'S COMMENT

Based on the objection received, the Officers Comment addresses these aspects individually.

Noise:

It is advised that the land uses proposed are located more than 200m from the nearest residence, and more than 330m from the road. Noise impacts are likely to be mitigated as a result of existing buildings between the noise source (events) to the sensitive receivers, however it should be advised that the noise emissions cannot exceed the Environmental Protection (Noise) Regulations 1997, and in doing so would be an offence. Therefore, it is considered that there are appropriate regulatory mechanisms in place to deal with noise.

Amenity:

In relation to amenity based impacts raised, it is pertinent to note that the Shire of Northam Local Planning Scheme No.6 and the Shire of Northam Local Planning Strategy (2013) seek to permit tourist development in 'Rural' zones.

- (Scheme) Rural – Zone Objective: *To provide for horticulture, extensive and intensive agriculture, agroforestry, local services and industries, extractive industries **and tourist uses which ensure conservation of landscape qualities in accordance with the capability of the land.***
- (Strategy) Agriculture – Action: **Only support the development of tourist activities in the 'Rural' zone where they are complementary to the agricultural use or land and any impacts arising from these activities are contained on-site** so as to not compromise agricultural productive capacity whilst maintaining that rezoning for tourist activities is not supported within the Avon East Precinct.

It is advised that the property falls within the Avon East Precinct, however the Officer considers merit within the proposed development and use at Buckland Estate for tourism based land uses.

In assessing the proposal, Officers note that Buckland Estate cannot be utilised for 'Agriculture – Extensive' due to the land size (20Ha~). The lot has been created as a homestead lot, and as such agricultural capabilities on the property in a traditional manner (Broadacre Agriculture) is limited. The heritage status of Buckland Estate under both State and Municipal Heritage Listings provides significant emphasis for its development and use from a tourism perspective, which the Shires Local Planning Strategy and the Department of Planning, Lands and Heritage supports. The final relevant aspect is that the proposed change of use and works are forms of adaptive re-use of a heritage property, and this ensures that heritage assets can provide an economic or societal return, which ensures that the heritage impact of the property can be enjoyed by future generations.

It is considered that the majority of land use conflicts can be appropriately managed and mitigated through the regulations and laws of the State of Western Australia. In addition, Officers recommend specific development conditions on its approval to mitigate amenity based impacts and ensure best practice principles are employed. Therefore, the Officer recommends development approval subject to conditions.

RECOMMENDATION

That Council approve the development application reference P19009 to use Lot 60 (#972) Irishtown Road, Buckland for the purposes of a reception centre and tourist development and to carry out works involving additions to an ablution block to provide universal access facilities in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes)*

Regulations 2015 and the provisions of the Shire of Northam Local Planning Scheme No. 6, subject to the following conditions:

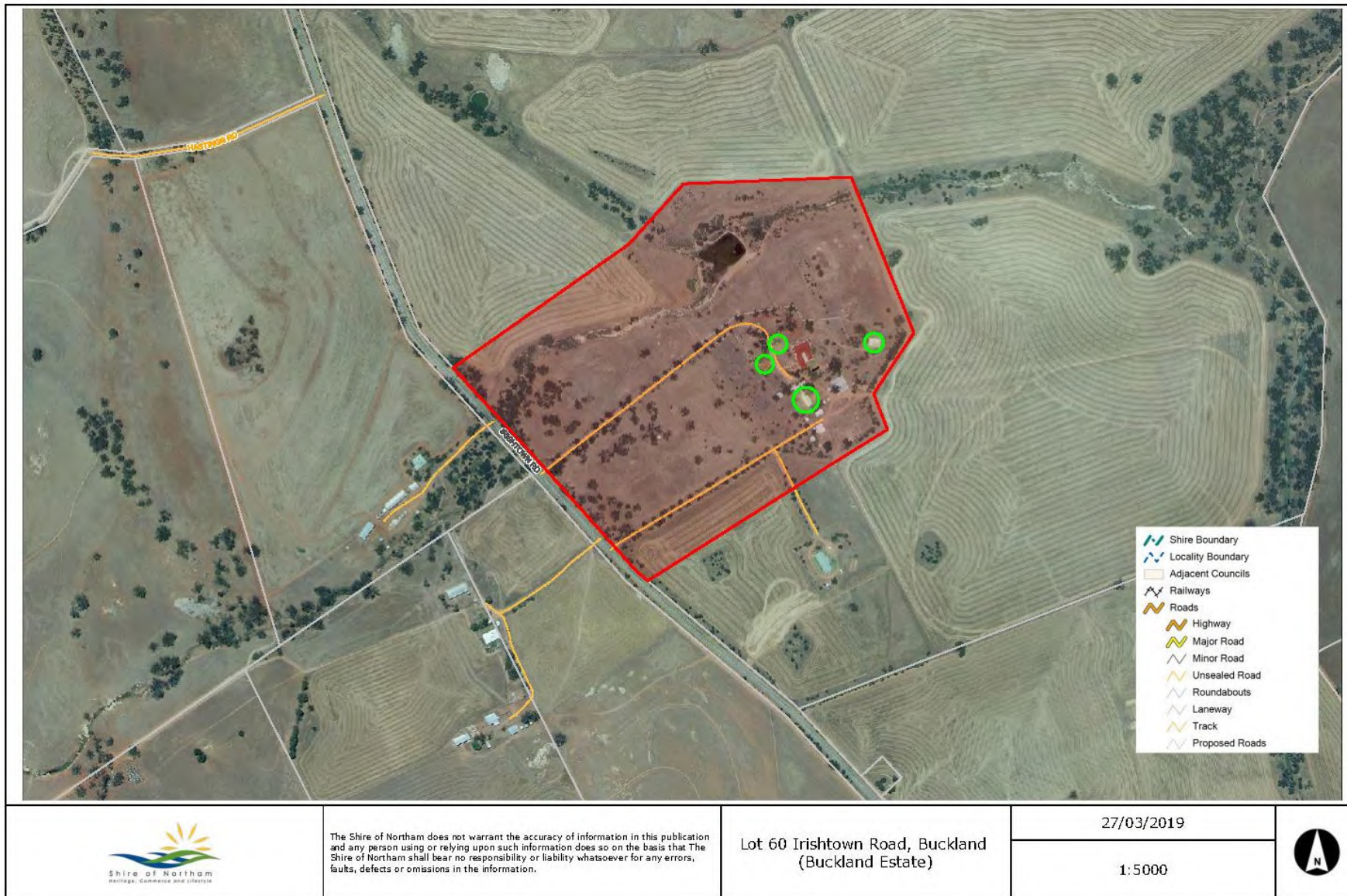
CONDITIONS:

1. The development hereby permitted shall substantially commence within two (2) years from the date of determination.
2. The use and works hereby permitted shall be carried out in accordance with the stamped approved plans.
3. Caravan and camping shall only be permitted when incidental to a primary hosted function (Reception Centre).
4. Prior to the commencement of the use hereby permitted, an Emergency Evacuation Plan shall be prepared by the applicant in accordance with State Planning Policy 3.7: Planning in Bushfire Prone Areas to the Local Government for approval.
5. Prior to the commencement of the use hereby permitted, a Traffic Management Plan, including details of on-site parking, shall be prepared by the applicant and submitted to the Local Government for approval.
6. The approval hereby permitted does not constitute development approval to run a Caravan Park or Camping Ground. The development approval permits caravans and camping in accordance with *Caravan Parks & Camping Regulations 1997* where such a use is incidental to a primary use under the 'Reception Centre' land use.
7. The applicant is required to obtain a Public Building Approval for the Reception Centre hereby permitted.
8. The maximum permitted number of patrons based on the proposed works (ablutions) permits a maximum of 200 persons (~~100 male, 100 female~~).
9. A person shall not stay greater than 48hrs camping or caravanning and must be in conjunction with a public event.

ADVICE NOTE:

1. The applicant is required to ensure that operators or function holders are to comply with the Environmental Protection (Noise) Regulations 1997 at all times.
2. Any such incidental use of caravans is subject to Regulation 11 (1, 2 & 3), Regulation 12 (1, 2) and Regulation 13 of the *Caravan Parks & Camping Regulations 1997*.
3. The applicant is to provide sufficient lighting to proposed camping areas.
4. The applicant shall not permit more than 10 persons to reside in each camping area as denoted on the plans.
5. With respect to condition 8, the applicant is to provide sufficient facilities for all patrons in accordance with the provisions of the Building Code of Australia.

Attachment 1





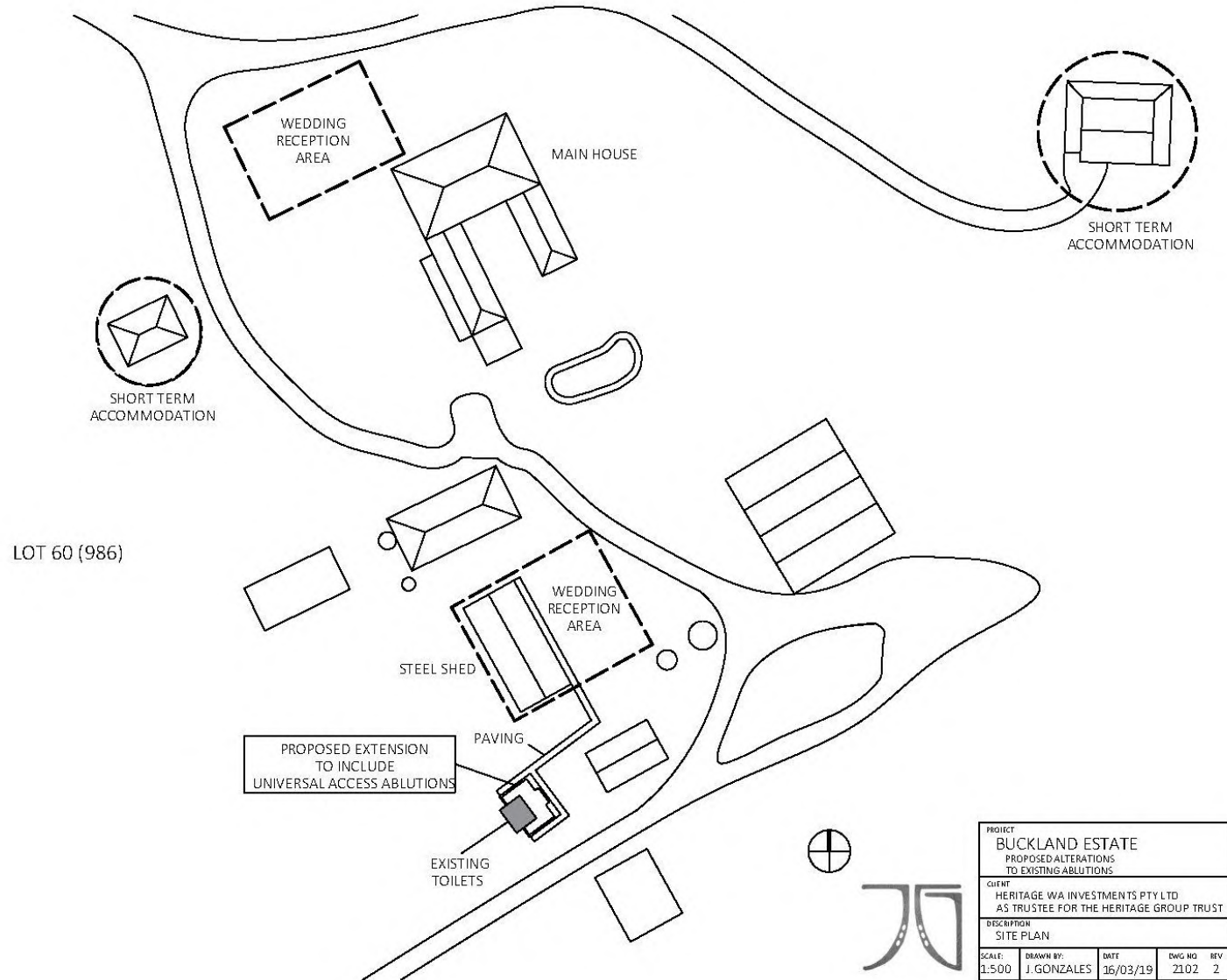
The Shire of Northam does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that The Shire of Northam shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

Lot 60 Irishtown Road, Buckland
 (Buckland Estate)

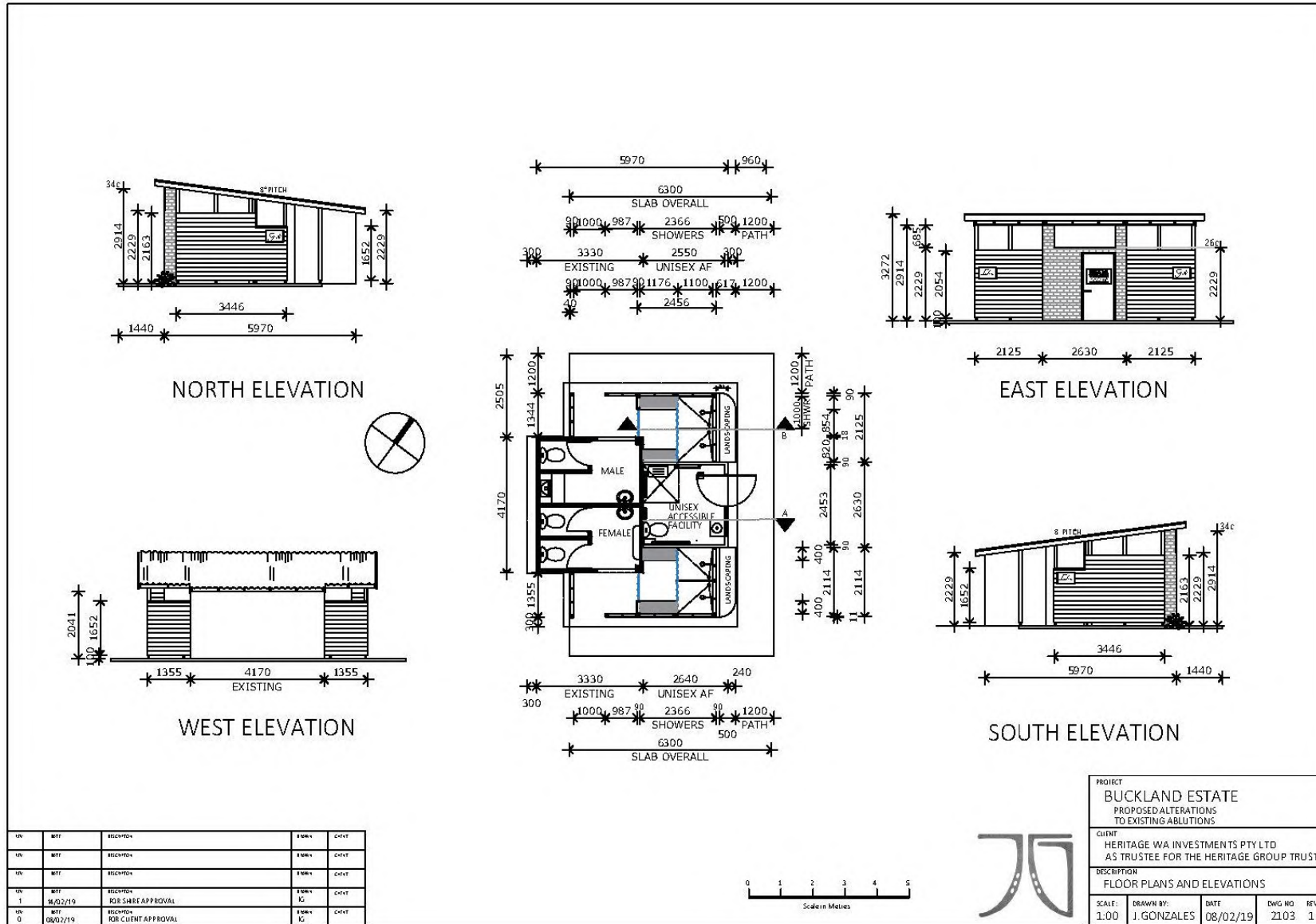
27/03/2019
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Attachment 2



PROJECT				
BUCKLAND ESTATE				
PROPOSED ALTERATIONS TO EXISTING ABLUTIONS				
CLIENT				
HERITAGE WA INVESTMENTS PTY LTD AS TRUSTEE FOR THE HERITAGE GROUP TRUST				
DESCRIPTION				
SITE PLAN				
SCALE:	DRAWN BY:	DATE:	DWG NO:	REV:
1:500	J. GONZALES	16/03/19	2102	2



Attachment 3



**BUCKLAND
ESTATE** EST. 1836

Heritage WA Investments Pty Ltd
(ACN 621 546 058) as trustee for
Heritage Group Trust
ABN 56 616 369 571
986 Irishtown Road
Buckland 6401
Western Australia
P: 04071 94001
E: bucklandestate@gmail.com
W: www.bucklandestate.com.au
IG: bucklandestate

Benjamin Robins
Planning Officer
Northam Shire
P.O. Box 613,
Northam, WA 6401

RE: Buckland proposed changes

Dear Ben

With reference to our application and proposed changes I would like to highlight what we would like to do.

At this stage we are looking to propose three changes to the existing property use.

1. To use the existing 2 cottages on the property for short term, self-contained holiday accommodation. We don't propose to undertake any changes to the current buildings and facilities except to ensure we have the correct fire alarms and emergency exit lights.
2. Weddings and small events – We would like to have the approval to be able to have functions within the ground of the property. We intend to provide the location only and any persons requiring to use the venue would bring in their own suppliers (health approved) vendors such as caterers, furniture hire, toilet facilities, generators etc.
We anticipate that they would set up in one of three possible locations being the front lawn, rear lawn and barn/shed area. Most cases would be an open air event (tables and chairs) but some people may choose to bring in a marquee due to possible weather conditions.

Generally in these situations people will also bring in their own rented toilet facilities and locate them where required. However in addition we will also renovate the existing toilet block at the rear of the property add in a new Universal access ablution which would include an approved toilet, basin and shower facilities as per the drawings provided.





**BUCKLAND
ESTATE** EST. 1886

Heritage WA Investments Pty Ltd
(ACN 621 546 058) as trustee for
Heritage Group Trust
ABN 56 616 369 571
986 Irishtown Road
Buckland 6401
Western Australia
P: 04071 94001
E: bucklandestate@gmail.com
W: www.bucklandestate.com.au
IG: bucklandestate

3. The option for anyone having an event there there to be able to allow their guests to set up tents/glamping in the designated area near the new toilet and shower facilities. In general this would only be 1- 2 nights at a time when and if required.

I hope that helps to give you an understanding of what we are hoping to carry out and none of these changes are to or will have any impact on the existing heritage listing buildings.

If you have any questions please feel free to ask.

Yours truly,

Russell Percival
On behalf of
Heritage WA Investments Pty Ltd



Attachment 4

Officer Technical Assessment

LEGISLATIVE COMPLIANCE

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO.6

The objectives of the 'Rural' zone in the Shire's LPS 6 are as follows:

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

OFFICER ASSESSMENT: Buckland Estate is proposed to be utilised for 'Tourist Accommodation' and 'Reception Centre', both of which are tourist uses. The proposed land uses and development seeks to build upon the landscape qualities provided by the cultural heritage and agricultural heritage of Buckland Estate.

SHIRE OF NORTHAM LOCAL PLANNING STRATEGY (2013): AGRICULTURE

The development proposed also complies with the Local Planning Strategy (2013) with regards to Agriculture:

Vision Objective

- To protect and achieve ecologically sustainable use of all productive agricultural land in the Shire whilst providing diverse and compatible development opportunities in agricultural areas which promote the local economy.

Issues

- Need to avoid/minimise land use conflicts arising from the development and use of agricultural land, particularly in close proximity to the Shire's established settlements and existing and proposed rural living areas.

Strategies

- *Promote the diversification of the Shire's economy by encouraging the development of intensive agriculture. downstream processing of primary*

*produce, diversified industries **and further tourism opportunities including farm stay accommodation and ecotourism subject to adequate buffers**; being maintained between such uses and surrounding broadacre agricultural activities in order to minimise potential land use conflicts.*

Actions

- Only support the development of value-adding industries in the 'Rural' zone where they comply with all relevant legislation, policies, guidelines and codes of practice applicable at the time and any impacts of such usage are, in-so-far as possible, contained on-site.
- Only support the development of tourist activities in the 'Rural' zone where they are complementary to the agricultural use or land and any impacts arising from these activities are contained on-site so as to not compromise agricultural productive capacity whilst maintaining that rezoning for tourist activities is not supported within the Avon East Precinct.

OFFICER ASSESSMENT: Whilst the proposed development and land uses do not propose any form of primary production, it should be advised that a key method of industry diversification within the Shire includes tourist opportunities to which this proposal seeks to deliver.

SHIRE OF NORTHAM LOCAL PLANNING STRATEGY (2013): TOURISM

The development proposed also complies with the Local Planning Strategy (2013) with regards to Tourism:

Vision Objective

- Develop the Shire's tourism potential so that it becomes an increasingly popular tourism destination, provides opportunity for local employment, complements established land uses and protects and enhances the natural environment and local heritage values.

Issues

- Need to continue to develop and actively promote the sustainable development of cultural heritage and nature-based tourism within the Shire.
- Need to plan for tourist land use and activity in the Shire to ensure the appropriate location of tourist activity in or near settlements and infrastructure and prevent land use conflict with rural activities or industries.
- Need to control the level of tourist development on rural land to protect the predominant rural or agricultural use of the land.
- Need to ensure careful planning of tourism development including the provision of suitably located infrastructure and protection of the natural environment and cultural heritage places and values.
- Need to control the establishment of tourist-type uses in appropriate locations to minimise the potential for any land use conflicts and any detrimental impacts upon buildings and places of heritage significance.

Strategies

- Make investment in tourism an attractive and simple proposition by recognizing tourism as a legitimate land use compatible with a range of existing land uses.
- Ensure that due consideration is given to protecting the natural environment and cultural heritage places and values in planning for tourism development.

- Ensure that all future tourism development is appropriately located so as to minimise the potential for any land use conflicts and/or any detrimental impacts upon the natural environment or buildings and places of heritage significance.

Actions

- Encourage a wide range of quality short term accommodation.

OFFICER ASSESSMENT: The proposal is consistent with delivering on the objective for tourism, where the proposal seeks to take into account the rural aspect of the property and that of the rural homestead to deliver tourism outcomes. It is also pertinent to note that the proposal is in accordance with the need to establish tourist uses in appropriate locations to minimise land use conflict. It is considered that the proposed use subject to conditions can adequately address potential land use conflict, and provide an opportunity for 'Rural' amenity led tourist development.

STATE PLANNING POLICY 2.5 – RURAL PLANNING

The objectives of this policy are to:

(b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;

Section 5.5: Regional Variation, Economic Opportunities And Regional Development

Western Australia is a large and diverse State with regional variations of climate, economic activity, cultural values, demographic characteristics and environmental conditions. The WAPC's decisions will be guided by the need to provide economic opportunities for rural communities and to protect the State's primary production and natural resource assets. WAPC policy is to:

(a) continue to promote rural zones in schemes as flexible zones that cater for a wide range of land uses that may support primary production, regional facilities, environmental protection and cultural pursuits;

(c) support small scale tourism opportunities, such as bed and breakfast, holiday house, chalet, art gallery, micro-brewery and land uses associated with primary production, within the rural zone; and

d) recognise the differing needs of the various regions, and consider regional variations where they meet the stated objectives of this policy and are supported in strategies and schemes.

OFFICER ASSESSMENT: As per SPP2.5, there is the desired objective of the Department of Planning Lands and Heritage to support economic development on rural land for rural land uses. It is pertinent to note that SPP2.5 specifically promotes proposals such as the applicants (Section 5.5: (a,c,d).

STATE PLANNING POLICY 3.7 – PLANNING IN BUSHFIRE PRONE AREAS

The objectives of this policy are to:

5.1 - Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.

5.2 - Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision making at all stages of the planning and development process.

5.3 - Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.

5.4 - Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

OFFICER ASSESSMENT: The proposal is located on a property that is designated bushfire prone, and is recommended that as per Section 5.3 that the development if hereby approved is to be conditioned to include the development requirement for the provision of an Emergency Evacuation Plan from a bushfire perspective.

PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

CLAUSE 67. MATTERS TO BE CONSIDERED BY THE LOCAL GOVERNMENT

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application:

Regulation	Officer Assessment
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	See above.
(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;	N/A
(c) any approved State planning policy;	State Planning Policy 2.5 & 3.7 – See Assessment Above.
(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31 (d);	N/A.
(e) any policy of the Commission;	N/A.
(f) any policy of the State;	N/A.
(g) any local planning policy for the Scheme area;	N/A.

Regulation	Officer Assessment
(h) any structure plan, activity centre plan or local development plan that relates to the development;	N/A.
(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;	N/A.
(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	N/A.
(k) the built heritage conservation of any place that is of cultural significance;	Buckland Estate is a State Registered and Municipal Heritage Inventory listed property. Advice was sought from the Heritage Council of Western Australia (under DPLH), and the development and land uses proposed are deemed appropriate. Compliant.
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	As Above.
(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	The application consists of the use of the property as a reception centre and tourist development (with associated works – ablutions) that draws on its rural character as a significant rural homestead. The development proposed is deemed to not have a detrimental impact on rural amenity or surrounding rural uses as the use is contained on-site. The proposal does not seek to alter the built fabric of the any of the rural features in a way that could be considered detrimental, specifically the homestead which has the most significant impact on the landscape. Compliant.
(n) the amenity of the locality including the following — (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development;	The proposed land uses seek to draw on the character of the locality and utilise the built heritage as a catalyst for tourism growth as a reception centre (wedding venue, hosted events). The potential social impacts of the proposed works and use

Regulation	Officer Assessment
	<p>would likely trigger ad-hoc traffic associated with events (visitors to and from venue, venue setup) and noise (event), however relevant legislation under the Environmental Protection (Noise) Regulations 1997 requires ongoing compliance and patrons would be required to comply with the Road Traffic Code 2000 in their ingress and egress to and from the site. The proponent advises as per their application letter that events would require any relevant catering and equipment to be transported to site, and therefore environmental impacts associated with food preparation, disposal and waste management would be controlled through event management.</p> <p>Compliant.</p>
<p>(o) the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</p>	<p>N/A.</p>
<p>(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;</p>	<p>N/A.</p>
<p>(q) the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</p>	<p>The area subject to the development application is not classified as bushfire prone, however the entrance to the property is located in a bushfire prone area. It is recommended as a condition of development approval that an Emergency Evacuation Plan is prepared in accordance with SPP3.7.</p> <p>Condition Required.</p>
<p>(r) the suitability of the land for the development taking into account the possible risk to human health or safety;</p>	<p>It is recommended as a Condition of Development approval that the applicant is required to provide a Traffic Management Plan associated with events</p>

Regulation	Officer Assessment
	<p>management, including the provision of relevant warning signage of a public/private function to ensure that road safety is prioritised.</p> <p>Condition Required.</p>
<p>(s) the adequacy of — (i) the proposed means of access to and egress from the site; and (ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</p>	<p>Irishtown Road is a formed, sealed road, and access/egress to the property is provided via a formed driveway. Based on the maximum permitted number of guests, the relevant parking provision required is 50 bays, to which can be adequately located on-site. Therefore, there is ample space located on the property for the manoeuvring and parking of vehicles. The parking will form an aspect of the Traffic Management Plan. Compliant.</p>
<p>(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</p>	<p>Traffic is likely to be event based; therefore, it is deemed to have a minimal impact on overall traffic flow.</p> <p>However, it is recommended as a Condition of Development approval that the applicant is required to provide a Traffic Management Plan associated with events management, including the provision of relevant warning signage of a public/private function to ensure that road safety is prioritised.</p> <p>Condition Required.</p>
<p>(u) the availability and adequacy for the development of the following — (i) public transport services; (ii) public utility services; (iii) storage, management and collection of waste; (iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</p>	<p>U – I: N/A. This would be an aspect of an event organiser for a wedding reception/ceremony. Any other event would require aspect to be examined under a Public Event Approval.</p> <p>U – II: Existing</p> <p>U – III: Existing Septic Apparatus, Public Event Approval would require</p>

Regulation	Officer Assessment
(v) access by older people and people with disability;	<p>appropriate facilities and management to be in place. U – IV: N/A (Provisions for Commercial/Mixed Use Development) U – V: The works component of the development application consists of the construction of universal access ablution facilities on the property.</p> <p>Compliant.</p>
(v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;	N/A
(w) the history of the site where the development is to be located;	<p>Buckland Estate is a State Registered and Municipal Heritage Inventory listed property. Advice was sought from the Heritage Council of Western Australia (under DPLH), and the development is deemed acceptable. Buckland Estate is an example of a formative nineteenth century pastoral settlement of the Avon Valley Region. The double storey and single storey stone and corrugated iron homestead was constructed in 1876, with two attached single storey cottages that make the West and East Wings (1836, 1844) and a double storey corrugated iron granary (1874) along with a single storey stone and corrugated iron workers cottage (c.1840-1874).</p> <p><i>“Buckland Homestead & Farm Buildings, comprising a double and single storey stone and corrugated iron homestead constructed in 1876 in Victorian Georgian style with Regency detailing, with two attached single storey cottages that make up the west wing (c.1836; 1844) and east wing (1853), a double storey stone and corrugated iron granary (1874) in Old Colonial Georgian style, and a single storey</i></p>

Regulation	Officer Assessment
	<p>stone and corrugated iron Register of Heritage Places – Permanent Entry Buckland Homestead & 2 15/10/2004 Farm Buildings workers' cottage (c.1840-1874) in vernacular style, has cultural heritage significance for the following reasons: the homestead of the place is a very fine representative example of a two-storey Victorian Georgian style rural residence, featuring Regency detailing, and the granary is a good example of an Old Colonial Georgian style farm building; the place was constructed for the Dempster family, who were prominent in pastoral, agricultural and public affairs in Western Australia, particularly from the 1840s to the 1910s, and in particular James McLean Dempster, progenitor of the family in Western Australia, and Charles Edward Dempster, Member of Parliament in 1873-74 and 1894-1907, for whom Buckland was constructed as his family home; the homestead provides an example of the contribution made by exconvicts to the labour force in Western Australia in the later half of the 1800s, with the stone masons, carpenters and brick maker employed on construction of the building in the 1870s all former convicts; the place is valued by the local and State-wide community for its historical associations with farming in the region, its association with the pioneering Dempster family who were prominent in the Avon Valley and for the historic and aesthetic associations of the homestead as a substantial rural residence of the 1870s." – inHerit Register of Heritage Places Permanent Entry (Accessed 2019).</p>
(x) the impact of the development on the community as a whole notwithstanding the	Development proposes tourism functions. The proposal takes advantage of the 'Rural' amenity

Regulation	Officer Assessment
impact of the development on particular individuals;	and therefore anything that degrades from the impact of the heritage place and its surrounding hinterland would be detrimental to the proposed use (negative feedback loop). However, it is considered in reviewing the land uses proposed that the applicant seeks to provide a unique development that builds on community and economic benefits rather than detract. Compliant.
(y) any submissions received on the application;	Refer Attachment 5.
(za) the comments or submissions received from any authority consulted under clause 66;	Refer Attachment 5.
(zb) any other planning consideration the local government considers appropriate.	The development is an acceptable form of adaptive re-use which is encouraged by the Heritage Council of Western Australia to ensure that important heritage places are able to be used either for private use or allow for alternative uses which provide income to support their ongoing maintenance and heritage protection.



Attachment 6

Planning and Development Act 2005 Shire of Northam Local Planning Scheme No. 6 Proposed Addition To Existing Toilet Block & Application For Change of Use (Tourist Accommodation & Reception Centre) – 972 Irishtown Road, Irishtown (P19009) Schedule of Submissions			
No.	Submitter / Date Received	Summary of Submissions	Officer's Comment / Recommendation
1	Name & Address Supplied 7/4/2019	The short stay accommodation at the proposed Buckland Estate site does not suit my surrounding farm. The reasons being that dogs & motorbikes will interfere with the running of my stock. It is also too close to my property.	<p>Noted. The nearest residence to the locations where the land uses are proposed is more than 200m from a residence and more than 300m from the Irishtown Road. There is no statutory buffer provided for this type of tourist land use, however it is advisable that the setbacks of the Rural zone in terms of works (development) is 25m from the front setback and 20m from the sides. Therefore, it is considered that there is quite significant separation distance from adjoining agricultural landholdings. The Officer is unaware where the reference to motorbikes and dogs is made, however it has come to the Officers attention that the applicant has had a live website for testing that included uses not being applied for. The applicant has been advised that he cannot conduct uses to which he does not have development approval for, nor uses that he has not applied for.</p> <p>Otherwise, the proposal is consistent with the provisions of the Shire of Northam Local Planning Scheme No.6, and the proposal appears to balance the strategies and actions of 'Agriculture' and 'Tourism' under the Shire of Northam Local Planning Strategy (2013).</p>
2	Department of Planning, Lands and Heritage (Heritage Council) 8/4/2019	<p>We also received a copy of the planning application letter outlining the proposed change of use, prepared by Buckland Estate/Heritage WA Investments Pty Ltd.</p> <p>The referral for the proposed development has been considered in the context of the identified cultural significance of <i>Buckland Homestead & Farm Buildings</i> and the following advice is given:</p>	Noted.

Planning and Development Act 2005 Shire of Northam Local Planning Scheme No. 6 Proposed Addition To Existing Toilet Block & Application For Change of Use (Tourist Accommodation & Reception Centre) – 972 Irishtown Road, Irishtown (P19009) Schedule of Submissions			
No.	Submitter / Date Received	Summary of Submissions	Officer's Comment / Recommendation
		<p><i>Buckland Homestead & Farm Buildings</i> is significant as a fine example of a mid-to-late nineteenth century farm complex representative of the formative nineteenth century pastoral settlement of the Avon Valley region.</p> <p>The referral is for two separate items: 1. additions and alterations to a toilet block 2. change of use for the broader site for use as Tourist Accommodation and Reception Centre.</p> <p>The toilet block is of recent construction and has no heritage significance.</p> <p>The change of use includes the following outcomes for the ongoing use of the place: - Use of the two cottages as short term, self-contained accommodation – this does not require any physical changes to the existing buildings. - Use of the land areas near the buildings for wedding receptions and other small events. This may involve the temporary placements of marquees, transportable toilets, generators etc, and camping space for guests.</p> <p>The proposed works and change of use will not have a negative impact on the heritage values of the place.</p>	

- END OF SUBMISSIONS -



12.3.2 Application for Amendment to Development Approval – Proposed Fast Food Outlet (KFC dining & drive thru) – Lot 91 (#1) East Street, Northam

Address:	1 East Street, Northam
Owner:	H & L Haydar Nominees Pty Ltd
Applicant:	Matthews & Scavelli Architects
File References:	A10725 / P18091
Reporting Officer:	Jacky Jurmann Manager Planning Services
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

An application has been received to amend the development approval for the use and development of a fast food outlet on Lot 91 (#1) East Street, Northam (the subject site), comprising a Kentucky Fried Chicken (KFC) restaurant with drive-through facility.

The amendment proposes to delete the part of the development relating to Lot 302 (No. 4-6) Oliver Street, Northam, access to Peel Terrace and associated linkage with the Mitre 10 site following the failure for the landowners to enter into a 'Reciprocal Rights' Agreement.

An assessment of the amended application has been carried out identifying two main issues for consideration. Firstly, the potential traffic impacts on East Street as a result of all traffic to and from the site; and secondly, potential amenity impacts on the neighbouring properties.

ATTACHMENTS

- Attachment 1: Amended Site Plan.
- Attachment 2: Amended Traffic Impact Assessment.

BACKGROUND / DETAILS

Council at its Ordinary Meeting held on 21 November 2018 resolved to conditionally approve the use and development of a fast food outlet at Lot 91 (1) East Street, Northam.

The approved site layout proposed incoming traffic to enter the site from Peel Terrace through the Mitre 10 site and exit via East Street. This arrangement was proposed with preliminary agreement from both landowners, however following approval of the application, the landowners were unable to reach formal agreement to establish reciprocal rights.

Consequently, an application to amend the approval has been received to delete the reference to the Mitre 10 property and any associated development. There are no other changes to the approval proposed.

The revised layout will now result in all traffic entering and exiting the site from East Street with no changes to the original location or design of the ingress / egress point proposed. Similarly, the car parking spaces and design remain unchanged.

Refer to **Attachment 1** for a copy of the revised Site Plan.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 1: Economic Growth

Outcome 1.1: The Shire of Northam is an attractive investment destination for a variety of economic sectors.

Financial / Resource Implications

There are no direct financial and/or resource implications for the Shire of the recommendations of this report.

The applicant has paid the Shire the fees prescribed under Schedule 2 of the *Planning and Development Regulations 2009*.

Legislative Compliance

Clause 77 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Deemed Provisions) enables an owner to –

- (a) amend the approval to extend the period within which the development approved must be substantially commenced;
- (b) amend or delete any condition to which the approval is subject;
- (c) amend an aspect of the development approved which, if amended, would not substantially change the development approved;
- (d) cancel the approval.

The application to amend the approval submitted on behalf of the owner requests to amend an aspect of the development which, if amended, would not substantially change the development approval. That is, the amendment does not change the approval to construct a KFC fast food outlet.

As a consequence of amending this portion of the development, condition 7 of the development approval will need to be deleted. Condition 7 relates to the reciprocal agreement.

Policy Implications

There are no policy implications associated with the proposed amendment.

Stakeholder Engagement / Consultation

Public Consultation

Nearby property owners on East Street and the owners of Mitre 10 were advised in writing of the proposed amendment to the development approval. No enquiries or submissions were received in response to the notification regarding the amended proposal.

External Consultation

Main Roads WA were again consulted regarding the application and have advised that they have no objections to the approval of the amended proposal as it will not impact the Main Roads network. They have requested that sightlines be maintained at the Peel Terrace and East Street intersection and that no high solid fencing is erected.

Internal Consultation

Previous advice and conditions from the Shire's internal stakeholders will remain unchanged if an amended approval is granted.

Risk Implications

- Reputational – Low
 - The amended proposal is substantially the same as the original proposal.
- Financial – Nil
 - The application fee has been paid by the landowner.
- Compliance – Low
 - The application has been assessed in accordance with the relevant planning legislation.
- Legal – Low
 - The Applicant may choose to appeal the determination to the State Administrative Tribunal.

OFFICER'S COMMENT

As indicated in the Brief Section of this Report, there are two main issues associated with the proposed amendment of the development approval –

1. Potential traffic impacts on East Street as a result of all traffic to and from the site; and
2. Potential amenity impacts on the neighbouring properties.

Traffic Impacts

An amended Traffic Impact Assessment (refer **Attachment 2**) was submitted with the application, which shows that there is sufficient capacity to support the additional traffic in the area. This additional traffic is unchanged from the proposed amendment to the traffic arrangements, particularly considering that the East Street access was originally proposed as two way access.

Amenity Impacts

The amendment to the approval may result in an increase in amenity impacts experienced by occupants of the adjoining residential property due to the deletion of the Peel Terrace entrance from vehicle noise and headlights.

The Applicant proposes to erect a 1.8m colourbond fence on the southern boundary of the property. Colourbond fencing would restrict any light overflow from headlights, but is likely to exacerbate any noise impacts. It is recommended that a new condition be imposed for the fencing from the front boundary to the rear of the dwelling to be constructed in an alternative material to achieve a reduction in any amenity impacts.

RECOMMENDATION

That Council approve the application (No. P18091.1) received on 11 March 2019 for the proposed minor amendment to the approved development of a fast food outlet and associated signage at Lot 91 (#1) East Street, Northam, in accordance with clause 77(4)(b) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, subject to the original conditions of development approval dated 21 November 2018, except as follows:

Deleted Condition

- 7. Prior to applying for a building permit, the landowners of Lot 91 and Lot 302 enter into a legal agreement to the local government's satisfaction for reciprocal access to the proposed carpark on Lot 91.**

Additional Condition

- 21. Prior to occupation or use of the development, solid acoustic fencing shall be erected on the southern boundary from the front boundary to at least the rear of the dwelling at 3 East Street, Northam.**

Note: All remaining conditions following #21 to be renumbered.

Attachment 2

TRANSPORT IMPACT ASSESSMENT

1 East Street,
Northam

March 2019

Rev D



kctt



Transport Impact Assessment
KC00914.000 1 East Street, Northam

HISTORY AND STATUS OF THE DOCUMENT

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Rev A Draft	10.09.2018	M Kleyweg	M Kleyweg	10.09.2018	Issued for Review
Rev A	18.09.2018	M Kleyweg	M Kleyweg	18.09.2018	Amended as per comments
Rev B	25.09.2018	M Kleyweg	M Kleyweg	25.09.2018	Parking bays number amended
Rev C	30.10.2018	M Kleyweg	M Kleyweg	30.10.2018	Amended as per meeting agreements
Rev D	6.03.2019	M Kleyweg	M Kleyweg	6.03.2019	Proposed layout amended

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Revision	Date of issue	Quantity	Issued to
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Appendices

Appendix 1 - The layout of the proposed development

Appendix 2 - Transport Planning and Traffic Plans

Appendix 3 - Vehicle Turning Circle Plans

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1. Executive Summary

The proposed development is located at 1 East Street, Northam. The subject site is currently a vacant lot with a proposed fast food restaurant with a drive-through with a proposed full movement access/egress point from/to East Street.

The railway and bus station are located approximately 650m to the west of the development with 3 rail lines and 2 coach lines connecting Northam to various locations within and outside the Perth Metro Area.

Pedestrian paths connect the proposed development to the main traffic attractors such as Avon Rover commercial area, the recreation centre as well as the railway and bus stations. However, cycling infrastructure in the area is scarce.

The plans show 23 car parking bays (inclusive of one disabled parking bay with a shared space), 9 drive through waiting bays, a loading area and 3 bicycle parking spaces. KGTI believe this parking provision will be sufficient to adequately cater for the parking requirements of future patrons.

KGTI have checked the navigability for the Passenger Vehicle B99 (5.2m), Small Rigid Vehicle (6.4m), Service Vehicle (8.8m) and 10 Pallet Truck (10.0m) as shown in Appendix 3. It should be noted that the Service Vehicle (8.8m) can access and egress the proposed development only from/to the south via East Street. Service and delivery times should be organised outside of KFC working hours, as these larger vehicles take up most of the internal circulation space.

Since the data for fast food outlets trip generation rates is fairly limited, KGTI analysed rates from several available sources. After comparing the rates, it is deemed appropriate that the adopted data for trip calculations are the evening peak from the NSW RTA Guide, with the assumption that the morning peak would be 80% of the evening peak. For the daily trip generation, the rate per seat from the ITE Handbook is adopted.

The proposed development is expected to attract a total of 1,249 VPD / 80 AM VPH / 100 PM VPH. It should be noted that at least 50% of these trips are based on passing traffic and already included in the road network. The additional traffic that would be generated by the proposed development would be 625 VPD / 40 AM VPH / 50 PM VPH) is considered moderate as per WAPC Guidelines.

The traffic from the proposed development does not trigger the warrants for deceleration lanes on the proposed crossover from/to East Street.

KGTI believe that the proposed development would not adversely impact the surrounding road network which has sufficient capacity to support the additional traffic in the area.

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2. Transport Impact Assessment

Note: This document is copyright to KCTT (trading as KC Traffic and Transport Pty Ltd). The information provided in this TIA report has been developed by KCTT over a period of years and has been presented in accordance with the requirements of a number of our clients. The information in this report is therefore intended to be commercial in confidence and is not to be shared with external parties at any time, unless a Director of KCTT provides written authorisation that the document may be shared at a specific time to a specific party, or parties. The terms and conditions associated with the receipt of this material is that it is not shared or distributed without our express, and written consent.

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2.1 Location

Lot Number	91
Street Number	1
Road Name	East Street
Suburb	Northam
Description of Site	The subject site is currently a vacant lot with a proposed fast food restaurant with a drive-through.

2.2 Technical Literature Used

Local Government Authority	Shire of Northam
Type of Development	Commercial
Are the R-Codes referenced?	NO
Is the NSW RTA Guide to Traffic Generating Developments Version 2.2 October 2002 (referenced to determine trip generation / attraction rates for various land uses) referenced?	YES
Which WAPC Transport Impact Assessment Guideline should be referenced?	Volume 4 - Individual Developments Volume 5 - Technical Guidance
Are there applicable LGA schemes for this type of development?	YES
<i>If YES, Nominate:</i>	
Name and Number of Scheme	Local Planning Scheme No. 6
Are Austroads documents referenced?	YES
Is the Perth Transport Plan for 3.5 million and Beyond referenced?	NO

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2.3 Land Uses

Are there any existing Land Uses	NO
Proposed Land Uses	
How many types of land uses are proposed?	One
Nominate land use type and yield	Fast food restaurant with drive-through ≈ 300m ² 64 seats
Are the proposed land uses complimentary with the surrounding land-uses?	YES

2.4 Local Road Network Information

How many roads front the subject site? 2

Name of Roads Fronting Subject Site / Road Classification and Description:

Road 1

Road Name	East Street
Number of Lanes	two way, one lane (no linemarking), undivided
Road Reservation Width	approximately 20m
Road Pavement Width	approximately 7m
Classification	Rural Local Road / Access Road
Speed Limit	50kph or State Limit
Bus Route	NO
On-street parking	NO

Road 2

Road Name	Peel Terrace (M031 Northam Cranbrook)
Number of Lanes	two way, one lane per direction, chevron median
Road Reservation Width	approximately 18m
Road Pavement Width	approximately 11m
Classification	Main Road / Primary Distributor
Speed Limit	70kph
Bus Route	NO
On-street parking	NO

Name of Other Roads within 400m radius of site, or roads likely to take increased traffic due to the development.

Road 1

Road Name	Yilgarn Avenue
Number of Lanes	two way, one lane each direction, undivided
Road Reservation Width	approximately 30m
Road Pavement Width	approximately 10m
Classification	Rural Local Road / Regional Distributor

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Speed Limit	70kph
Bus Route	NO
On-street parking	NO

Road 2

Road Name	Byfield Street
Number of Lanes	two way, one lane (no linemarking), undivided
Road Reservation Width	approximately 20m
Road Pavement Width	approximately 9m
Classification	Rural Local Road / Access Road
Speed Limit	50kph or State Limit
Bus Route	NO
On-street parking	NO

2.5 Traffic Volumes

Road Name	Location of Traffic Count	Vehicles Per Day (VPD)	Vehicles per Peak Hour (VPH)				Heavy Vehicle % <i>If HV count is Not Available, are HV likely to be in higher volumes than generally expected?</i>	Year	
			AM Peak Time	AM Peak VPH	PM Peak Time	PM Peak VPH		Date of Traffic Count	<i>If older than 3 years multiply with a growth rate</i>
East Street	SLK [0.35]*	782	11:00 – 76		15:00 – 82		3.16%	Jan 2009	894 <i>(1.6% growth rate per annum)</i>
Peel Terrace (M03 Northam Cranbrook)	East of Fitzgerald Street**	5,231	08:00 – 479		12:00 – 466		9.6%	2007	6,161 <i>(1.6% growth rate per annum)</i>
	West of Yilgarn Avenue**	4,295	11:45 – 377		15:45 – 410		16.9%	2018/2019	–
Yilgarn Avenue	SLK [0.20]*	1,400	08:00 – 146		12:00 – 162		45.23%	Jul 2016	–
	SLK [1.00]*	1,078	07:00 – 119		16:00 – 162		31.38%	Aug 2018	–
Byfield Street	SLK [0.95]	469	08:00 – 77		16:00 – 79		4.49%	Sep 2009	536 <i>(1.6% growth rate per annum)</i>
Chidlow Street	East of Gordon Street**	1,037	08:00 – 110		14:45 – 103		7.3%	2016	–
	SLK [0.10]*	1,346	07:00 – 156		16:00 – 157		2.27%	Feb 2009	1,539 <i>(1.6% growth rate per annum)</i>

Note * - These traffic counts have been received from the Shire of Northam

Note ** - These traffic counts have been received from MRWA Traffic Map

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2.6 Vehicular Crash Information

Is Crash Data Available on Main Roads WA website? YES
 If YES, nominate important survey locations:
 Location 1 Intersection of Peel Terrace (M03 Northam Cranbrook) & East Street
 Location 2 Peel Terrace (M03 Northam Cranbrook) SLK [0.86-1.05] – no crashes
 Location 3 East Street SLK [0.00-0.21] – no crashes
 Period of crash data collection 01/01/2013 - 31/12/2017

Road Name	SLK	Functional Classification	Road Hierarchy	Speed Limit	Crash Statistics			
					No of KSI Crashes	No of Medical Attention Crashes	No of PDD Major Crashes	No of PDD Minor Crashes
Intersection of Peel Terrace & East Street	-	Main Road / Rural Road	Primary Distributor / Access Road	70kph/50kph	0	0	1	0
No of MVKT Travelled at Location:				≈7,000 VPD*365*5years*0.3 km = 3.83 MVKT				
KSI Crash Rate				0 KSI crashes / 3.83 MVKT = 0 KSI crashes/MVKT				
All Crash Rate				1 crashes / 3.83 MVKT = 0.26 crashes/MVKT				
Comparison with Crash Density and Crash Rate Statistics				0.26 crashes/MVKT is lower than network average of 1.1 crashes/MVKT. *				

*Note * - KCTT have requested a Crash Density and Crash Rates table for non-Metropolitan roads on 03.08.2018. however, the information has not been received to date. Therefore, the crash rate has been compared to the Crash Density and Crash Rates on Metropolitan State Roads table below.*

The following table shows the Crash Density and Crash Rates on Metropolitan State Roads as obtained from Main Roads WA on the 14th May 2018 by email request: -

Crash Density and Crash Rate on Metropolitan State Roads Network only

	All Crashes		Serious Injury Crashes (Fatal+Hospital)	
	Average Annual Crash Density (All Crashes/KM)	Average Annual Crash Rate (All Crashes/MVKT)	Average Annual Crash Density (Ser. Inj. Crashes/KM)	Average Annual Crash Rate (Ser. Inj. Crashes/MVKT)
Metro State Road - Midblock	24.99	0.46	1.08	0.02
Metro State Road - All	60.21	1.10	2.03	0.04

Note: Based on 5-years data for the period 2013 to 2017.

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2.7 Parking Requirements

Local Government Shire of Northam
Local Government Document Utilised Local Planning Scheme No 6
Description of Parking Requirements in accordance with Scheme:
Fast Food Outlet - 1 / 20m² GFA + 1 / 4 seated patrons

Calculation of Parking

Land Use	Requirements	Yield	Total Parking
Fast Food with drive through	1 / 20m ² GFA + 1 / 4 seated patrons	≈ 300m ² 64 seats	15+16 = 31
Total Volume of Parking Provided by Proponent			23 parking bays 9 drive-through bays

Justification

KGTT believe that the total of 32 parking bays can adequately cater for the parking requirements of the proposed development.

Have Vehicle Swept Paths been checked for Parking? YES

If YES, provide description of performance.

KGTT have checked the navigability for the Passenger Vehicle B99 (5.2m), Small Rigid Vehicle (6.4m), Service Vehicle (8.8m) and 10 Pallet Truck (10.0m) with the specification and dimensions for each vehicle presented in Appendix 3 along with swept paths. These vehicle types have been advised by the proponent as being the required delivery and service vehicles for the development.

All vehicle turning templates have been generated by the Vehicle Tracking plug in for AutoCAD. Australian Design Vehicles were utilised (in accordance with MRWA Supplement to Austroads Guide to Road Design - Part 4: Design Vehicles) apart from the 10 Pallet Truck (10.0m). The 10 Pallet Truck was made as per client's request and modelled to resemble ISUZU FVZ 260-300 AUTO.

It should be noted that the Service Vehicle (8.8m) can access and egress the proposed development only from/to the south via East Street.

Service and delivery times should be organised outside of KFC working hours, as the delivery and service vehicles take up most of the internal circulation space.

The proposed development will not require access for larger trucks such as the Single Unit (12.5 m) and Prime Mover and Semi-Trailer (19 m) as these vehicles will not be used as delivery vehicles. Therefore, the design does not need to allow for the access/egress of these vehicles.

2.8 Bicycle Parking

Local Government Shire of Northam
Reference Document Utilised Local Planning Scheme No 6
Description of Parking Requirements in accordance with Scheme:
Local Planning Scheme No 6 does not provide requirements for bicycle parking.

Justification

Even though the LPS does not offer bicycle parking requirements, the plans for the proposed development show 3 bicycle parking spaces in order to promote alternative transportation modes.

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2.9 ACROD Parking

Class of Building: Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including—
(a) an eating room, café, restaurant, milk or soft-drink bar; or
(b) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel;

Does this building class require specific provision of ACROD Parking? YES

Reference Document Utilised: Building Code of Australia

Description of Parking Requirements:
"Class 6: 1 space for every 50 carparking spaces or part thereof."

Parking Requirement in accordance with regulatory documents

Land Use	Requirements	Yield	Total Parking
Fast Food with drive through	1 / 50 carparking spaces	23 parking bays 9 drive-through bays	1

The plans for the proposed development show one ACROD bay as per requirements.

2.10 Delivery and Service Vehicles

Guideline Document used as reference: NSW RTA Guide to Traffic Generating Developments

Requirements:
"Supermarkets, shops and restaurants (all spaces adequate for trucks):
< 2,000m² GFA - 1 space per 400m² GFA"

Parking Requirement in accordance with regulatory documents

Land Use	Requirements	Yield	Total Parking
Fast Food with drive through	1 space per 400m ² GFA	≈ 300m ²	1

Total Volume of Parking Provided by Proponent

Service and Delivery Parking			1
------------------------------	--	--	---

Justification

The plans for the proposed development show one loading bay as per requirements.

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2.11 Calculation of Development Generated / Attracted Trips

What are the likely hours of operation?	10:00 – 22:00
What are the likely peak hours of operation?	AM from 11:00 to 12:00 PM from 17:00 to 18:00
Do the development generated peaks coincide with existing road network peaks?	YES – AM peak on East Street
Guideline Document Used	WAPC Transport Assessment Guidelines for Developments
<i>Rates from above document.</i>	<i>Fast food restaurants - The available data is limited. The RTA surveys suggest that the rate is not directly related to floor-space. This could possibly be due to fast food restaurants generally being of a similar size, with location being a greater determinant – a significant proportion of trade being drawn from passing traffic (RTA suggests at least 50 per cent).</i>
Guideline Document Used	NSW RTA Guide to Traffic Generating Developments
<i>Rates from above document.</i>	<i>Rates - Kentucky Fried Chicken. Evening peak hour vehicle trips:</i> <ul style="list-style-type: none"> ▪ assume 100 veh/hr for average development (mean of survey results). <i>The proportion of passing trade is typically at least 50%. This discount should be taken into account in assessing external traffic impact.</i>
Guideline Document Used	ITE Trip Generation Handbook 9th edition
<i>Rates from above document.</i>	<i>Fast Food with Drive Through -</i> <ul style="list-style-type: none"> ▪ Per KSP² <ul style="list-style-type: none"> ○ 496.12 daily vehicular trips for 1,000 square feet (534VPD/100m²) ○ 45.42 vehicular trips per 1,000 square feet (48.89 VPH/100m²) AM peak hour ○ 32.65 vehicular trips per 1,000 square feet (35.14 VPH/100m²) PM peak hour, ▪ Per seat <ul style="list-style-type: none"> ○ 19.52 daily vehicular trips per seat ○ 1.27 vehicular trips per seat AM peak ○ 0.95 vehicular trips per seat PM peak
<p>Since the data for fast food outlets is fairly limited, KCTT analysed rates from several available sources. After comparing the rates, it is deemed appropriate that the adopted data for trip calculations are the evening peak from the NSW RTA Guide, with the assumption that the morning peak would be 80% of the evening peak. For the daily trip generation, the rate per seat from the ITE Handbook is adopted.</p>	
Base data for trip calculation (daily trips)	Daily = 19.52 VPD / seat
Base data for trip calculation (AM peak trips)	AM peak = 80 VPH/development
Base data for trip calculation (PM peak trips)	PM peak = 100 VPH/development

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Land Use Type	Rate above	Yield	Daily Traffic Generation	Peak Hour Traffic Generation	
				AM peak	PM peak
Fast Food with drive through	Daily = 19.52 VPD / seat AM peak = 80 VPH/development PM peak = 100 VPH/development	≈300m ² 64seats	625 VPD* [1,249 VPD]	40 VPH* [80 VPH]	50 VPH* [100 VPH]

*Note * - This represents the practical value applied throughout the report taking into account trip blending. For the trip blending factor, it has been assumed that 50% of the development's traffic generation sources from the pre-existing traffic on the road network and therefore a factor of 0.5 has been applied to the VPD and VPH values.*

Does the site have existing trip generation / attraction? NO

What is the total impact of the new proposed development? Under the WAPC guidelines the development is classified as high impact. However, it should be noted that most of these trips are based on passing traffic and already included in the road network. As such, KCTT believe that there is sufficient capacity to support the additional traffic in the area (625 VPD / 40 AM VPH / 50 PM VPH) which is considered moderate as per WAPC Guidelines.

2.12 Traffic Flow Distribution

How many routes are available for access / egress to the site? 3 routes
 Passing traffic - 625 VPD / 40 AM VPH / 50 PM VPH
 Total traffic - 1,249 VPD / 80 AM VPH / 100 PM VPH

Route 1

Provide details for Route No 1 To/from the west via Peel Terrace – connection to the bus and railway station as well as the Avon River commercial area

Percentage of Vehicular Movements via Route No 1 80%
 Passing traffic – 500 VPD / 32 AM VPH / 40 PM VPH
 Total traffic – 999 VPD / 64 AM VPH / 80 PM VPH

Route 2

Provide details for Route No 2 To/from the south via East Street – connection to the residential area to the south of the proposed development

Percentage of Vehicular Movements via Route No 2 10%
 Passing traffic – 63 VPD / 4 AM VPH / 5 PM VPH
 Total traffic – 125 VPD / 8 AM VPH / 10 PM VPH

Route 3

Provide details for Route No 2 To/from the east via Peel Terrace – connection to Northam York Road and Great Eastern Highway (via Yilgarn Avenue)

Percentage of Vehicular Movements via Route No 2 10%
 Passing traffic – 62 VPD / 4 AM VPH / 5 PM VPH
 Total traffic – 125 VPD / 8 AM VPH / 10 PM VPH

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2.13 Vehicle Crossover Requirements

Are vehicle crossovers required onto existing road networks?	YES
How many existing crossovers?	None
How many proposed crossovers?	One full-movement proposed crossover from/onto East Street.
How close are proposed crossovers to existing intersections?	approximately 37m from the intersection of East Street and Peel Terrace
Does this meet existing standards?	YES

Warrants for left and right deceleration lanes

KCTT have examined the warrants for right and left turn deceleration lane on both crossovers in accordance with accordance with *MRWA Supplement to Austroads Guide to Road Design - Part 4, Appendix A Intersections - General section A.8.*

Traffic volumes used to determine the warrants for deceleration lane on East Street are derived from Shire of Northam data from January 2009 and multiplied with 1.5% annual growth rate in order to estimate traffic volumes for 2019, when it is expected that the proposed development would become operational. Since hourly volumes were not available, the provided PM peak volumes are used for the analysis and the directional split of 67% southbound and 33% northbound is assumed.

Heavy vehicle percentages have been sourced from the available data, while the turning heavy vehicle percentage is assumed to be 1% on the East Street crossover.

As per the calculations below traffic from the proposed development does not trigger the warrants for deceleration lanes.

	Is right turn deceleration lane warranted?	NO
	Is left turn deceleration lane warranted?	NO
East Street		
PM 2019		
Q_{T1}		31
$HV\% - Q_{T1}$		3.2
Q_R		5
$HV\% - Q_R$		1.0
Q_{T2}		64
$HV\% - Q_{T2}$		3.2
Q_L		45
$HV\% - Q_L$		1.0
$Q_{R-RTURN}$ no a puffer is used for left turns		140
$HV\% - Q_{R-RTURN}$ no a puffer is used for left turns		2.45
$Q_{L-LEFT TURN}$		64
$HV\% - Q_{L-LEFT TURN}$		3.18
X_R no a puffer is used for left turns		0.38
X_L		0.45
Right turn treatment no a puffer is used for left turns		BAR
Left turn treatment		BAL

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2.14 Public Transport Accessibility

How many bus routes are within 400 metres of the subject site?			2
How many rail routes are within 800 metres of the subject site?			3
Bus / Rail Route	Description	Peak Frequency	Off-Peak Frequency
Avon Link	Train service Perth to Northam	1 per day	-
Prospector	Train service Perth to Kalgoorlie	2 per day	-
Merradin Link	Train service Perth to Merradin	3 per week	-
GS2 Albany	Coach service Perth to Albany	1 per day	-
N3 Geraldton	Coach service Perth to Geraldton	2 per week	-
Is the development in a Greenfields area?			NO

2.15 Pedestrian Infrastructure

Describe existing local pedestrian infrastructure within a 400m radius of the site:

Classification	Road Name
<i>Unclassified pedestrian path</i>	Peel Terrace, East Street, Yilgarn Avenue, Old York Road
Does the site have existing pedestrian facilities?	NO
Does the site propose to improve pedestrian facilities?	YES
<i>If YES, describe the measures proposed.</i>	
New path to link existing pathway with site pathway	
What is the Walk Score Rating?	
43 Car-Dependent. Almost all errands require a car.	

2.16 Cyclist Infrastructure

Are there any PBN Routes within an 800m radius of the subject site?	NO
Are there any PBN Routes within a 400m radius of the subject site?	NO
Approximately 1 km to the west from the subject, there is a multi-use Keo Track which uses the rail formation between Mundaring in the Perth Hills, to Northam. The trail can be used for hiking, cycling or horseback riding.	
Does the site have existing cyclist facilities?	NO
Does the site propose to improve cyclist facilities?	YES
<i>If YES, describe the measures proposed.</i>	
The plans for the proposed development show 3 bicycle parking spaces in order to promote alternative transportation modes.	

Transport Impact Assessment
KC00914.000 1 East Street, Northam

2.17 Site Specific Issues and Proposed Remedial Measures

How many site-specific issues need to be discussed?	One (1)
Site-Specific Issue No 1	Traffic impact of the proposed development
Remedial Measure / Response	<p>Since the data for fast food outlets trip generation rates is fairly limited, KCTT analysed rates from several available sources. After comparing the rates, it is deemed appropriate that the adopted data for trip calculations are the evening peak from the NSW RTA Guide, with the assumption that the morning peak would be 80% of the evening peak. For the daily trip generation, the rate per seat from the ITE Handbook is adopted.</p> <p>The proposed development is expected to attract a total of 1,249 VPD / 80 AM VPH / 100 PM VPH. It should be noted that at least 50% of these trips are based on passing traffic and already included in the road network. The additional traffic that would be generated by the proposed development would be 625 VPD / 40 AM VPH / 50 PM VPH) is considered moderate as per WAPC Guidelines.</p> <p>Having in mind all the above KCTT believe that there is sufficient capacity to support the additional traffic in the area.</p>

12.3.3 Proposed Office, Warehouse, Amenities & Dome Shelter at 61 Old York Road, Northam

Address:	61 Old York Road, Northam
Owner:	Old York Road Ltd
Applicant:	Hubble Design
File Reference:	A13136 / P18108
Reporting Officer:	Jacky Jurmann Manager Planning Services
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

An application for development approval has been received to construct an office and warehouse building, a dome shelter and install a portable amenities building at 61 Old York Road, Northam. The development is to be used in conjunction with the approved use of the site as a construction yard for modular buildings.

The assessment of the application has identified the following main issues:

- Variation of the maximum permitted height of the building;
- Construction over multiple lot boundaries prior to amalgamation of the property; and
- Variation of the maximum permitted height of the monolith sign.

In accordance with Council's Delegated Authority No. P.03.1, applications at variance with local planning scheme provisions must be determined by Council.

ATTACHMENTS

- Attachment 1: Plans.
Attachment 2: Planning Assessment.
Attachment 3: Street Google Photo of Existing Shed.
Attachment 4: Landgate Overall Site Aerial.

BACKGROUND / DETAILS

The subject development application was submitted to the Shire on 3 December 2018 seeking approval to construct an office and warehouse building, install a portable amenities building and a dome shelter on the subject property as depicted on the submitted plans (**Attachment 1**) and can be described as follows:

- Office and warehouse – 1,339.71m²;
- Portable amenities – 18.00m²; and
- Dome shelter – 1,871.88m².

The property comprises multiple lots, being Lots 23 – 37 on P603 and Lot 28155 on P41890, which were formerly used for livestock sales and contains a large brick and iron shed that will be demolished. Initial discussions were had with the landowners about retaining the shed, which although is not heritage listed, could be considered to have some local significance. However, due to the property not being heritage listed, development approval was not required (Schedule 2 of LPS6) to be obtained prior to the demolition permit being issued by the Shire's Senior Building Surveyor under delegated authority (No. B02) on 26 February 2019.

CONSIDERATIONS

Strategic Community Plan

Theme Area 1: Economic Growth

Outcome 1.1: The Shire of Northam is an attractive investment destination for a variety of economic sectors.

Objective: Ensure the Shire of Northam is a welcoming and easy place for quality investment to occur.

Shire of Northam Local Planning Strategy

Section 3.2: Commerce & Industry

Vision/Objective: Development of a diversified range of commerce and industry in appropriate locations which provides significant employment opportunities and reduces the local economy's dependency upon the agricultural sector.

Strategy: Promote diversification of the Shire's economy and the creation of new employment opportunities by encouraging the development of a wide range of new commercial and industrial uses.

Financial / Resource Implications

The relevant application fee has been **paid** on application by the Applicant.

Legislative Compliance

The subject property is zoned Light and Service Industry under the provisions of the Shire of Northam Local Planning Scheme No. 6 with the use of the property

as a construction yard for modular buildings (Industry – Light) was approved under delegated authority on 28 February 2018 (DA No. P17117).

Industry – Light is a permitted use in the zone and is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme.

An assessment of the development proposal is attached to this Report (**Attachment 2**), which shows that the development generally complies with the provisions of the Scheme, with the exception of the:

1. Overall height of the office and warehouse building; and
2. Setbacks of buildings to lot boundaries due to the presence of multiple lots comprising the site.

Clause 4.10 – Maximum Building Height

- The overall height of the office and warehouse building is proposed to be 10.22m to the ridgeline with a wall height of 8.5m.
- Clause 4.10.1 restricts buildings to two storeys or 9m in height when measured at natural ground level.
- Clause 4.10.2 enables the height to be varied where there are no impacts on privacy, light or views and the bulk and scale is compatible.
- The existing brick and iron shed is approximately two storeys in height (refer to **Attachment 3**) and is located in a similar position to the proposed office and warehouse building.
- The Applicant has advised that the additional height, which is a result of the inclusion of a parapet wall in the design, is to provide sufficient clearance to storage of material underneath the roof space.
- The height and location of the proposed office and warehouse building with the additional height will not impact on the neighbouring properties and therefore it is recommended that the variation be supported.

Clause 4.5 – Site and Development Standards and Requirements

- Table 2: Setbacks – 7.5m front and rear; 4m sides; Landscaping – 10% of site area; Minimum lot size – 1,000m².
- Proposed: Setbacks – 7.5m front (Old York Rd); approx. 80m rear; 4m (east) and 25.691m side (west) if assessed as a consolidated lot.
- The individual lots vary in width from 20.12m to 24.54m and are 50.29m deep, and includes a portion of closed road reserve that is 20.12m wide (refer to **Attachment 4**).
- If the setbacks are assessed as intended by the Scheme from lot boundaries, then the front setback would be the only setback that is compliant. Amalgamation of the lots into one lot would result in the setbacks complying as indicated above.
- Landscaping has been indicated on the site plan, however the area does not equate to 10% of the site area, and therefore a condition of approval is recommended.

Policy Implications

Local Planning Policy No. 16 – Advertising Signs

It is proposed to erect a monolith sign adjacent to the south-western corner of the office identifying the various components of the business operating on the site, which will be 8.5m in overall height.

The proposed sign generally complies with the provisions of the LPP, with the exception of the overall height, which is 0.5m higher than permitted. A condition is recommended to reduce the sign height to comply with the policy.

Stakeholder Engagement / Consultation

The use is permitted under the provisions of the Shire of Northam Local Planning Scheme No. 6 and did not require advertising or public notification.

The Department of Water and Environmental Regulation (DWER) was consulted during the assessment of the application, who have advised that the proposed development is considered acceptable with respect to major flooding. Habitable floor levels have been recommended but do not apply to this development. The advice from DWER did note that access to the site may be lost during a major flood event.

Risk Implications

- Reputational – Low
 - The application has been assessed in accordance with the relevant provisions of the planning scheme and associated legislation. Approval of the application, as recommended, will enable suitable development to occur on the site.
- Financial – Moderate
 - If the applicant or landowner chooses to appeal the determination, there may be legal costs associated with the appeal process.
- Compliance – Low
 - The recommended conditions provide a suitable mechanism to ensure the development complies with an approval.
- Legal – Moderate
 - The *Planning and Development Act 2005* provides appeal rights to the State Administrative Tribunal if the applicant or landowner is dissatisfied with the determination and/or conditions.

OFFICER'S COMMENT

As indicated in earlier in this Report, the assessment of this application has identified three (3) main issues that are the subject of this Report, which are further discussed here:

1. Variation of the maximum permitted height of the building.

The overall height of the proposed building is 1.2m greater than permitted. This variation is a significant variation to the LPS6 standards and therefore have the possibility of setting a precedent for future developments in the locality. Notwithstanding this, the variation is considered acceptable due to the location of the development, the fact that it is replacing an existing 2 storey building, the additional height will not impact any neighbouring properties and the bulk and scale is not considered excessive. The development will improve the streetscape in this part of Old York Road, and could be seen as the future standard for this type of development.

2. Construction over multiple lot boundaries prior to amalgamation of the property.

A number of discussions have been held with the landowners and applicant regarding amalgamating the lots. As can be seen in the assessment of this application, the individual lot boundaries cause difficulties in complying with scheme requirements. This issue was highlighted during the assessment of the original change of use application, and again during the assessment of this application. Additional issues will be experienced by the landowner when applying to install the on-site effluent disposal system and obtaining a building permit.

3. Variation of the maximum permitted height of the monolith sign.

The proposed monolith sign is 0.5m higher than permitted in the local planning policy. Due to the potential for precedent, it is recommended that the sign be reduced in height to comply with Council's policy, which can be achieved through a condition.

RECOMMENDATION

That Council:

Approve the development application reference P18108 to construct an office and warehouse building, a portable amenities building and dome shelter on Lots 23 – 37 on P603 and Lot 28155 on P41890 known as 61 Old York Road, Northam and accompanying plans:

- **Site Plan Part 1, Drawing No. A01-01(C), dated 30 November 2018;**
- **Site Plan Part 2, Drawing No. A01-02(C), dated 30 November 2018;**
- **Site Plan Part 3, Drawing No. A01-03(C), dated 30 November 2018;**
- **Site Plan Part 4, Drawing No. A01-04(C), dated 30 November 2018;**
- **Ground Floor Plan, Drawing No. A02-01(C), dated 30 November 2018;**
- **First Floor Plan, Drawing No. A02-02(B), dated 30 November 2018;**
- **Ground Floor Plan (Dome), Drawing No. A02-03(B), dated 30 November 2018;**
- **Elevation 01 & 02, Drawing No. A03-01(B), dated 30 November 2018;**
- **Elevation 03 & 04, Drawing No. A03-02(B), dated 30 November 2018;**

- **Dome Shelter Elevations, Drawing No. A03-03(B), dated 30 November 2018;**

in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the Shire of Northam Local Planning Scheme No. 6, subject to the following conditions:

GENERAL

1. The development hereby permitted shall substantially commence within two (2) years from the date of determination.

CONDITIONS TO BE MET PRIOR TO THE COMMENCEMENT OF DEVELOPMENT

2. Prior to the commencement of any development, a detailed drainage design shall be submitted to the local government for approval, prescribing a functional drainage system, including detailed engineering drawings, and necessary technical information to demonstrate functionality of the design.
3. Prior to commencement of development, a detailed Landscaping Plan, including details of screening of outdoor storage areas, shall be submitted and approved to the satisfaction of the local government.
4. Prior to commencement of development, a detailed signage plan shall be submitted to the local government for approval that includes a modified height of the monolith sign being no greater than 8 metres from natural ground level.

CONDITIONS TO BE MET PRIOR TO OCCUPATION OF DEVELOPMENT

5. Prior to the occupation of the development, Lots 23 – 37 on P603 and Lot 28155 on P41890 Old York Road are to be amalgamated into one Certificate of Title.
6. Prior to the occupation, the development shall be connected to an approval effluent disposal system.
7. Prior to the occupation of the development, the landscaping and irrigation of the development site shall be installed in accordance with the approved landscape plan.
8. Prior to the occupation of the development, the proposed hardstand area is to be paved, sealed and drained to the satisfaction of the local government.
9. Prior to occupation of the development, vehicle parking, manoeuvring and circulation areas shall be designed, constructed, sealed, drained, line-marked and kerbed in accordance with:
 - (i) The approved plan(s);
 - (ii) Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking;
 - (iii) Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities;

- (iv) Australian Standard AS 1428.1-2009, Design for access and mobility, Part 1: General Requirements for access – New building work (by providing a link to the main entrance of the development by a continuous accessible path of travel)
- (v) Council's engineering requirements and design guidelines.

CONDITIONS REQUIRING ONGOING COMPLIANCE

10. The drainage system is to be maintained to the satisfaction of the local government for the duration of the development.
11. The car parking is to be maintained to the satisfaction of the local government for the duration of the development.
12. The landscaping is to be maintained to the satisfaction of the local government for the duration of the development.


ADVICE NOTES


1. If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
2. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
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 the determination.
4. An approval for an effluent disposal system cannot be granted where waste crosses property boundaries. Until such a time the property is amalgamated, both Health and Building approvals cannot be granted.
5. The Stormwater Management Plan shall be developed in accordance with the advice of the Department of Water and Environmental Regulation (Stormwater Management Manual for Western Australia (DWER 2004-7 & Water Quality Protection Note 52 – Stormwater Management At Industrial Sites (DWER 2010).
6. A Building Permit and/or Demolition Permit from the local government must be obtained prior to the commencement of any work. In this regard, your attention is drawn to the requirements of the Building Code of Australia and the Building Act 2011.
7. **Your** Attention is drawn to the requirements for access to buildings for people with disabilities in accordance with the Building Code of Australia and AS1428.1.

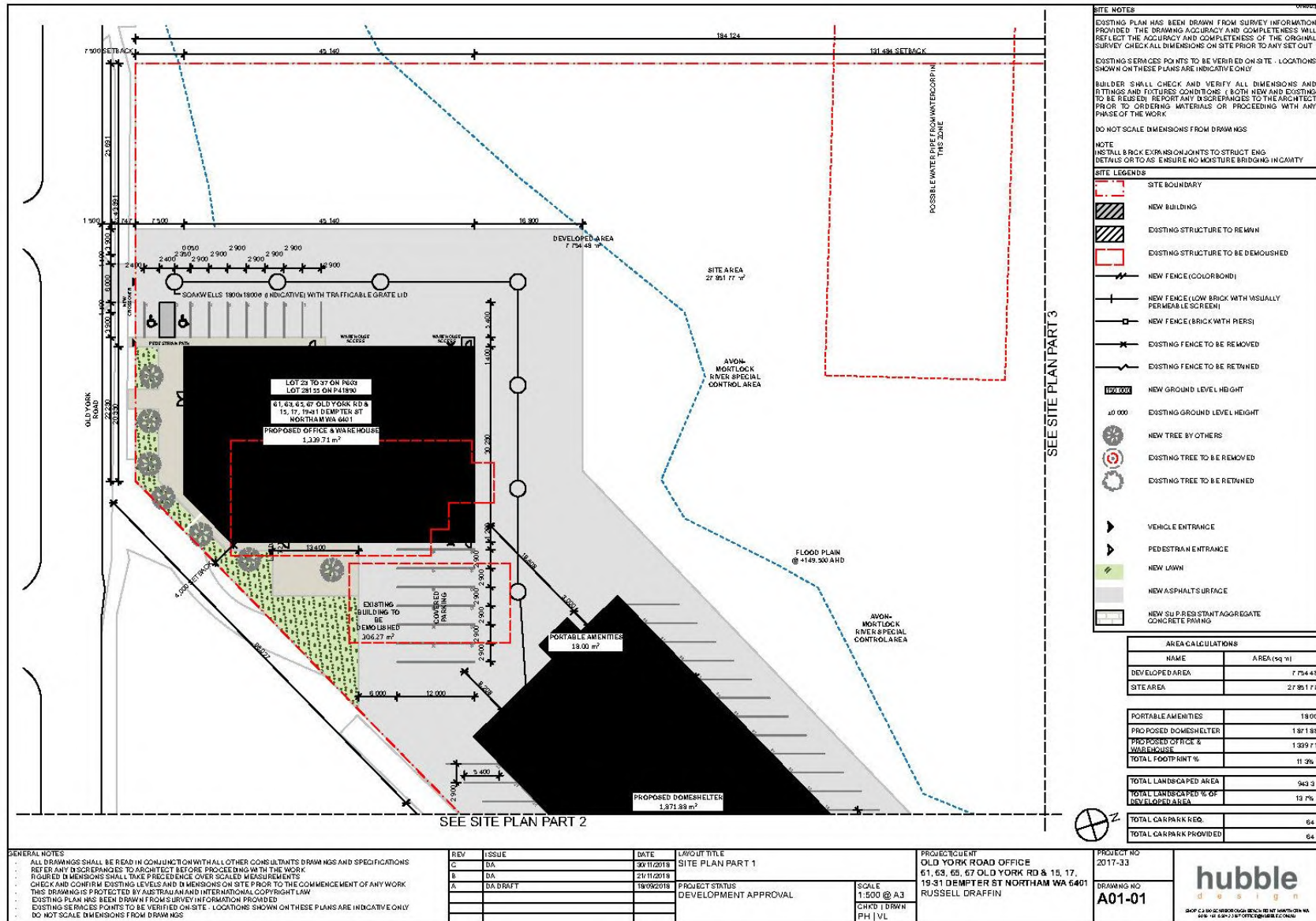
Attachment 1

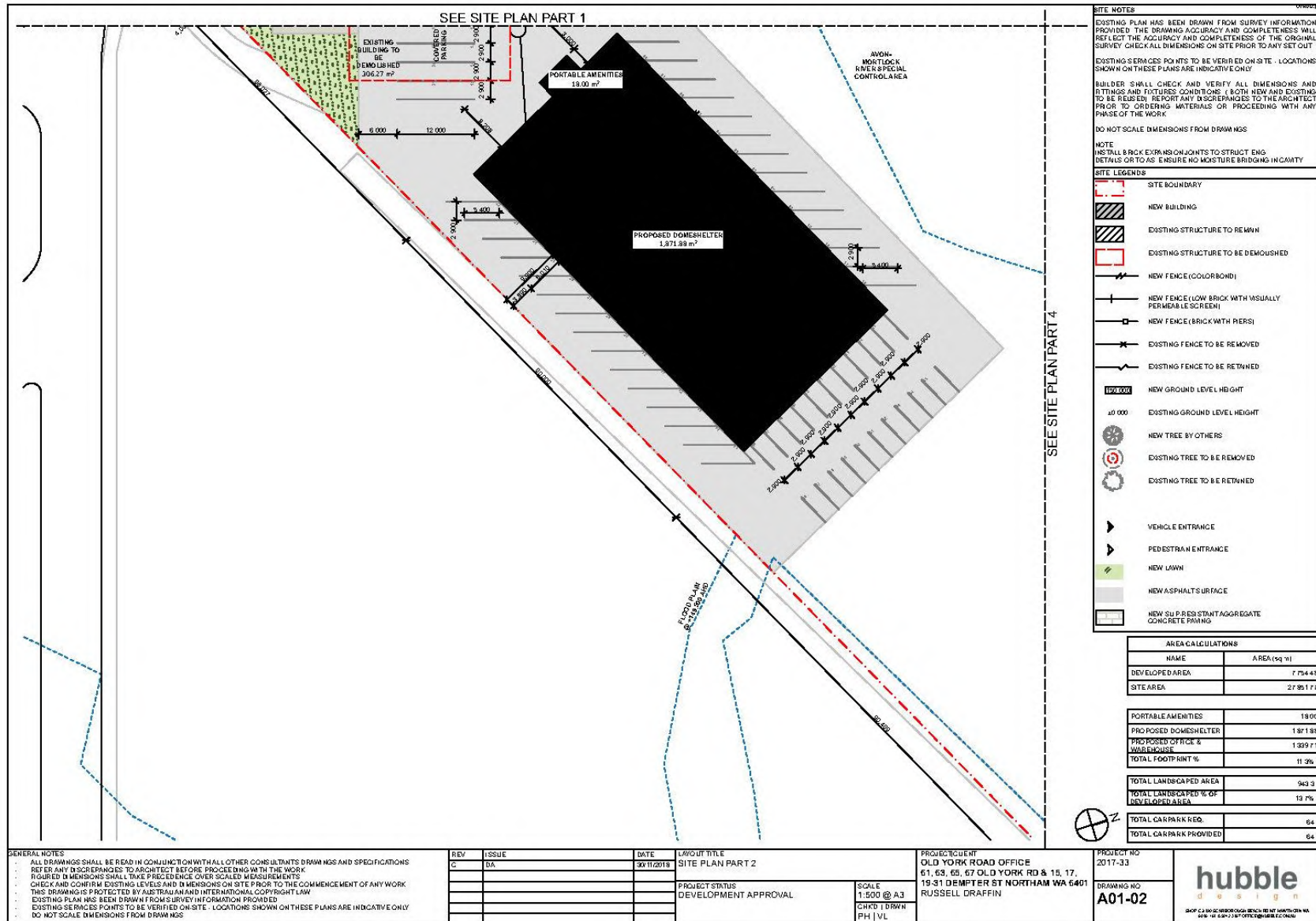
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COVER			
SURVEY PLAN			<input checked="" type="checkbox"/>
PLANS			
FIRST FLOOR PLAN	A02-02	B	<input checked="" type="checkbox"/>
GROUND FLOOR PLAN (DOME)	A02-03	B	<input checked="" type="checkbox"/>
ELEVATIONS			
ELEVATION 01 & 02	A03-01	B	<input checked="" type="checkbox"/>
ELEVATION 03 & 04	A03-02	B	<input checked="" type="checkbox"/>
DOME SHELTER ELEVATIONS	A03-03	B	<input checked="" type="checkbox"/>
LOCATION SCHEME	A00-01	C	<input checked="" type="checkbox"/>
SITE PLANS AND DETAILS			
SITE PLAN PART 1	A01-01	C	<input checked="" type="checkbox"/>
SITE PLAN PART 2	A01-02	C	<input checked="" type="checkbox"/>
SITE PLAN PART 3	A01-03	C	<input checked="" type="checkbox"/>
SITE PLAN PART 4	A01-04	C	<input checked="" type="checkbox"/>
GROUND FLOOR PLAN	A02-01	C	<input checked="" type="checkbox"/>

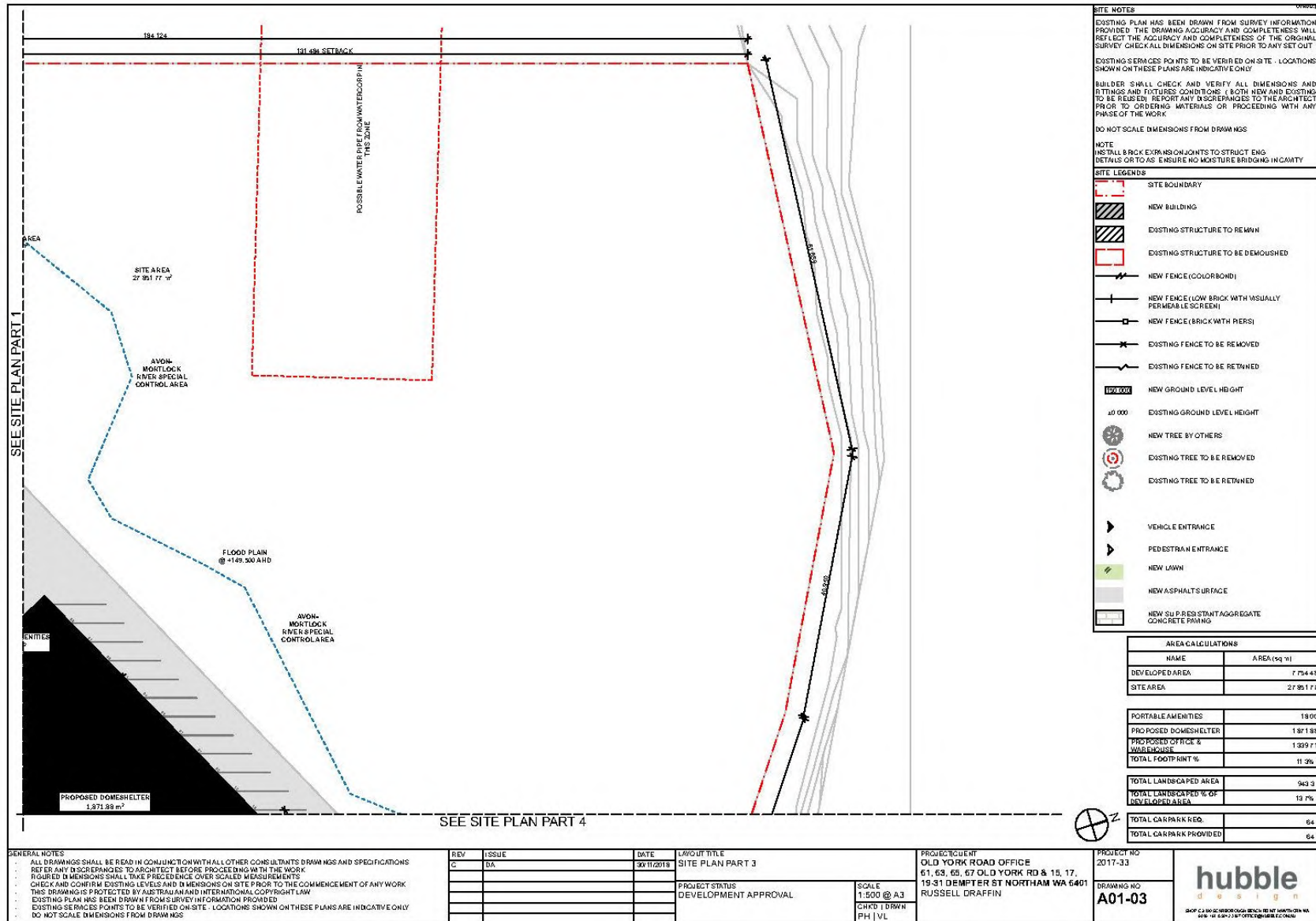
LOCAL GOVERNMENT: SHIRE OF NORTHAM

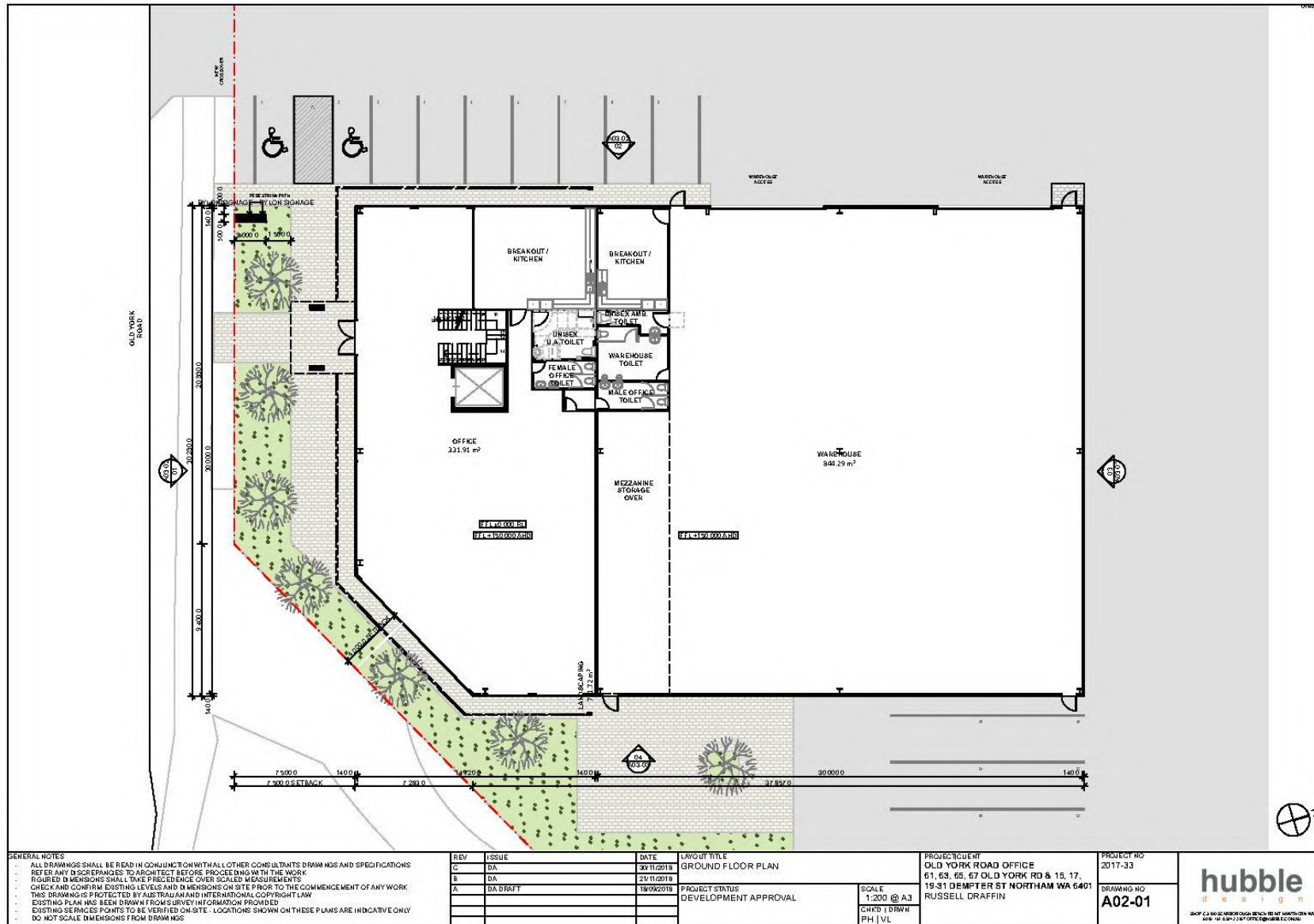
 SITE LOCATION

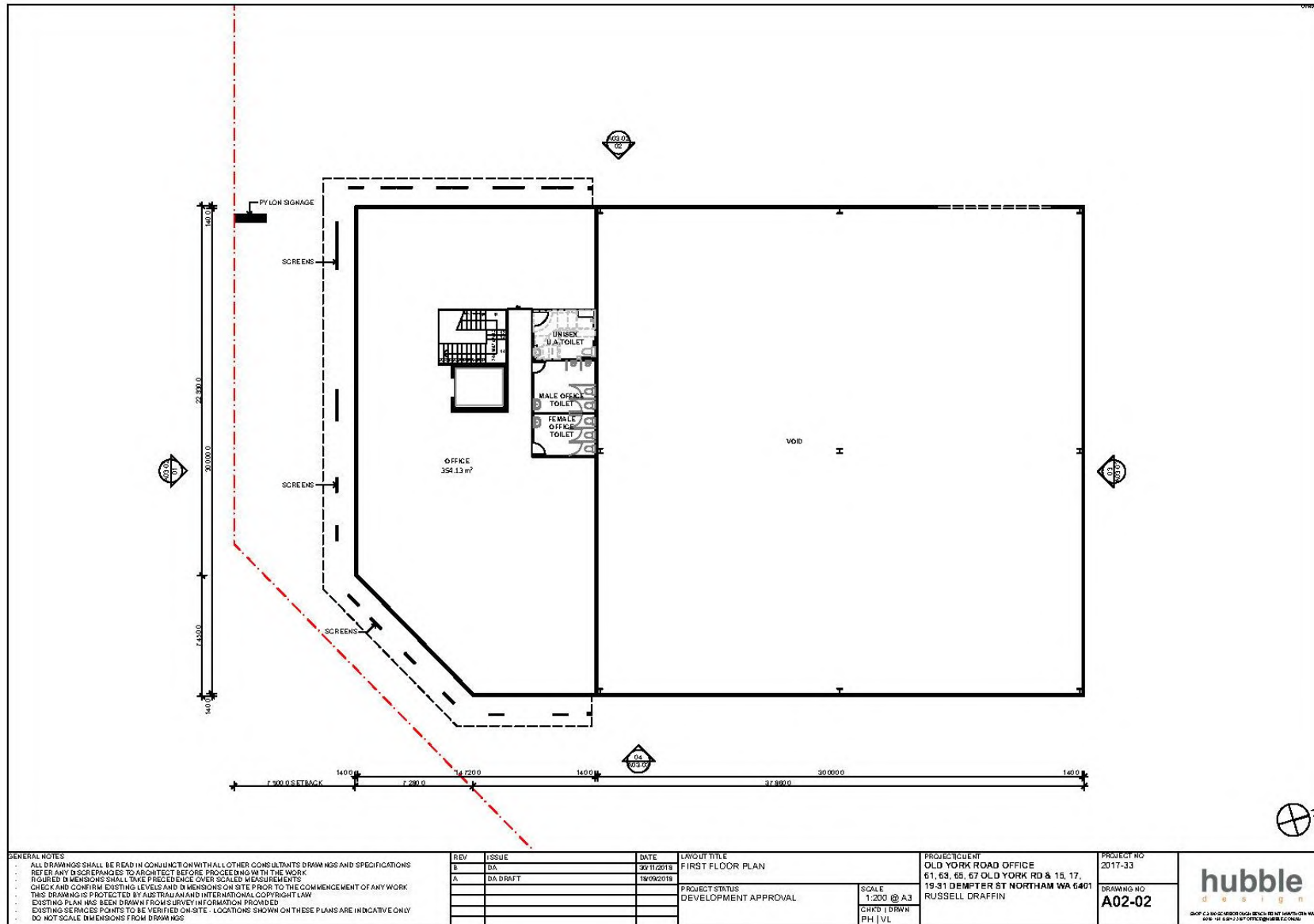
GENERAL NOTES · ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS · REFER ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK · REQUIRED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS · CHECK AND CONFIRM EXISTING LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK · THIS DRAWING IS PROTECTED BY AUSTRALIAN AND INTERNATIONAL COPYRIGHT LAW · EXISTING PLAN HAS BEEN DRAWN FROM SURVEY INFORMATION PROVIDED · EXISTING SETBACKS POINTS TO BE VERIFIED ON SITE. LOCATIONS SHOWN ON THESE PLANS ARE INDICATIVE ONLY · DO NOT SCALE DIMENSIONS FROM DRAWINGS				REV C B A	ISSUE I2 DA DA DRAFT	DATE 28/11/2018 21/11/2018 18/09/2018	LAYOUT TITLE LOCATION SCHEME	PROJECT STATUS DEVELOPMENT APPROVAL	SCALE N.T.S. @ A3 CHRD T DRAW PH VL	PROJECT CLIENT OLD YORK ROAD OFFICE 61, 63, 65, 67 OLD YORK RD & 15, 17, 19-31 DEMPTER ST NORTHAM WA 6401 RUSSELL DRAFFIN	PROJECT NO 2017-33	DRAWING NO A00-01	
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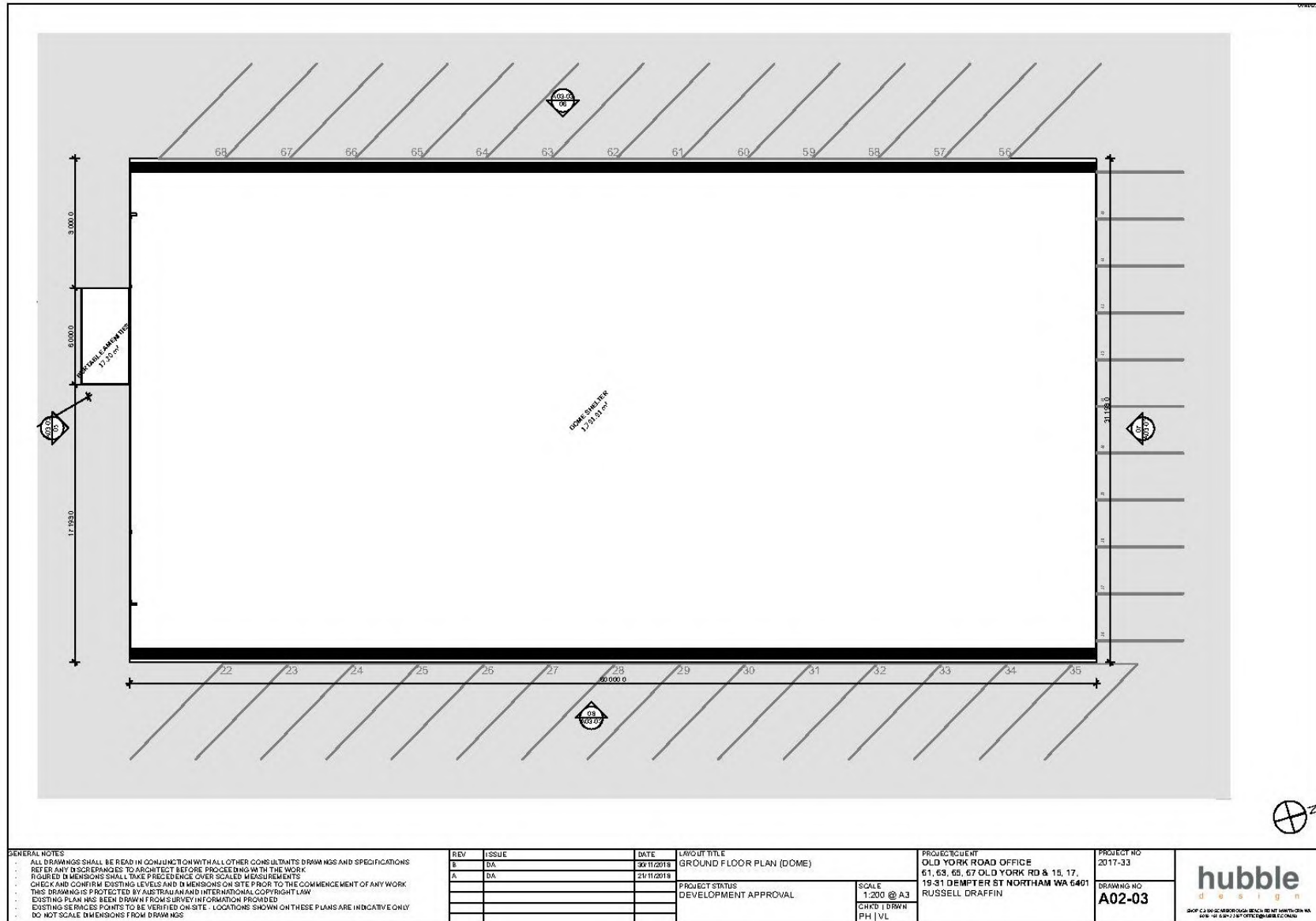












GENERAL NOTES

- ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS
- REFER ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH THE WORK
- FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS
- CHECK AND CONFIRM EXISTING LEVELS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK
- THIS DRAWING IS PROTECTED BY AUSTRALIAN AND INTERNATIONAL COPYRIGHT LAW
- EXISTING PLAN HAS BEEN DRAWN FROM SURVEY INFORMATION PROVIDED
- EXISTING SERVICES POINTS TO BE VERIFIED ON SITE - LOCATIONS SHOWN ON THESE PLANS ARE INDICATIVE ONLY
- DO NOT SCALE DIMENSIONS FROM DRAWINGS

REV	ISSUE	DATE
B	DA	30/11/2018
A	DA	21/11/2018

LAYOUT TITLE
GROUND FLOOR PLAN (DOME)
PROJECT STATUS
DEVELOPMENT APPROVAL

PROJECT CLIENT
 OLD YORK ROAD OFFICE
 61, 63, 65, 67 OLD YORK RD & 15, 17,
 19-31 DEMPSTER ST NORTHAM WA 6401
 RUSSELL DRAFFIN

PROJECT NO
 2017-33

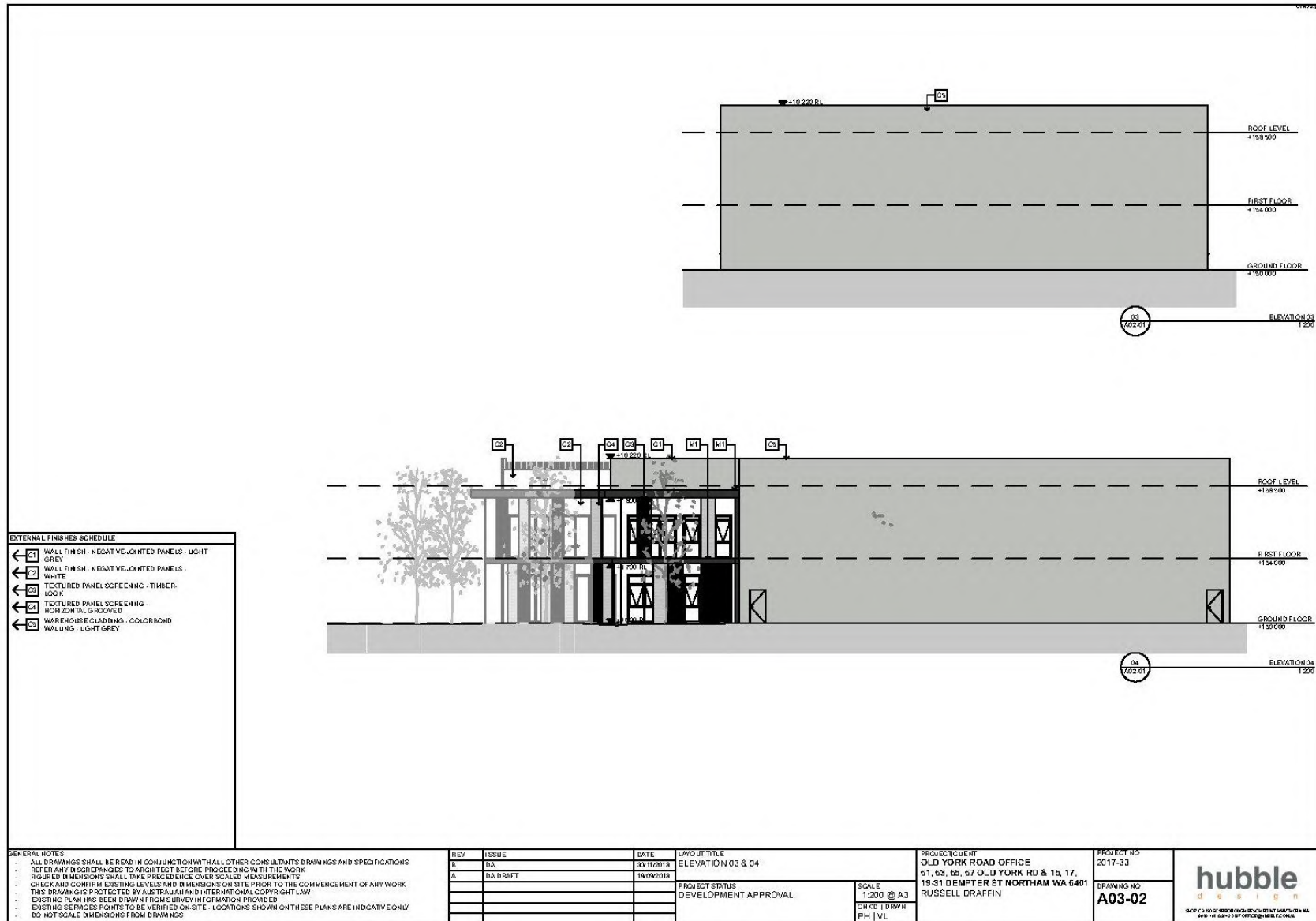
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A02-03

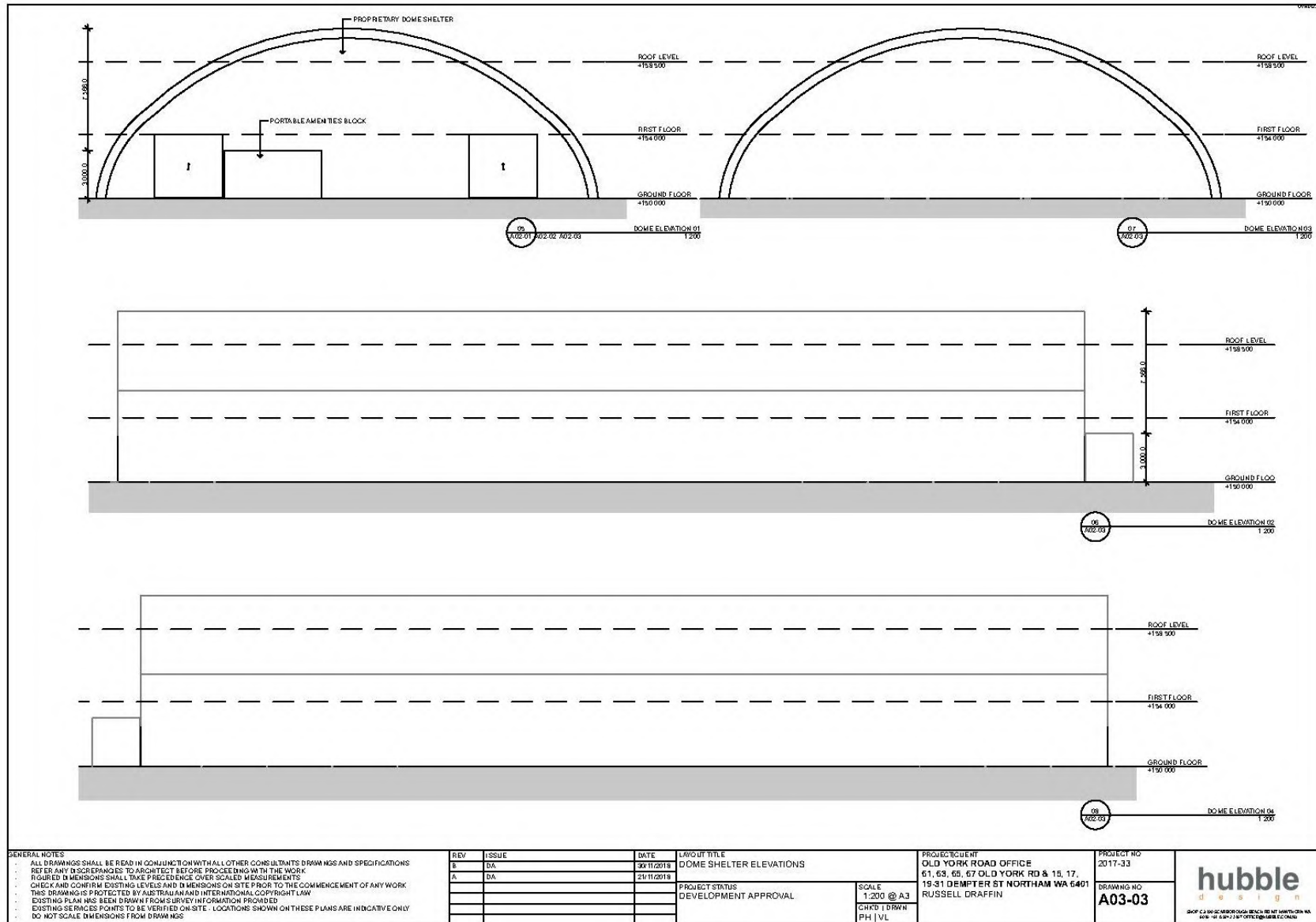


hubble
 design

3007 C3 9022 MERRIBROOK RD NORTHAM WA
 6401 WA 08 9427 2347 (08) 9427 2347







Attachment 2

PLANNING ASSESSMENT – DA P18108 61 OLD YORK ROAD, NORTHAM

Table 1 – Planning Assessment

Scheme/Policy Provision	Officer Assessment
<p><u>LPS6 – 4.5 Site and Development Requirements</u></p> <ul style="list-style-type: none"> Setbacks – 7.5m front and rear; 4m sides; Landscaping – 10% of site area. 	<ul style="list-style-type: none"> Proposed: Setbacks – 7.5m front (Old York Rd); approx. 80m rear; 4m (east) and 25.691m side (west) if assessed as a consolidated lot. The individual lots vary in width from 20.12m to 24.54m and are 50.29m deep, and includes a portion of closed road reserve that is 20.12m wide (refer to Attachment 4). Landscaping has been indicated on the site plan, however the area does not equate to 10% of the site area, and therefore a condition of approval is recommended.
<p><u>LPS6 – 4.8 Outdoor Storage Areas</u></p> <ul style="list-style-type: none"> Open air displays, storage, lay-down areas, etc to be sealed, paved and/or landscaped. Areas to be screened where it is likely to detract from the visual amenity. 	<ul style="list-style-type: none"> Current operation involves outdoor storage. New buildings will reduce outdoor storage. Any outdoor storage to be screened. Landscaping plan required and shall include screening of outdoor areas.
<p><u>LPS6 - 4.10 Maximum Building Height</u></p> <ul style="list-style-type: none"> No more than two storeys or exceed 9 metres in height measured to the highest proportion of the building. Requirements may be varied if development will not: <ul style="list-style-type: none"> a) restrict light; b) intrude on privacy; c) diminish views; and d) be out of character or scale. 	<ul style="list-style-type: none"> Proposed: Wall height – 8.5m; overall height – 10.22m. Acceptable to vary standards – development will not restrict light or privacy; diminish views; or be out of character or scale. Existing building is approximately two storeys and is a substantial structure on the streetscape.
<p><u>LPS6 – 4.12 Landscaping</u></p> <ul style="list-style-type: none"> Development approval may be required to be accompanied by landscaping plans. Prior to the occupation, landscaping is to be planted and maintained. 	<ul style="list-style-type: none"> Table 2 requires 10% of the site to be landscaped. Nominal landscaping has been identified on the submitted plans. Recommend condition requiring submission of detailed landscaping plans, including screening, to ensure compliance.
<p><u>LPS6 4.13 – Car Parking</u></p> <ul style="list-style-type: none"> Car parking to be provided in accordance with Table 3. Spaces to comply with Australian Standards. 	<p>Proposed car parking complies with the provisions of LPS6. Refer to Table 2 – Car Parking Assessment of this attachment.</p>

Scheme/Policy Provision	Officer Assessment
<ul style="list-style-type: none"> Open car parking facilities with 20 or more parking spaces – one space for every 20 to be for planting of native plants and trees to provide visual relief. Local government shall have regard to: <ol style="list-style-type: none"> the location and design; natural planting; pedestrian spaces; and any other relevant matter. 	
<p><u>LPS6 4.14 – Traffic Entrances</u></p> <ul style="list-style-type: none"> Local government may: <ul style="list-style-type: none"> not permit more than one vehicle entrance or exit to or from any lot; require separate entrances and exits; or require that entrances and exits be placed in appropriate positions. 	<ul style="list-style-type: none"> One access and egress to be provided. Applicant advises that Dempster Street will not be used for RAV rated vehicles. Crossover to be constructed to local government specifications. Condition recommended.
<p><u>LPS6 4.16 – Access for Loading and Unloading Vehicles</u></p> <ul style="list-style-type: none"> Provision to be made for the purpose of loading or unloading goods or materials; Servicing vehicles to be able to enter the street in a forward direction. 	<ul style="list-style-type: none"> Site plans show appropriate loading and unloading areas of materials. Layout of development enables vehicles enter and leave the premise in a forward gear.
<p><u>LPS6 4.19 – Use of Land between the Street Alignment and Front Building Setback</u></p> <ul style="list-style-type: none"> Front setback only to be used for one or more of the following purposes: <ol style="list-style-type: none"> gardens and other landscaping; access driveways; and vehicle parking. 	<p>Landscaping and parking proposed in front setback area, which is consistent with this provision and will not impact streetscape.</p>
<p><u>LPS6 4.24 – Advertisements</u></p> <ul style="list-style-type: none"> Development approval is required to erect, place and display advertisements. 	<p>Monolith sign proposed. Refer to LPP16 assessment for further details.</p>
<p><u>LPS6 4.28 – Development in the General Industry and Light and Service Industry Zones</u></p> <ul style="list-style-type: none"> Where a reticulated sewerage system is not available approval may be granted which permits on-site effluent disposal where sit conditions are suitable. Minimum standard fence – minimum of 1.8m high to a maximum of 2.4m high link mesh fence. Development is to be set back from property boundaries and roads to minimise amenity impacts of industrial land use on adjacent land. 	<ul style="list-style-type: none"> Alternative Treatment Unit proposed to manage wastewater. Advice from the Department of Water and Environmental Regulation and the Shire's Environmental Health Officer have advised that this appropriate. Separate approvals required. Condition and advice note recommended. Applicant proposes to erect new chain link fencing on boundary. Setbacks to front boundary comply with LPS6 standards.
<p><u>DP 67(a)</u> – the aims and provisions of this Scheme;</p>	<p>The proposal is consistent with the aims and generally with the provisions of LPS6 as demonstrated in this assessment.</p>
<p><u>DP 67(a)</u> – any local planning policy for the Scheme area;</p>	<p>LPP16 – Advertising applies to the proposed monolith sign, which will be erected to</p>

Scheme/Policy Provision	Officer Assessment
	identify all components of the business operating on the site. The proposed sign complies with the provisions of the LPP with the exception of the height, which exceeds the maximum height permitted by 0.5m. It is recommended that a condition be imposed to reduce the height of the sign to ensure consistency with the policy and that an undesirable precedent is not created.
DP 67(k) – the built heritage conservation of any place that is of cultural significance;	The property is not heritage listed, however the existing brick and iron shed could have some local historical significance. Discussions were held with the landowner regarding retaining the shed, however it was not possible due to their operational plans for the site and the design of the proposed development.
DP 67(l) – the effect of the proposal on the cultural heritage significance of the area in which the development is located;	As indicated above, the loss of the building could negatively impact the heritage significance of the area and the history of its used as a saleyard.
DP67(m) – the compatibility of the development with its setting including the likely effect of the height, bulk, scale, orientation and appearance;	The new development is considered compatible with the future vision for development of the area. The increased height is not dissimilar to the scale of existing shed.
DP67(n) – the amenity of the locality, including environmental impacts; character; and social impacts;	No amenity impacts have been identified during the assessment of this proposal.
DP67(o) – the likely effect on the natural environment or water resources;	Advice from the Shire's EHO confirms that there is sufficient distance from the waterway to site the on-site effluent disposal system. Separate approval is required.
DP67(p) – whether adequate provision has been made for the landscaping;	Further landscaping details are required as indicated earlier in this assessment.
DP67(q) – suitability of the land taking into account the possible risk of flooding, bush fire, or any other risk;	The Department of Water and Environmental Regulation have advised that the development will not affect major flooding. A Bushfire Report has been previously submitted and approved for the site as part of the original change of use application.
DP67(s) – the adequacy of access to and egress from the site; and arrangements for the loading, unloading, manoeuvring and parking of vehicles;	Satisfactory. Refer to previous comments earlier in this assessment.
DP67(t) – the amount of traffic likely to be generated by the development and effects on traffic flow and safety;	The Shire's Engineering section has assessed the proposal and have recommended that all traffic enter and exit in a forward direction. The land use has been approved under a previous application.
DP67(u) – the adequacy storage, management and collection of waste; access by older people and people with disability;	The Shire's EHO has recommended that waste storage areas be screened. Access for disabled persons will be required under the Building Code of Australia and

Scheme/Policy Provision	Officer Assessment
	assessed as part of the Building Permit process.
DP67(w) – the history of the site where the development is to be located;	The site historically was used as a livestock saleyard.
DP67(y) – any submissions received on the application;	The proposed was not required to be advertised in accordance with the provisions of LPS6.
(za) the comments or submissions received from any authority consulted under clause 66;	As indicated in this assessment and the Report, the Department of Water and Environment Regulation were consulted during the assessment of this application.

Table 2 – Car Parking Calculations

Parking Calculation	Bay Calculation	Area Proposed	Bays Required
Outdoor Storage (Modular Building Holding Area & Container Storage)	1/100m GFA	2393.99m	23.9399
Unsealed Bays Required:			24
Office	1/25m NLA	686.04m	27.4416
Warehouse	1/100m GFA	844.29m	8.4429
Industry - General	1/50m GFA	1791.91m	35.8382
Bays Provided (Sealed):			72
Bays Required (Sealed):			72

Attachment 3



Attachment 4
-- Map Viewer Plus --



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Cr C R Antonio declared an "Impartiality" interest in item 12.3.4 - Request to Initiate Proposed Scheme Amendment No. 14 to Shire of Northam Local Planning Scheme No. 6 – Part Lot 50, 1418 Katrine Road, Katrine as the owners of the property are well known to him.

12.3.4 Request to Initiate Proposed Scheme Amendment No. 14 to Shire of Northam Local Planning Scheme No. 6 – Part Lot 50, 1418 Katrine Road, Katrine.

Address:	Lot 50, 1418 Katrine Road, Katrine.
Owner:	Alison Downie & Christina Downie
Applicant:	Shire of Northam
File Reference:	SA14
Reporting Officer:	Benjamin Robins Planning Officer
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

Council is requested to initiate Scheme Amendment No. 14 to Shire of Northam Local Planning Scheme No. 6.

It is proposed to correct an administrative error which appears to have occurred circa 2000-2004 which resulted in Part Lot 50 being rezoned as 'Special Use Zone 4 (SU4)' from 'Rural'.

The amendment is a 'basic' amendment in accordance with clause 35(2)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

ATTACHMENTS

- Attachment 1: Location Plan.
- Attachment 2: Zoning Map.
- Attachment 3: Scheme Amendment 14 Document.
- Attachment 4: Consent Letter (Initiate Amendment) & Certificates of Title.

BACKGROUND / DETAILS

The landowners of Lot 50 Katrine Road, Katrine have requested Council to revert the zoning of their property from SU4 to Rural.

Research into this issue indicates that the subject lot was mistakenly included in the special use zone between 2000 and 2004, which was created as part of a proposal for a residential school on the adjoining property.

SU4 was inserted into the Scheme by an original Scheme Amendment to Town Planning Scheme 2 (Shire of Northam). The intent of the Special Use Zone is to provide the ability for the landowners of Lots 8 and 56 to establish a University and the ancillary facilities thereto. SU4 restricts the ability of owners of properties located within the SU4 designation to develop or use the land for any purposes not listed (all other uses not listed are not permitted). In addition, development conditions for the zone affect how development can be approved and carried out as can be seen in the following excerpt from LPS6:

No.	Description of Land	Special Use	Conditions
SU4	Lots 8, 56 & Part Lot 50 Northam-Toodyay Road AMD 4 GG 20/05/2016	The following uses are permitted on the land provided they comply with the conditions of development approval granted by the local government: <ul style="list-style-type: none"> - Residential School (Higher Education Institution i.e. University) & ancillary accommodation. - Prayer centre, conference facilities & ancillary accommodation. - Recreational uses. - Rural Pursuit All other uses not listed above are not permitted.	<ol style="list-style-type: none"> 1. All development and use shall be in accordance with an approved Local Development Plan and the conditions of development approval granted by the local government. 2. No development will be permitted within the 1:100 year flood plain of the Avon River. 3. An area 30 metres in width (or wider where fringing riparian vegetation exists) up slope from the high water mark of the Avon River on Lot 8 shall be set aside as a foreshore reserve. 4. All development shall be in accordance with a structure plan approved by the WAPC. The structure plan should address matters such as building envelopes, view sheds, visual amenity, materials, colours and finishes of buildings, building heights, fencing, protection of remnant vegetation, revegetation program, clearing restrictions, reducing risk of soil erosion, effluent disposal, servicing, road access and road upgrading, and Avon River flood levels. 5. A fire management plan shall be prepared for the land prior to the local government granting development approval.

These provisions were carried over into Amendment 4 to Shire of Northam Local Planning Scheme No.6, which was merely administrative process following the introduction of the *Planning and Development (Local Planning Scheme)*

Regulations 2015. No further modifications were made to the properties affected, or implied intent of any of the provisions of SU4 during this amendment.

Subsequent information from the Department of Planning, Lands and Heritage identified that two lots, one being the subject of this amendment, have been included in the SU4 over time from an original clerical error. It is not apparent where, or how, the error originated due to the significant time period (19+years):

- Part Lot 50 was not included in the original Amendment 31 to TPS2 which created the Special Use Zone (SU4)
- Part Lot 50 was still not included in the Scheme Text of TPS2 prior to its revocation due to TPS3 in 2005. A 17/10/2000 copy of TPS2 Scheme Map 1 appeared to show Part Lot 50 as part of the SU4 zone, however DPLH GIS Team cannot confirm if this was an approved Scheme Map. Whilst it cannot be confirmed, it appears that it was circa 2000 when the lot was incorrectly included within the Scheme Maps.
- The copy of TPS3 provided to the Western Australian Planning Commission by the Shire (former Shire of Northam) to gain consent to advertise does not include Part Lot 50 in SU4, however it is included on the Scheme Maps. This was adopted by Council at July OCM 2000.
- Schedule of Modifications for consent to advertise TPS3 (circa November 2001) called for review of Schedule 4 (Special Use Zones). It outlined inclusion of uses from TPS2 and any SU Zone from the Scheme Maps to be included in the Schedule (Schedule 4). DPLH advises that this may be point at which the mapping error began to be included in the Scheme Text. A stamped "Advertising Copy" from August 2002 of TPS3 included Part Lot 50 on the Scheme Maps under SU4 but does not include Part Lot 50 in the Scheme Text under SU4. A 2002 version of the Local Planning Strategy does not include Part Lot 50 in SU4.
- Following the 2002 version of TPS3 there is an April 2005 version which was for final adoption by Council. The Council Meeting was 14 October 2004 (fmr Shire of Northam). Again, Part Lot 50 was included in the Scheme Maps but is now also listed in the Scheme Text.

2004 appears to be the Part of the timeframe when Part Lot 50 was included in both the Scheme Text as a result of the Scheme Map error.

Present Situation:

A land use enquiry for the property (Lot 50) resulted in the anomaly being identified by Planning Officers. It was determined that the lot was included in the SU4 zone, and it appears at some point the lot had been included without the acknowledgement or consent of the property owner.

The landowner of 1418 Katrine Road, Katrine (Lot 50 on Plan 016393) owns both parcels which comprise in total Lot 50 On Plan 016393:

Portion of 1418 Katrine Road, Katrine (Lot 50 On Plan 016393)

Owner: Alison Downie & Christina Downie

Polygon ID: 452819

Area: 23,349 m²

Present Zoning: Special Use 4

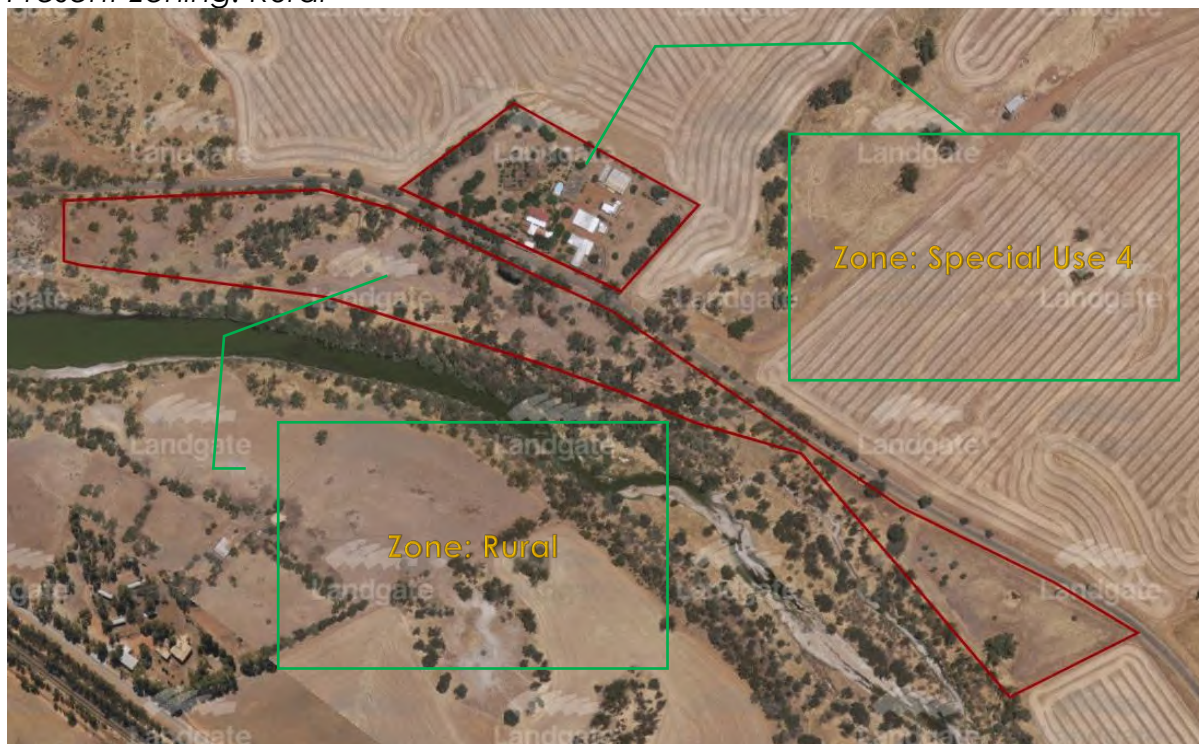
Portion of 1418 Katrine Road, Katrine (Lot 50 on Plan 016393)

Owner: Alison Downie & Christina Downie

Polygon ID: 452825

Area: 71,226 m²

Present Zoning: Rural



Lot 50 includes the Rural zoned portion comprising 71,226m² adjoining the Avon River foreshore. The lot subject to the proposed Scheme Amendment is the 23,349m² portion of Lot 50 to the North of Katrine Road, Katrine. The Lots have a combined land area of 94,575m². The Rural lot is devoid of structures, whilst the SU4 lot contains the main buildings and structures associated with the property known as Katrine Steading.

South of the river the properties are zoned Rural with one subject property containing an Additional Use – A2. The subject property is surrounded by Lot 56, however land to the North and East of this properties boundaries are zoned 'Rural'.

Scheme Amendment Purpose:

The subject land to this proposal is owned by the Alison Downie & Christina Downie (Refer Attachment 4).

The purpose of the amendment is to correct the administrative error by returning the zoning to Rural by removing Part Lot 50 from Schedule 4 – Special Use Zone No.4 and modifying the Scheme Maps accordingly to denote Part Lot 50 (both portions) as Rural. This will enable all land uses that are ‘P-Permitted’, ‘D-Discretionary’ and ‘A-Advertisement Required’ that may be considered within the ‘Rural’ zone to be carried out on Lot 50 in its entirety. No modifications are required nor proposed to the Special Control Area for the Avon Floodplain/Floodway (SCA1), nor the Special Control Area of the Landscape Protection (SCA2) that affects the lots.

Future Development:

The applicant is in the process of advertising the property for sale, to which previous and current prospective purchasers have identified their intention to undertake ‘Tourist Development’ and ‘Reception Centre’ land uses which are a use that can be considered under the ‘Rural’ zone, but not within SU4.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 6: Governance & Leadership.

Outcome 6.2: The Shire of Northam council is a sustainable, responsive, innovative and transparent organisation.

Objectives: Undertake our regulatory roles in a safe, open, accountable and respectful manner.

Financial / Resource Implications

The Shire of Northam in carrying out the Scheme Amendment will be responsible for resources in preparing the Scheme Amendment and relevant fees for causing the gazettal of the Scheme Amendment when approved by the Minister. As the Scheme Amendment is considered a ‘basic scheme amendment’, advertising of the proposal is not required unless directed by the Minister.

Legislative Compliance

Refer Attachment 3.

Planning and Development (Local Planning Schemes) Regulations 2015

Section 75 of the *Planning and Development Act 2005* (the Act) gives a local government the power to amend its local planning scheme. The procedure for preparing and adopting an amendment is provided for by the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

Should Council resolve to initiate the amendment (Reg. 35(1)), it must specify whether, in its opinion, the amendment is a complex amendment, a standard amendment or a basic amendment (Reg. 35(2)(a)). Council's resolution must also include an explanation of the reason for Council forming that opinion (Reg. 35(2)(b)).

Once initiated, Council will be required by section 81 of the Act to refer the amendment to the Environmental Protection Authority (EPA) for its consideration under section 48A of the *Environmental Protection Act 1986*.

Once Council has received advice from the EPA the amendment is forwarded to the Commission who then make a determination and recommendation to the Minister on how to determine the Amendment (as basic, standard or complex). Preliminary advice from the Department of Planning, Lands and Heritage have indicated that the amendment is likely to be classified as a "basic" amendment, which essentially does not require public advertising.

Policy Implications

There are no policy implications for the Shire in relation to the recommendations of this report.

Stakeholder Engagement / Consultation

No stakeholder engagement or consultation is required prior to Council initiating an amendment to its Local Planning Scheme, nor is the requirement to consult with the public for the type of amendment proposed, unless directed by the Commission to do so.

The Commission has already advised Officers that the amendment can be considered as a basic scheme amendment and to carry out the relevant steps as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Risk Implications

There are no risk implications for the Shire in relation to the recommendations of this report.

OFFICER'S COMMENT

Based on the objectives of the Shire's Local Planning Strategy for 'Agriculture' and overall objectives of the 'Rural' zone contained in LPS 6, it is considered that the proposed Scheme Amendment is consistent with the Shire's strategic direction. The proposal complies with the relevant Special Control Area (SCA2) provisions and therefore is consistent with the Shire of Northam's statutory planning framework. The proposal to revert the zoning back to 'Rural' is not considered inconsistent with the surrounding land uses, being rural in nature,

and whilst SU4 is not considered 'Rural' in terms of intended use, the lots included in SU4 continue to be carried out as a continuation of a non-conforming use (Agriculture – Extensive).

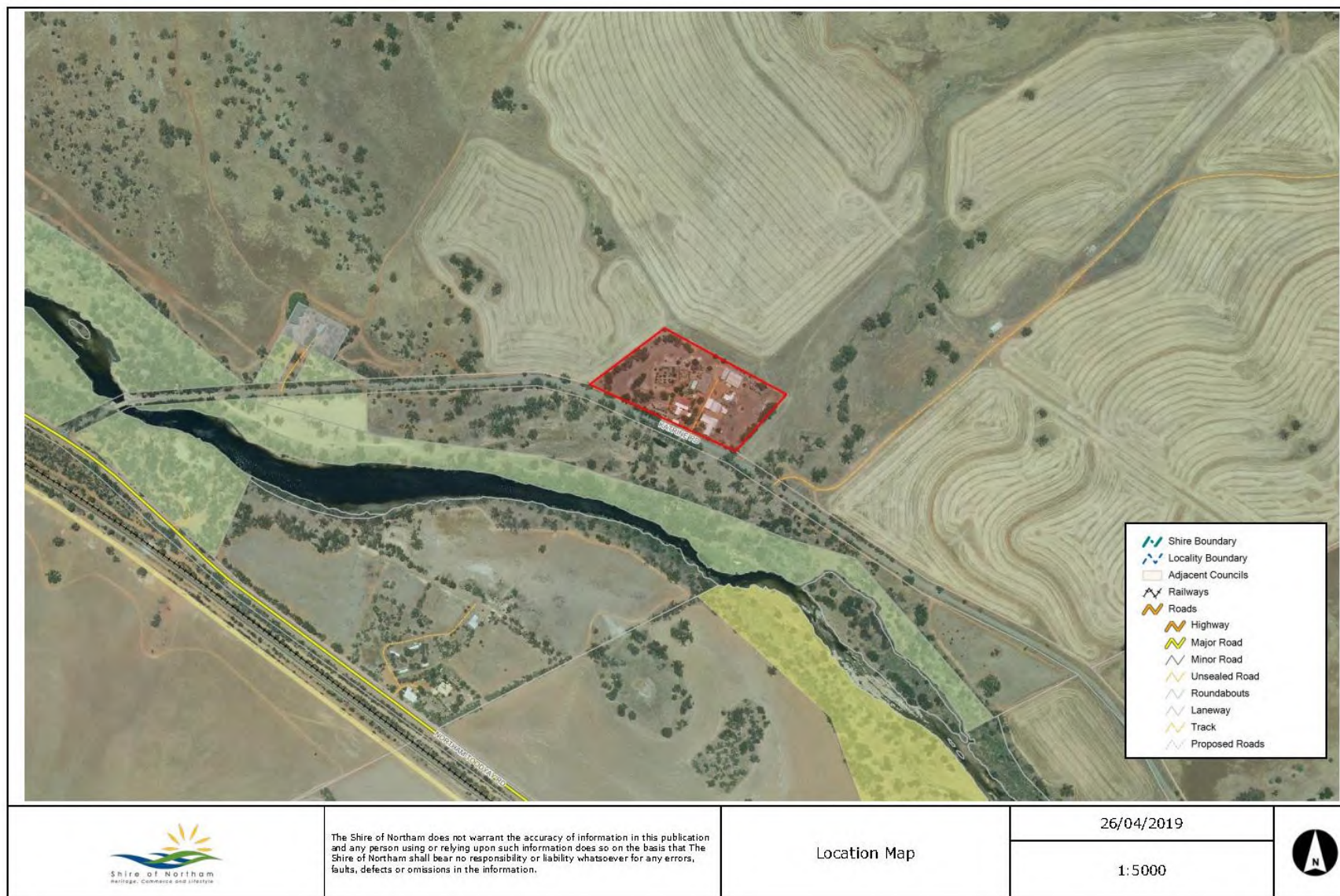
Given that the proposal is consistent with the strategic direction of the Shire, proposed Scheme Amendment No.14 is considered to be a 'basic amendment' in accordance with clause 34 (a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

RECOMMENDATION

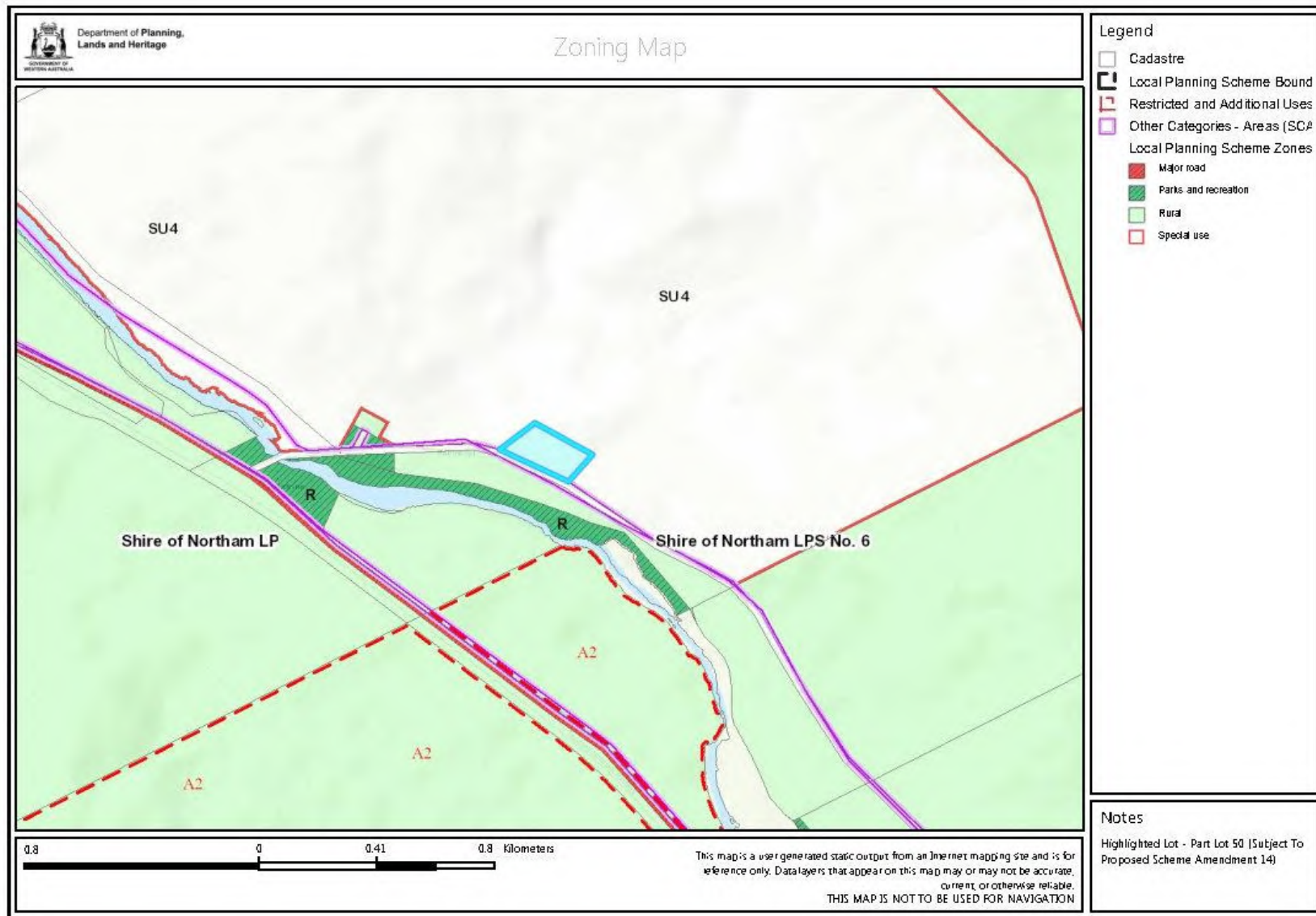
That Council:

1. Resolves, in pursuance of Section 75 of the *Planning and Development Act 2005*, to amend Shire of Northam Local Planning Scheme No.6 by:
 - I. Amending Schedule 4 – Special Use Zones No.4 to exclude Lot 50 from the description of land (affected lots);
 - II. Amending the Scheme Map accordingly for Part Lot 50 on Plan 016393 from 'Special Use Zone No.4' to 'Rural' zoning.
2. Number the proposed local planning scheme amendment 'Amendment No.14' to Shire of Northam Local Planning Scheme No.6;
3. Resolves, pursuant to the Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, that proposed Scheme Amendment No. 14 is a basic amendment pursuant to clause 34(a) of the Regulations as it is:
 - (a) an amendment to correct an administrative error.
4. Requests the Local Government prepare on behalf of the applicant as soon as practicable the formal Scheme Amendment documentation consistent with point 1 of this resolution;
5. Pursuant to Section 81 of the *Planning and Development Act 2005*, refers proposed Amendment No. 14 to the Environmental Protection Authority in accordance with Regulation 47(2) (a) up to and including (e) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
6. Pursuant to Regulation 58 of the Regulations, provides Amendment No. 14 to the Western Australian Planning Commission;
7. Pursuant to Sub-regulation 62(3) of the Regulations, authorises the affixing of the common seal to and endorses the signing of the Amendment documentation; and
8. Pursuant to Sub-regulation 62(3) of the Regulations, forwards the Amendment documentation to the Western Australian Planning Commission for its endorsement pursuant to Sub-regulation 63(1) and for the endorsement of the Hon. Minister of Planning pursuant to Sub-regulation 63(2).

Attachment 1



Attachment 2



Attachment 3



Shire of Northam
Heritage, Commerce and Lifestyle

SHIRE OF NORTHAM

LOCAL PLANNING SCHEME NO 6

AMENDMENT NO 14

REMOVAL OF PART LOT 50 OF 1418 KATRINE ROAD, KATRINE FROM SCHEDULE
4 - SPECIAL USE NO.4 AND REZONING PART LOT 50 OF 1418 KATRINE ROAD,
KATRINE RURAL

Applicants: Alison Downie & Christina Downie
C/- Benjamin Robins – Planning Officer of the Shire of Northam
395 Fitzgerald Street, Northam WA 6401

E: planning@northam.wa.gov.au
T: (08) 9622 6133

MAY 2019

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Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

**SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO.6
SCHEME AMENDMENT NO. 14**

RESOLVED that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

- I. Amending Schedule 4 – Special Use Zones No.4 to exclude Lot 50 from the description of land (affected lots);

No.	Description of Land	Special Use	Conditions
SU4	Lots 8 & 56 Northam- Toodyay Road AMD 4 GG 20/05/2016	The following uses are permitted on the land provided they comply with the conditions of development approval granted by the local government: - Residential School (Higher Education Institution i.e. University) & ancillary accommodation. - Prayer centre, conference facilities & ancillary accommodation. - Recreational uses. - Rural Pursuit All other uses not listed above are not permitted.	1. All development and use shall be in accordance with an approved Local Development Plan and the conditions of development approval granted by the local government. 2. No development will be permitted within the 1:100 year flood plain of the Avon River. 3. An area 30 metres in width (or wider where fringing riparian vegetation exists) up slope from the high water mark of the Avon River on Lot 8 shall be set aside as a foreshore reserve. 4. All development shall be in accordance with a structure plan approved by the WAPC. The structure plan should address matters such as building envelopes, view sheds, visual amenity, materials, colours and finishes of buildings, building heights, fencing, protection of remnant vegetation, revegetation program, clearing restrictions, reducing risk of soil erosion, effluent disposal, servicing, road access and road upgrading, and Avon River flood levels. 5. A fire management plan shall be prepared for the land prior to the local government granting development approval.

- II. Amending the Scheme Map accordingly for Part Lot 50 on Plan 016393 from 'Special Use Zone No.4' to 'Rural' zoning.

The Amendment is basic under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

(a) an amendment to correct an administrative error.

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|--|----------------------------|
| 1. LOCAL AUTHORITY: | Shire of Northam |
| 2. DESCRIPTION OF LOCAL PLANNING SCHEME: | Local Planning Scheme No.6 |
| 3. TYPE OF SCHEME: | District Zoning Scheme |
| 4. SERIAL NUMBER OF AMENDMENT: | No.14 |

5. AMENDMENT TYPE:

The Amendment is **Basic** under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason:

- (i) it is an amendment to correct an administrative error.

6. PROPOSAL

Amending Schedule 4 – Special Use Zones No.4 to exclude Part Lot 50 from the description of land (affected lots).

Amending the Scheme Map accordingly for Part Lot 50 on Plan 016393 from 'Special Use Zone No.4' to 'Rural' zoning.

INTRODUCTION

The amendment proposes to correct an administrative error which appears to have occurred circa 2000-2004, which resulted in Part Lot 50 being rezoned as 'Special Use Zone 4 (referred to as SU4 during this report)' from 'Rural'. SU4 restricts the ability to undertake specific land uses and provides development controls which affect the ability to use the land as one would have been originally able to under the 'Rural' zone.

The proposal consists of amending Schedule 4 – Special Use Zones No.4 to exclude Part Lot 50 from the description of land (affected lots) and amending the Scheme Map accordingly for Part Lot 50 on Plan 016393 from 'Special Use Zone No.4' to 'Rural' zoning.

LAND DESCRIPTION & OWNERSHIP

The land subject to this amendment consists of Part Lot 50 of 1418 Katrine Road, Katrine which is zoned under Schedule 4 – Special Use Zones as SU No.4. It has an area of 23,349 m².

An aerial photo illustrating both Part Lots of Lot 50 and the subject Part Lot 50 of this amendment are provided (Appendix 1) Both Parts of Lot 50 are under the ownership of Alison Downie & Christina Downie (Appendix 2).

LOCATION, PHYSICAL CHARACTERISTICS & EXISTING LAND USES

Part Lot 50 the subject of this amendment is bound by Katrine Road to the South and Lot 56 On Plan 017915 (1406 Katrine Road, Katrine) to the West, East and Northern boundaries. A zoning map as per Department of Planning, Lands and Heritage online mapping service, PlanWA is attached (Appendix 3) which shows the zoning of the subject lot as SU4.

The lot contains the Katrine Steading buildings, which have existed since 1842, to which the relevant Municipal Heritage Inventory listing is provided (Appendix 4). The lot is not located on the State Register, and the MHI record in this particular regard is not correct.

The property continues to be utilised as a residence and for 'Rural' based land use. Lot 50 is bisected by Katrine Road, hence the reference to Part Lot 50 on both the North and South of Katrine Road.

PLANNING FRAMEWORK CONSIDERATIONS & JUSTIFICATIONS

STATE PLANNING POLICY 2.5 – RURAL PLANNING

The objectives of this policy are to:

(b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;

Section 5.5: Regional Variation, Economic Opportunities And Regional Development

Western Australia is a large and diverse State with regional variations of climate, economic activity, cultural values, demographic characteristics and environmental conditions. The WAPC's decisions will be guided by the need to provide economic opportunities for rural communities and to protect the State's primary production and natural resource assets. WAPC policy is to:

- (a) continue to promote rural zones in schemes as flexible zones that cater for a wide range of land uses that may support primary production, regional facilities, environmental protection and cultural pursuits;*
- (c) support small scale tourism opportunities, such as bed and breakfast, holiday house, chalet, art gallery, micro-brewery and land uses associated with primary production, within the rural zone; and*
- d) recognise the differing needs of the various regions, and consider regional variations where they meet the stated objectives of this policy and are supported in strategies and schemes.*

The subject lot was previously a part of a larger landholding and originally was a small service centre for the surrounding district, which today comprises a number of heritage buildings which provide a significant opportunity for tourism development within a rural hinterland.

STATE PLANNING POLICY 3.7 – PLANNING IN BUSHFIRE PRONE AREAS

The objectives of this policy are to:

- 5.1 - Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.*
- 5.2 - Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision making at all stages of the planning and development process.*
- 5.3 - Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.*
- 5.4 - Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.*

Any development proposal is required to comply with SPP3.7, and therefore the provisions of SPP3.7 will replace those conditions of SU4 when rezoned to 'Rural'.

SHIRE OF NORTHAM LOCAL PLANNING STRATEGY (2013)

The Shire's Local Planning Strategy identifies the following vision for Agriculture within the Shire:

"To protect and achieve ecologically sustainable use of all productive agricultural land in the Shire whilst providing diverse and compatible development opportunities in agricultural areas which promote the local economy."

In order to achieve this vision, the Shire's Local Planning Strategy provides the following strategies and actions:

Strategies

- *Encourage the continued use of the Shire's agricultural areas for predominately grazing and cropping and identify and protect productive agricultural land from ad hoc subdivision, incompatible development and further land degradation.*
- *Recognise and maintain the distinction between the Precincts for all agricultural land east and west of the Avon River Whilst combining all agricultural areas into one uniform 'Rural' zone under Local Planning Scheme No 6 and continue to apply appropriate development controls.*
- *Promote the diversification of the Shire's economy by encouraging the development of intensive agriculture, downstream processing of primary produce, diversified industries and further tourism opportunities including farm stay accommodation and ecotourism subject to adequate buffers; being maintained between such uses and surrounding broadacre agricultural activities in order to minimise potential land use conflicts.*

Actions:

- *Change the previous 'Agriculture Local' and 'Agriculture Regional' zoning to the 'Rural' zone to reflect a uniform approach to the zoning of agricultural land under Local Planning Scheme No 6.*
- *Maintain a clear distinction between the precincts under the Local Planning Strategy to adequately control development and minimise conflicting land uses.*
- *Work with the Department of Agriculture and Food, the Western Australian Planning Commission and the local community to identify agricultural areas within the Shire that are of local, regional or State significance and classify these areas as 'Priority Agriculture' zone in Local Planning Scheme No.6.*
- *Ensure that the permissibility of land usage in the 'Rural' zone as prescribed in the Zoning Table of Local Planning Scheme No.6 is sufficiently flexible and applied accordingly to facilitate diversification of the Shire's economy by providing opportunity for the establishment of new commerce, industry and agricultural uses within these zones whilst discouraging the diversification of landuses, other than agricultural in nature, within the Avon East Precinct.*
- *Prepare, adopt and regularly review local planning policies specific to each Precinct as identified in the Local Planning Strategy to help guide and control the development and use of all agricultural land in the Shire and minimise the potential for land use conflict.*
- *Only support the further subdivision of agricultural land in limited circumstances which accord with all relevant Western Australian Planning Commission policies applicable at the time whilst maintaining the general presumption that subdivision of land zoned 'Rural' under Local Planning Scheme No 6 and especially land within the Avon East Precinct will not be supported.*
- *Only support the rezoning and subdivision of agricultural land for rural living purposes in those areas designated on the Local Planning Strategy Maps*

subject to the proponent clearly demonstrating that such development will not compromise agricultural productive capacity and result in the loss of productive agricultural land.

- Only support the development of value-adding industries in the 'Rural' zone where they comply with all relevant legislation, policies, guidelines and codes of practice applicable at the time and any impacts of such usage are, in-so-far as possible, contained on-site.
- Only support the development of tourist activities in the 'Rural' zone where they are complementary to the agricultural use of land and any impacts arising from these activities are contained on-site so as to not compromise agricultural productive capacity whilst maintaining that rezoning for tourist activities is not supported within the Avon East Precinct.

The subject lot is located in an area surrounded by 'Rural' zoned properties and properties utilised for 'Agriculture – Extensive'. The subject lot is located in the Avon West Precinct, and is therefore consistent with the Shire of Northam Local Planning Strategy (2013). At present, the subject lot cannot be developed for appropriate landuses as a result of the 'Conditions' as per Schedule 4 – Special Use 4. It can be considered that the administrative error which resulted in the rezoning is inconsistent with the majority of the Shires 'Strategies' for the development in the 'Rural' zone, to which the present property is most appropriately zoned as 'Rural' to take advantage of sustainable development and economic growth opportunities.

SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO.6

The objectives of the 'Special Use' zone in the Shire's LPS 6 are as follows:

- Provide for special categories of land use which are not fully compatible with other zones in the Scheme.

Note: Special Use zones are not shown in the Zoning Table. Provisions, including uses permitted and development standards are set out in Schedule 4 of the Scheme.

The objectives of the 'Rural' zone in the Shire's LPS 6 are as follows:

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

- (iv) Encouraging rehabilitation of salt affected land.

Special Control Area 2 - Landscape Protection Special Control Area

The purpose of the Landscape Protection Special Control Area is to:

- a) Preserve the visual amenity and landscape quality of the area;
- b) Avoid development which would negatively impact upon the ecological values and landscape qualities of the area; and
- c) Ensure that land use in the area, including grazing, mining activities and recreational activities does not degrade the area.

5.3.2 Application Requirements

Development approval is required to construct or extend a single house and ancillary outbuilding or the demolition of any building or structure.

5.3.3 Relevant Considerations

5.3.3.1 In considering any rezoning request, subdivision or development application the local government will have regard to the following:

- (a) It is considered that subdivision may be possible within this area in accordance with the Shire of Northam Local Planning Strategy.
- (b) The local government may consider supporting subdivision applications where – (i) the subdivision is for the use of land which is in accordance with the Shire of Northam Local Planning Strategy and has been zoned appropriately; (ii) the subdivision is for a boundary realignment, rationalisation of landholdings or lots created for management purposes; and (iii) the subdivision is consistent with the policies of the Western Australian Planning Commission.

The subject lot is consistent with the 'Rural' zone objectives, and particularly the provisions of Special Control Area 2, whereby proposed landuses under the 'Rural' zone would assist in providing consistent landscape qualities within the viewshed of Katrine Road and the Avon River in contrast to more significant uses (amenity impact) under SU4.

SCHEME AMENDMENT PROPOSAL & JUSTIFICATION

Part Lot 50 of 1418 Katrine Road, Katrine, is zoned Special Use 4 as per the current provisions of Schedule 4 – Special Use Zones No.4 (SU4). The subject lot is also zoned and delineated as SU4 on the Scheme Maps.

No.	Description of Land	Special Use	Conditions
SU4	Lots 8, 56 & Part Lot 50 Northam-Toodyay Road	The following uses are permitted on the land provided they comply with the conditions of development approval	1. All development and use shall be in accordance with an approved Local Development Plan and the conditions of development approval granted by the local government.

	<p>AMD 4 GG 20/05/2016</p>	<p>granted by the local government: - Residential School (Higher Education Institution i.e. University) & ancillary accommodation. - Prayer centre, conference facilities & ancillary accommodation. - Recreational uses. - Rural Pursuit</p> <p>All other uses not listed above are not permitted.</p>	<p>2. No development will be permitted within the 1:100 year flood plain of the Avon River. 3. An area 30 metres in width (or wider where fringing riparian vegetation exists) up slope from the high water mark of the Avon River on Lot 8 shall be set aside as a foreshore reserve. 4. All development shall be in accordance with a structure plan approved by the WAPC. The structure plan should address matters such as building envelopes, view sheds, visual amenity, materials, colours and finishes of buildings, building heights, fencing, protection of remnant vegetation, revegetation program, clearing restrictions, reducing risk of soil erosion, effluent disposal, servicing, road access and road upgrading, and Avon River flood levels. 5. A fire management plan shall be prepared for the land prior to the local government granting development approval.</p>
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The rezoning of Part Lot 50 of 1418 Katrine Road, Katrine, would appropriately occur by means of removing reference to the subject lot from the "Description of land" within Schedule 4 – Special Use Zones No.4 (SU4) as follows:

No.	Description of Land	Special Use	Conditions
SU4	<p>Lots 8 & 56 Northam-Toodyay Road</p> <p>AMD 4 GG 20/05/2016</p>	<p>The following uses are permitted on the land provided they comply with the conditions of development approval granted by the local government: - Residential School (Higher Education Institution i.e. University) & ancillary accommodation. - Prayer centre, conference facilities & ancillary accommodation.</p>	<p>1. All development and use shall be in accordance with an approved Local Development Plan and the conditions of development approval granted by the local government. 2. No development will be permitted within the 1:100 year flood plain of the Avon River. 3. An area 30 metres in width (or wider where fringing riparian vegetation exists) up slope from the high water mark of the Avon River on Lot 8 shall be set aside as a foreshore reserve.</p>

		<p>- Recreational uses. - Rural Pursuit</p> <p>All other uses not listed above are not permitted.</p>	<p>4. All development shall be in accordance with a structure plan approved by the WAPC. The structure plan should address matters such as building envelopes, view sheds, visual amenity, materials, colours and finishes of buildings, building heights, fencing, protection of remnant vegetation, revegetation program, clearing restrictions, reducing risk of soil erosion, effluent disposal, servicing, road access and road upgrading, and Avon River flood levels.</p> <p>5. A fire management plan shall be prepared for the land prior to the local government granting development approval.</p>
--	--	---	---

As part of proposed Scheme Amendment 14, a modification of the Scheme Maps is required to remove Part Lot 50 of 1418 Katrine Road, Katrine from SU4 and rezone the Part Lot 50 to 'Rural'. This zoning will then be consistent and run concurrently through Lot 50 of 1418 Katrine Road, Katrine. This will then correct the original administrative error wherein the lot was included in SU4 by error in the Scheme Maps and then entered into the Scheme Text which therefore officially gazetted the error formally. The proposed return of the lots zoning to Rural will not result in additional traffic or heritage impacts, and any proposed development under the 'Rural' zone is subject to relevant development approvals being obtained in accordance with the provisions of the Scheme. Any change of use applications that are 'P', 'D' or 'A' uses will be considered at the time of application against the Local and State Planning framework.

OPPORTUNITIES, CONSTRAINTS AND ISSUES

Given the present 'Special Use 4' provisions, the present use undertaken by the owners is a continuation of a non-conforming use. The return to the 'Rural' zoning by way of correcting the administrative error which resulted in the rezoning in the first place will allow the use of 'Single House' to again be a lawful landuse, 'P', under Local Planning Scheme No.6 rather than an 'X' as presently those uses not listed, including a 'Single House' are considered prohibited under the provisions of SU4. The events that led to this situation are as follows:

- Part Lot 50 was not included in the original Amendment 31 to TPS2 which created the Special Use Zone (SU4)
- Part Lot 50 was still not included in the Scheme Text of TPS2 prior to its revocation due to TPS3 in 2005. A 17/10/2000 copy of TPS2 Scheme Map 1 appeared to show Part Lot 50 as part of the SU4 zone, however DPLH GIS Team cannot confirm if this was an approved Scheme Map. Whilst it

cannot be confirmed, it appears that it was circa 2000 when the lot was incorrectly included within the Scheme Maps.

- The copy of TPS3 provided to the Western Australian Planning Commission by the Shire (former Shire of Northam) to gain consent to advertise does not include Part Lot 50 in SU4, however it is included on the Scheme Maps. This was adopted by Council at July OCM 2000.
- Schedule of Modifications for consent to advertise TPS3 (circa November 2001) called for review of Schedule 4 (Special Use Zones). It outlined inclusion of uses from TPS2 and any SU Zone from the Scheme Maps to be included in the Schedule (Schedule 4). DPLH advises that this may be point at which the mapping error began to be included in the Scheme Text. A stamped "Advertising Copy" from August 2002 of TPS3 included Part Lot 50 on the Scheme Maps under SU4 but does not include Part Lot 50 in the Scheme Text under SU4. A 2002 version of the Local Planning Strategy does not include Part Lot 50 in SU4.
- Following the 2002 version of TPS3 there is an April 2005 version which was for final adoption by Council. The Council Meeting was 14 October 2004 (fmr Shire of Northam). Again, Part Lot 50 was included in the Scheme Maps but is now also listed in the Scheme Text.

2004 appears to be the Part of the timeframe when Part Lot 50 was included in both the Scheme Text as a result of the Scheme Map error.

CONCLUSION

The administrative error which affected the change in zoning detrimentally affects the ability to use the subject land in its current intended use, and is inconsistent with the zoning of the adjoining Part Lot 50 which is zoned 'Rural' at present.

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

**SHIRE OF NORTHAM LOCAL PLANNING SCHEME NO.6
SCHEME AMENDMENT NO. 14**

RESOLVED that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

- I. Amending Schedule 4 – Special Use Zones No.4 to exclude Lot 50 from the description of land (affected lots);

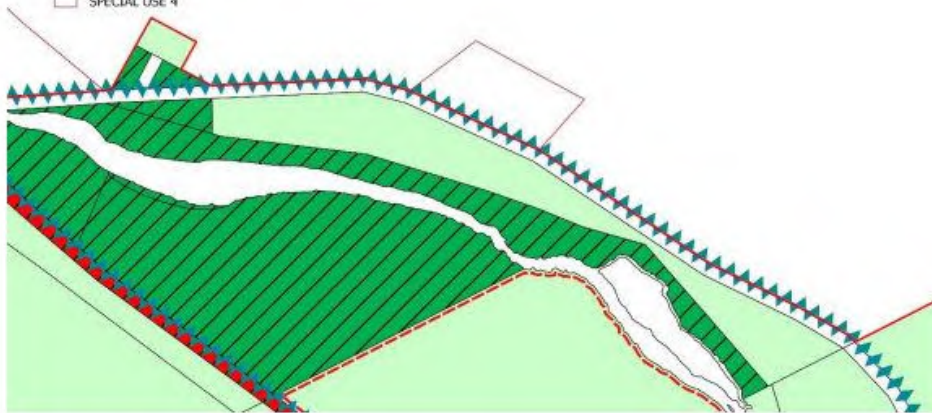
No.	Description of Land	Special Use	Conditions
SU4	Lots 8 & 56 Northam- Toodyay Road AMD 4 GG 20/05/2016	The following uses are permitted on the land provided they comply with the conditions of development approval granted by the local government: - Residential School (Higher Education Institution i.e. University) & ancillary accommodation. - Prayer centre, conference facilities & ancillary accommodation. - Recreational uses. - Rural Pursuit All other uses not listed above are not permitted.	1. All development and use shall be in accordance with an approved Local Development Plan and the conditions of development approval granted by the local government. 2. No development will be permitted within the 1:100 year flood plain of the Avon River. 3. An area 30 metres in width (or wider where fringing riparian vegetation exists) up slope from the high water mark of the Avon River on Lot 8 shall be set aside as a foreshore reserve. 4. All development shall be in accordance with a structure plan approved by the WAPC. The structure plan should address matters such as building envelopes, view sheds, visual amenity, materials, colours and finishes of buildings, building heights, fencing, protection of remnant vegetation, revegetation program, clearing restrictions, reducing risk of soil erosion, effluent disposal, servicing, road access and road upgrading, and Avon River flood levels. 5. A fire management plan shall be prepared for the land prior to the local government granting development approval.

II. Amending the Scheme Map accordingly for Part Lot 50 on Plan 016393 from 'Special Use Zone No.4' to 'Rural' zoning.

ZONING MAP - EXISTING










LEGEND

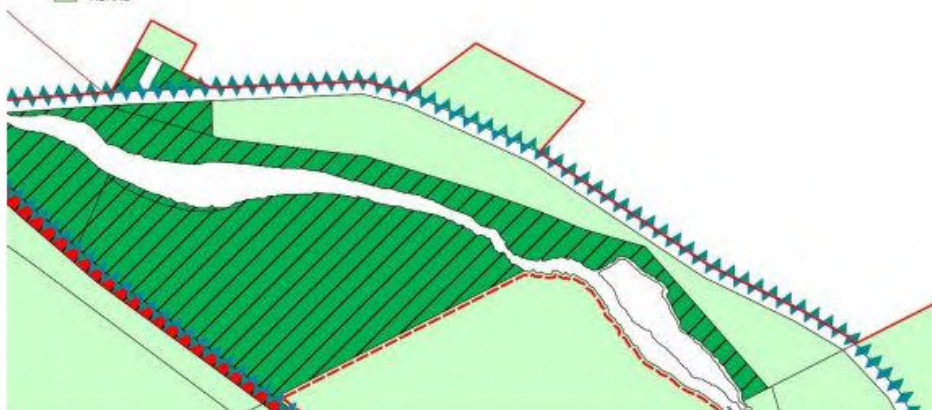
-  SU4 CURRENT
 -  SCA1
 -  SCA 2 - River South
 -  SCA 2 - River North
 -  A2 ZONE
- Scheme Amendment 14 - Current Zoning
-  MAJOR ROAD
 -  NO ZONE
 -  PARKS AND RECREATION
 -  RURAL
 -  SPECIAL USE 4



ZONING MAP - PROPOSED

LEGEND

-  SU4 PROPOSED
 -  SCA1
 -  SCA 2 - River South
 -  SCA 2 - River North
 -  A2 ZONE
- Scheme Amendment 14 - Proposed Zoning
-  MAJOR ROAD
 -  NO ZONE
 -  PARKS AND RECREATION
 -  RURAL



COUNCIL ADOPTION

This Basic Amendment was adopted by resolution of the Council of the Shire of Northam at the Ordinary Meeting of the Council held on the _____ day of _____ 2019.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

This Amendment is Recommended for approval by resolution of the Shire of Northam at the Ordinary Meeting of the Council held on the _____ day of _____ 2019.

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

RECOMMENDED / SUBMITTED FOR FINAL APPROVAL

DELEGATED UNDER S.16 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATED: _____

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATED: _____

Page 15 of 18

APPENDICES TO REPORT

APPENDIX 1

Portion Of 1418 Katrine Road, Katrine (Lot 50 On Plan 016393) – POLYGON ID 452819

Owner:

Area: 23,349 m²

Present Zoning: Special Use 4



The landowner of 1418 Katrine Road, Katrine (Lot 50 On Plan 016393) owns both parcels which comprise in total Lot 50 On Plan 016393:

Portion Of 1418 Katrine Road, Katrine (Lot 50 On Plan 016393)

Owner:

Polygon ID: 452819

Area: 23,349 m²

Present Zoning: *Special Use 4*

Portion Of 1418 Katrine Road, Katrine (Lot 50 On Plan 016393)

Owner:

Polygon ID: 452825

Area: 71,226 m²

Present Zoning: *Rural*



APPENDIX 2

APPENDIX 3

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Attachment 4

Katrine
1418 Katrine Road
Katrine 6566
24 April 2019

Ben Robbins
Planning Department
Northam Shire

Dear Ben,

This is permission to initiate the amendment to the planning scheme for **part Lot 50**, to revert the use back to Rural Zoning.

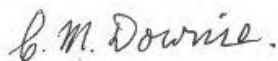
The **part Lot 50** in question covers the Katrine buildings, which have been in existence since the late 1830s.

Lot 50, which also includes the 20 acres across the road to the river, was excised from the surrounding farm in 1988. There has been no change of ownership since then.

As you are aware, this unauthorized amendment was somehow made without our knowledge and certainly without our permission. We therefore assume this action will be at no cost to ourselves.

We appreciate your tenacity in pursuing this administration error, which has caused problems with the attempt to sell the property. This needs to be resolved with haste.

Yours faithfully



Christina Downie



Alison Downie

Application D806992
Volume 1287 Folio 228

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. 1809 11

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

FOL
154

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

REGISTRAR OF TITLES



Dated 7th July, 1988

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Avon Location T and being Lot 50 on Plan 16393, delineated on the map in the Third Schedule hereto.

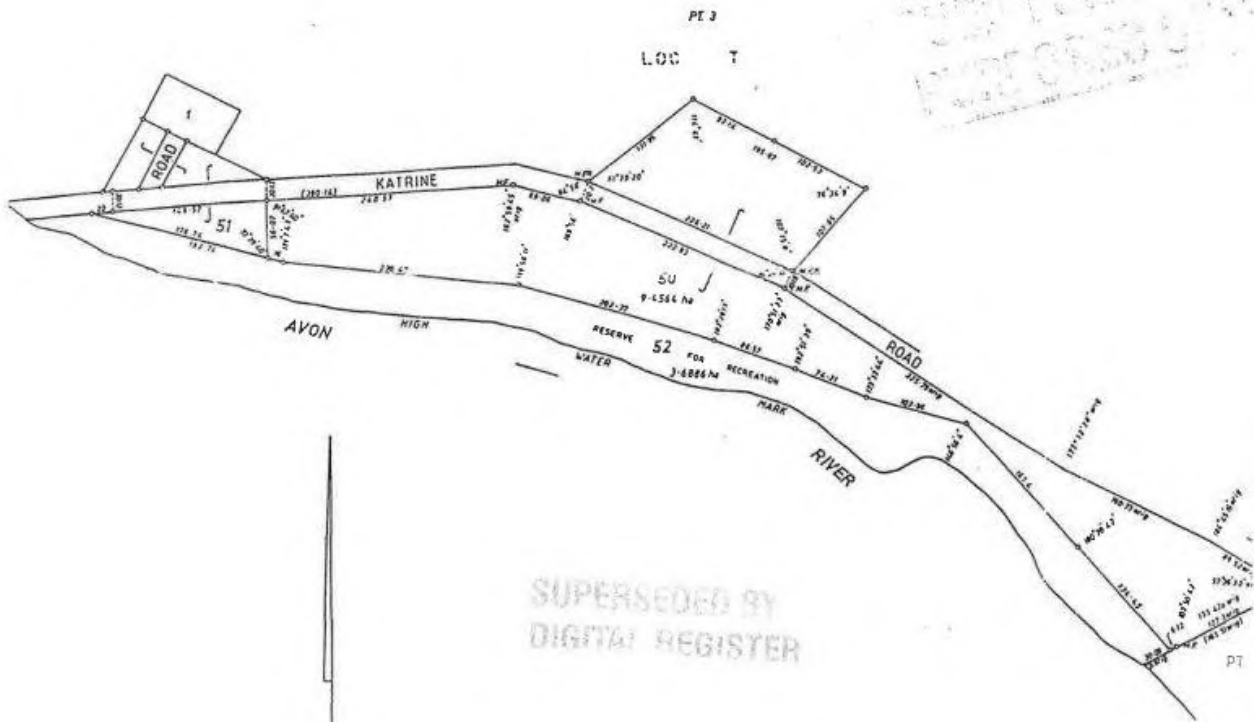
FIRST SCHEDULE (continued overleaf)

~~Mackenzie (Tolarno) Nominees Pty. Ltd. of Tolarno, Post Office Box 10, Northam.~~

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



1154 FOL.
1809 VOL.
page 1 (out of pages)

999L
GUARDIAN WILLS & ESTATES
Exam - Post
L360564



WESTERN



AUSTRALIA

REGISTER NUMBER 50/P16393	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 9/8/2010

DUPLICATE CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1809** FOLIO **154**

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

R. Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 50 ON PLAN 16393

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CHRISTINA MARGARET DOWNIE OF 1418 KATRINE ROAD, KATRINE
(ND L360564) REGISTERED 30 JUNE 2010

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

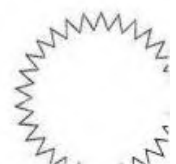
Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND: 1809-154 (50/P16393).
PREVIOUS TITLE: 1287-228.
PROPERTY STREET ADDRESS: 1418 KATRINE RD, KATRINE.
LOCAL GOVERNMENT AREA: SHIRE OF NORTHAM.



12.3.5 Corella Culling

Address:	Shire of Northam
Owner:	Various
Applicant:	N/A
File Reference:	3.1.8.13
Reporting Officer:	Chadd Hunt Executive Manager Development Services
Responsible Officer:	Chadd Hunt Executive Manager Development Services
Officer Declaration of Interest:	As the proposed location for the trapping is on the Northam Country Club land the EMDS is on the Board of the Country Club
Voting Requirement:	Absolute Majority
Press release to be issued:	Yes

BRIEF

Council is requested to consider expenditure of an unbudgeted amount for the undertaking of corella culling within the Shire of Northam.

ATTACHMENTS

Attachment 1: Information sheet prepared by the Department of Biodiversity, Conservation and Attractions.

BACKGROUND / DETAILS

The Butlers Corella (*cacatua pastinator butleri*) Western or long billed Corella (*cacatua pastinator derbyi*) commonly referred to as white cockies) have over recent years caused damage and nuisance within the Shire of Northam. The issue is obviously not isolated to the Shire however a number of other local authorities have developed a management plan in order to assist with the control of the birds in their local area.

Council has previously obtained a licence form the (then) Department of Parks and Wildlife to control/scare birds in 2015 however due to restrictions regarding the use of firearms this proved difficult to implement.

Since then various attempts have been made to manage the Corella issue however this has had limited success. Most recently Ranger Services and some Parks and Gardens staff have used various methods (including starting pistols) to disturb the nesting of the corellas however these have not been successful.

A report was considered by Council at its strategic meeting held in May 2018 where the option of preparing a corella management strategy was generally agreed to as per the below extract from the meeting notes –

The general consensus of the Council was that this issue warranted further investigation which is to be undertaken in the context of the work already undertaken by WALGA and the City of Geraldton.

Since that meeting the regulations regarding the protection of the corellas has changed significantly and hence the need for a specific management plan has been reduced. It is proposed that following the trial (if approved) a basic management plan/operating procedure will be prepared.

In addition there has been little progress with respect to the WALGA work, with several other local authorities proceeding with the culling option.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 5: Infrastructure & Service Delivery.

Outcome 5.2: Environmental risks are proactively managed to minimise impact on residents.

Financial / Resource Implications

There will be an initial cost to Council of up to \$11,000 to contract out the corella culling. As indicated elsewhere in this report depending on the success of the trial an annual allocation may be required.

There will be some staff time involved in feeding the birds at the nesting site however considerable cost is already expended by Council in terms of staff time in attempting to move the birds on and in repairing damage and mess caused by the birds.

Legislative Compliance

The control of the corellas is controlled under the Biodiversity Conservation Act 2016 and Regulations 2018.

The regulations have included the Butlers Corella, Western Corella and Eastern long billed corella as a “Managed Fauna” for the purposes of the Act, meaning that they are able to be taken within a “Managed Area”, the Shire of Northam is included within the “Managed Area” definition for all three species within the Regulations.

Policy Implications

There is no applicable policy.

Stakeholder Engagement / Consultation

Initial stakeholder consultation has been limited to other local authorities that have prepared similar strategies and the WALGA coordinated Corella Control Program (currently based in the Perth Metropolitan Area).

Initial discussion with the owner of the land proposed for the trapping, Northam Country Club have been supportive of the proposal.

Risk Implications

- Reputational –Moderate
 - There is a risk to the organisations reputation if additional active mechanisms are not undertaken to control the corellas. The attempted “moving on” of the birds have not been successful and if Council does not take any further action it could be deemed to be not acting on the problem.
- Financial - Moderate
 - The risk is moderate given that it is unknown how successful it will be. If it is successful there may be an ongoing recurrent cost for Council on annual basis.
- Compliance - Low
 - The management of corellas has been controlled through the Department of Parks and Wildlife. Currently permits are no longer required to trap or destroy corellas.
- Legal –Moderate
 - The use of a licenced and experienced contractor will help mitigate the legal concerns with the proposal.

OFFICER'S COMMENT

The proliferation of the corella has caused significant damage to playing surfaces, native vegetation and physical infrastructure (such as the CCTV network). Previous attempts at relocating them have not been successful and staff are of the opinion that culling them is the only viable alternative. The engagement of suitably qualified, experienced and insured contractor is further seen as being the most practical and safe option to pursue.

RECOMMENDATION

That Council

1. Resolves to authorise the commencement of an annual culling program for the Butlers Corella within the Shire of Northam in accordance with provisions of the Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulations 2018.
2. Allocates an additional \$11,000 in the current 2018/19 budget to commence the culling program.

ABSOLUTE MAJORITY VOTE of six (6) REQUIRED

Attachment 1



Identification, Distribution and Behaviour

There are a variety of corellas and other flocking cockatoos that are native to Australia, but not all of these naturally occur in Western Australia. The western corella *Cacatua pastinator* is one of the species endemic to WA, and is made up of two subspecies: Muir's corella *Cacatua pastinator pastinator* and Butler's corella *Cacatua pastinator butleri*. Muir's corella was once widely distributed across WA but is now confined to small areas around Bridgetown and Manjimup. Butler's corella occur in the northern Wheatbelt and their range has expanded considerably since the establishment of crops and farm dams in this region. Two subspecies of the little corella, *Cacatua sanguinea westralensis* and *Cacatua sanguinea sanguinea*, naturally occur in the Pilbara and Kimberley regions of WA. Refer to www.naturemap.dpaw.wa.gov.au to find further information on the species distribution.

Several cockatoo species that are native to Australia, including the eastern long-billed corella *Cacatua tenuirostris* and eastern subspecies of the little corella *Cacatua sanguinea*, have become established in WA, despite not naturally occurring in the state. They have expanded their range through much of the Perth metropolitan area and regional towns in the past 20 years. A field guide for Australian birds can be used to differentiate between the different species of corellas and flocking cockatoos.



Eastern long-billed corellas (top) and a little corella (bottom). Photos: R. Kirkby.

Corellas and other flocking cockatoos opportunistically search for food resources, feeding on grass seeds and bulbs in paddocks and other grass areas in the spring, wheat stubble remaining after harvest in the summer, and grain from stock feed troughs, animal dung and hay bales in the late summer and autumn. They roost at night in trees in large flocks. During breeding season, pairs nest in tree hollows, laying 2-3 (occasionally 4) eggs from July to October. Parents share the incubation duties and care of the young while the nestling remains in the hollow for approximately 7 weeks. After fledging, young birds and their parents join a large nomadic foraging flock.

The information provided does not apply to the three threatened black cockatoo species. Further information on these species is available on the species webpage and information sheets on the Department's website.

Environmental Law

All fauna native to Australia are afforded protection under both State and Commonwealth legislation. Muir's corella *Cacatua pastinator pastinator* is listed as fauna that is Conservation Dependent (Specially Protected) under Western Australian legislation.

Depending on the type of fauna-related activity, a licence issued by the Department of Biodiversity, Conservation and Attractions may be required. It is an offence to intentionally or recklessly kill, injure, trade, keep or move them unless authorised by a permit. To obtain a licence, the applicant needs to demonstrate that all reasonable non-lethal methods have been attempted and environmental impacts have been assessed. Further information is available on the Department's [website](#).

Import Restrictions

Sulphur crested cockatoos and little corellas may only be imported into WA under permit and strict conditions. Importation is prohibited except where the bird is a family pet that has been owned for 2 years and the owner is permanently moving to the state. The owner must demonstrate that these criteria have been met via a statutory declaration. The bird may not be sold or given away once in WA, and strict keeping conditions must be adhered to.

FAUNA NOTES – Corellas and Other Flocking Cockatoos

Impacts to Biodiversity

The biodiversity impact of introduced corellas and other flocking cockatoos in south-west WA is difficult to quantify. The damage they cause to trees is a long term issue, particularly for trees that are potential nest sites for other species including the three Threatened black cockatoo species. They are also significant competitors for nesting hollows with black cockatoo species and other native hollow nesters (parrots, owls, raptors and some duck species). Corella species have also been recorded hybridising in the wild and this loss of genetic purity between the species and subspecies is considered a threatening process to WA's endemic native corellas and cockatoos.

Corella-Human Interactions

Large flocks of corellas and other cockatoos make a large amount of noise when attracted to feeding sites and congregating at roost sites, and droppings can foul trees, washing on clothes lines, buildings, recreational areas and vehicles. Flocks can also cause damage to the grass surfaces of sport fields and golf courses when they are digging for corms, bulbs and roots. Natural branch trimming behaviour while roosting can affect the health of trees when the behaviour is repeated in the same trees over time, and can lead to an increase in park and street maintenance costs. Corellas will also use artificial structures, such as telecommunication towers, as temporary roost sites and will often damage the cabling and other fixings while chewing to maintain their bills. The additional repair costs can be high for the communication operators, and ultimately the customers using those services. Corellas and other flocking cockatoos can also cause damage to homes when chewing on light fittings, aerials and roofing materials. Some of these nuisance problems originate from people deliberately feeding the birds. This is strongly discouraged. There is additional information about the negative impacts of [feeding wild animals](#) on the Department's website.

Corellas and other flocking cockatoos can also be a nuisance in agricultural areas, as they will dig up newly planted seeds of wheat and oats and feed on grain supplied for stock during the summer and autumn periods. Growers should be prepared for peak periods of activity, and should aim to address the problem before the corellas develop a habit of feeding on the crop. Corellas have also been recorded pulling up or cutting down the seedlings of blue gums, lettuce, cabbage and other root vegetable crops. They can also damage reticulation systems used for intensive horticulture. However, it should not be assumed that crops have been damaged just because birds are present. Crops should be checked for visible signs of damage, and they should be monitored throughout the region.

If you find a sick or injured corella or cockatoo contact the [Wildcare Helpline](#) on (08) 9474 9055 for information on registered wildlife rehabilitators.

Disease Risk

Like other wildlife, corellas and other flocking cockatoos can carry bacteria and viruses. Psittacosis and Chlamydia are diseases that are common in parrots and can be passed onto human through bites, scratches, contact with faeces and inhalation of feather dust. The risk of infection can be managed by following proper handling procedures, which includes wearing appropriate personal protective equipment.

Damage Prevention and Control

The key to minimising damage by corellas and other flocking cockatoos is to understand their behaviour patterns. Flocks will use regular flight paths and roost sites and will repeatedly return to favourable feeding sites. They will also opportunistically join other flocks that they see feeding. Effective damage control programs are well planned, based on an understanding of the behaviour of the birds, varied frequently, integrated with a number of different methods and persistent.

Fertility control and the use of poisons or anaesthetics are considered ineffective, impractical and inhumane methods of damage control, and the use of these methods can also present a significant risk to non-target animals. The most effective damage control methods involve limiting access to food, scaring techniques and, in some cases, population control by shooting or trapping. Ideally, one or more control measures should be undertaken before a flock becomes established in an area. The effectiveness of measures can decrease over time, as cockatoos have been known to habituate to many strategies that are employed consistently.

Limiting Access

Visual screens can be used to protect and hide newly planted seedlings, materials, small playing fields, fruit and nut orchards, vegetable crops, feed and water troughs, hay stacks and silage covers. Corellas like to have a clear view

FAUNA NOTES – Corellas and Other Flocking Cockatoos

when they are feeding, so visual screens can also make a feeding location unattractive to them.

- For newly planted seedlings, erect a screen 0.6-1m high. The screen can be a fence lined with hessian or shade cloth, or rows of native vegetation and/or tall grass. Direct seeding may also reduce the risk of plants being uprooted by the birds.
- Cover materials, such as timber, with metal or shade cloth.
- For small playing fields, such as bowling greens, erect a 2.5m high removable screen made of shade cloth or hessian.
- For orchards and crops, erect a 2.5m high visual screen of shade cloth around the crops. Netting the orchard or crops to exclude the birds may also be cost effective, particularly in areas adjacent roost sites.
- For food and water troughs, place a hood over the trough or erect shade cloth screen on three sides and above the trough.
- For hay bales and stacks, erect 2.5m high walls of shade cloth around the hay. Chicken wire can also inhibit corellas from attacking any but the outermost bales of a haystack.
- For silage covers, erect 2.5m high shade cloth or hessian walls to prevent cockatoos from perching and perforating the covers with their powerful bills.

Minimising the amount of food available in agricultural areas will help to decrease the overall corella population size, as their survival rates are linked to food availability. It is important for all farmers in an area to sow at the recommended rate, cover all grain and clean up spills, minimise residual grain in stubble, and direct drill and sow at the same time as neighbours. Locating crops away from watering points and roosting trees may also reduce the impacts of birds. Feed trails for stock should be placed out late in the day when cockatoos are returning to the roosts to allow the stock to feed through the night undisturbed. The aim should be to release just enough grain so that little residue remains in the morning. Young cockatoos are attracted to the undigested grain in cattle droppings, so regularly clear up droppings in feed lots. Removing particular plants that corellas like to feed on, such as onion grass, from agricultural areas, playing fields and other recreational areas will also make a site less attractive to the corellas.

In areas where buildings and fixtures are prone to damage by cockatoos, prudent design and material selection can prevent damage. Using hardwood or metal fixings instead of timber and replacing loose roofing nail with roofing screws will prevent damage by cockatoos. In extreme circumstances, power lines can be laid underground to prevent damage to cabling. Installing commercial wires and spikes and encasing light fittings, cables and aerials with a rotating PVC or poly-pipe can be a useful tool for preventing birds from perching and damaging homes.

Scaring Techniques

Effective scaring and decoy campaigns aimed at disturbing a cockatoo roost can often move the problem onto a neighbour who has not been employing the same level of control measures. Therefore, it is important that control programs are implemented community-wide to adequately address the problem on a larger and long-term scale. Switching between different scaring methods, and changing how the method is employed, will reduce the likelihood of the birds becoming accustomed to the techniques.

A combination of pyrotechnic cartridges and taped alarm calls, with spotlights at night roosts, is the most effective method from deterring birds from roosts. It may take a week or more for this control program to move the flock to another roost. This method requires public notification and careful management in rural towns and urban areas, as this level of noise may disturb in more heavily populated areas.

Manual scaring techniques like pyrotechnic cartridges can be expensive and time consuming, often required a farmer growing a rotation of summer and winter crops to devote 4-6 hours a day over 6-8 weeks. An alternative that is commonly used to scare flocks of birds is gas guns. They should be set to operate at long intervals, and only used when the birds are feeding on the crop early and late in the day. Gas guns are most effective if hidden by hides and should be moved every two or three days. They should also be moved out of sight when not in use.

Corellas and cockatoos are scared by birds of prey. Kites that simulate birds of prey may be effective for small paddocks but they should be shifted often.

Some potential exists to lure a flock of birds away from high value crops by supplying abundant food in an alternative location. Some farmers plough an area to expose onion grass corms to lure birds to an alternative site while sowing.

The lure should be placed at least 500m away so that scaring techniques being employed at the crop site does not

FAUNA NOTES – Corellas and Other Flocking Cockatoos

disturb the birds at the decoy site. The most effective decoy sites are those under flight paths and near trees that can be used for perching or roosting.

Population Control

Population control using lethal methods should be viewed as a last resort after all other control options have been attempted. Guidelines for approved control techniques for introduced corellas can be obtained from Parks and Wildlife upon request.

The Department has previously trialled programs to control introduced corellas in the Perth metropolitan area, and trapping has proved to be the most effective means of removing over-abundant birds and breaking up large flocks habitually feeding in an area. Trapping programs rely on understanding the daily and seasonal movements of the flocks, including knowledge of feeding habits, the number of flocks, flock structure, the presence of non-target species, roosting locations and flight paths. Such information must be determined prior to undertaking a trapping program.

Most of the introduced corella species prevalent in the Perth area usually feed in the open in public space, so trapping using walk-in cage traps will have limited use and may be difficult to manage due to interference from vandals or other members of the public. For these reasons, trapping is best applied using nets at a control site that does not have public access. Trapping must only be undertaken by fully trained and qualified personnel, and must be conducted under the conditions of a licence obtained from the Department.

It can be difficult to manage the efficient, humane and safe disposal of trapped birds, so trapping activities must be controlled through the use of specific and clear operating protocols and management procedures. Any non-target species that are trapped must be released unharmed as soon as possible, and birds must not be excessively distressed or injured in the process of trapping. Any suffering must be alleviated as quickly as possible. Frightened corellas will injure themselves and other birds, so they must be euthanased as quickly and humanely as possible after trapping.

When using a trap, shooting using a low powered licenced firearm is the most practical, quick and effective means to humanely euthanase an animal. Local police in the relevant area should be informed in advance and written permission must be obtained from the owner or occupier of the property prior to any control actions being undertaken. The reaction of members of the public should also be considered when selecting a trapping site and undertaking trapping and euthanasia methods.

Citation

Department of Biodiversity, Conservation and Attractions. (2017). *Fauna Notes – Corellas and Other Flocking Cockatoos*. Retrieved from <http://www.dbca.wa.gov.au/>

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For more information see the department's
website www.dbca.wa.gov.au



Department of Biodiversity,
Conservation and Attractions

12.4 CORPORATE SERVICES

12.4.1 Accounts & Statements of Accounts – 1 April 2019 to 30 April 2019

Address:	N/A
Owner:	N/A
Applicant:	N/A
File Reference:	2.1.3.4
Reporting Officer:	Kathy Scholz Creditors Officer
Responsible Officer:	Colin Young Executive Manager Corporate Service
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to receive the accounts for the period from 1 April 2019 to 30 April 2019.

ATTACHMENTS

Attachment 1: Accounts & Statements of Accounts – April 2019.
Attachment 2: Declaration.

BACKGROUND / DETAILS

The reporting of monthly financial information is a requirement under section 6.4 of the Local Government Act 1995, and Regulation 34 of the Local Government (Financial Management) Regulations.

Pursuant to Financial Management Regulation 13, a list of payments made from Municipal and Trust accounts is required to be presented to Council on a periodical basis. These details are included as Attachment 1. In accordance with Financial Management Regulation 12, the Chief Executive Officer has delegated authority to make these payments.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 6: Governance & Leadership.

Outcome 6.3: The Shire of Northam council is a sustainable, responsive, innovative and transparent organisation.

Financial / Resource Implications

Payments of accounts are in accordance with Council's 2018/19 Budget.

Legislative Compliance

Section 6.4 & 6.26(2) (g) of the Local Government Act 1995.
Financial Management Regulations 2007, Regulation 12 & 13.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

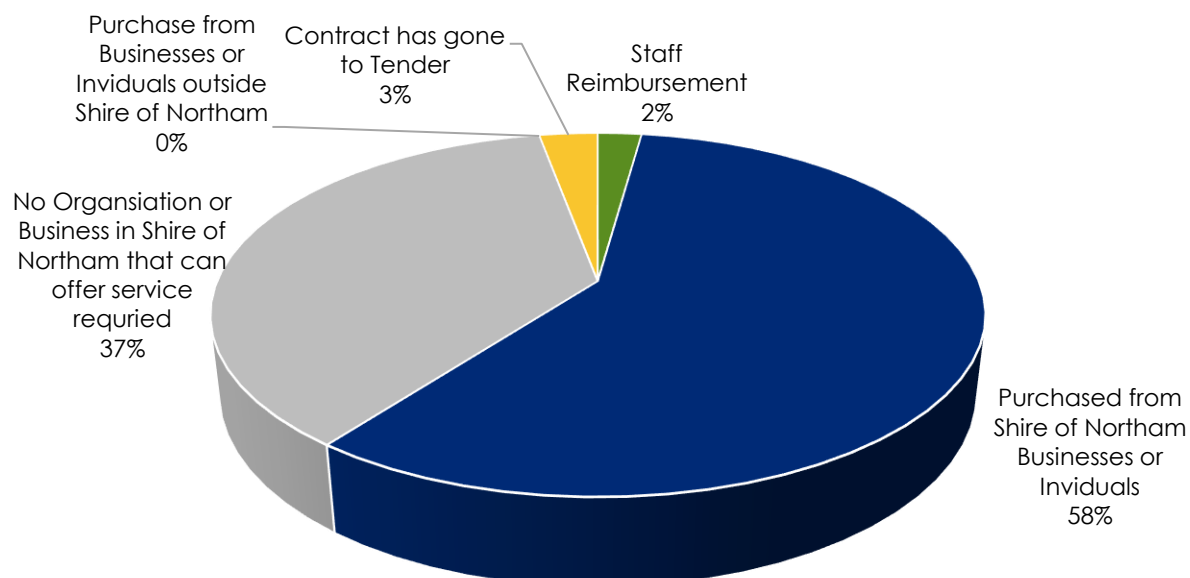
Not applicable.

Risk Implications

Nil.

OFFICER'S COMMENT

The matter of Council 'supporting local business' has been raised over a long period. To assist in providing a greater understanding of the purchasing patterns of the Shire of Northam, the following graph summarises the payments made locally for the month of April 2019;



RECOMMENDATION

That Council endorse the payments for the period 1 April 2019 to 30 April 2019, as listed, which have been made in accordance with the delegated authority reference number (M/F/F/Regs LGA 1995 S5.42).

Attachment 1

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
2089	12/04/2019	SHIRE OF NORTHAM	PAYMENT FOR COLLECTION OF BSL FEES ON BEHALF OF THE CONSTRUCTION TRAINING FUND FOR THE MONTH OF MARCH 2019.	2		55.00
INV T1080	12/04/2019	SHIRE OF NORTHAM	PAYMENT FOR COLLECTION OF BSL FEES ON BEHALF OF THE CONSTRUCTION TRAINING FUND FOR THE MONTH OF MARCH 2019.	2	55.00	
EFT32815	05/04/2019	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	TRAFFIC MANAGEMENT 2 X TC'S WITH STOP/SLOW BAT FOR REPAIR WORKS & SPRAY SEAL AT JENNAPULLIN ROAD SILK 0.88 - 1.28 ON THURSDAY 28/02/19	1		2,221.45
INV 0012513705/03/2019		ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	TRAFFIC MANAGEMENT 2 X TC'S WITH STOP/SLOW BAT FOR REPAIR WORKS & SPRAY SEAL AT JENNAPULLIN ROAD SILK 0.88 - 1.28 ON THURSDAY 28/02/19	1	1,147.30	
INV 0012513805/03/2019		ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	TRAFFIC MANAGEMENT 2 X TC'S WITH STOP/SLOW BAT FOR REPAIR WORKS & SPRAY SEAL AT JENNAPULLIN ROAD SILK 0.88 - 1.28 ON WEDNESDAY 27/02/19	1	1,074.15	
EFT32816	05/04/2019	ATTILA JOHN MENCSELYI	COUNCILLOR PAYMENTS FOR MARCH 2019	1		2,030.05
INV MARCH 31/03/2019		ATTILA JOHN MENCSELYI	COUNCILLOR PAYMENTS FOR MARCH 2019	1	2,030.05	
EFT32817	05/04/2019	AUSTRALIAN SERVICES UNION	Payroll deductions	1		103.60
INV DEDUCT02/04/2019		AUSTRALIAN SERVICES UNION	Payroll deductions		103.60	
EFT32818	05/04/2019	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 02/04/2019.	1		67,818.00
INV PAYG 02/02/04/2019		AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 02/04/2019.	1	67,818.00	
EFT32819	05/04/2019	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN WASTE MANAGEMENT 12/03/2019 TO 24/03/2019.	1		1,568.00
INV 0003	24/03/2019	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN WASTE MANAGEMENT 12/03/2019 TO 24/03/2019.	1	1,568.00	
EFT32820	05/04/2019	AVON FIBRE TECH	VASES FOR BKB	1		341.00
INV 4	20/03/2019	AVON FIBRE TECH	VASES FOR BKB	1	341.00	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT32821	05/04/2019	AVON VALLEY DESIGN AND DRAFTING SERVICE	BAKERS HILL FIRE SHED. SUPPLY FULL SET OF DRAWINGS FOR A NEW SHED AT BAKERS HILL AS PER INFORMATION SUPPLIED.	1		3,465.00
INV 0000110714/03/2019		AVON VALLEY DESIGN AND DRAFTING SERVICE	BAKERS HILL FIRE SHED. SUPPLY FULL SET OF DRAWINGS FOR A NEW SHED AT BAKERS HILL AS PER INFORMATION SUPPLIED.	1	3,465.00	
EFT32822	05/04/2019	AVON VALLEY GLASS	ROLLER BLINDS FOR MEETING ROOMS FOR BKB	1		1,928.30
INV 0000969312/03/2019		AVON VALLEY GLASS	ROLLER BLINDS FOR MEETING ROOMS FOR BKB	1	1,928.30	
EFT32823	05/04/2019	BLACKWELL PLUMBING PTY LTD	NORTHAM AERODROME. SUPPLY AND INSTALL NEW WATER FEED AS PER SCOPE OF WORKS AND QUOTE #2272.	1		21,800.65
INV CC19066	18/03/2019	BLACKWELL PLUMBING PTY LTD	NORTHAM AERODROME. SUPPLY AND INSTALL NEW WATER FEED AS PER SCOPE OF WORKS AND QUOTE #2272.	1	21,660.65	
INV INV-190818/03/2019		BLACKWELL PLUMBING PTY LTD	NORTHAM DEPOT. REPAIR LEAKING CISTERN IN OUTSIDE TOILET. SERVICE ALL CISTERN IN OTHER TOILETS.	1	140.00	
EFT32824	05/04/2019	BROOKLANDS SUPER PTY LTD	COUNCILLOR PAYMENTS FOR MARCH 2019	1		1,500.00
INV MARCH	31/03/2019	BROOKLANDS SUPER PTY LTD	COUNCILLOR PAYMENTS FOR MARCH 2019	1	1,500.00	
EFT32825	05/04/2019	CARL PHILLIP DELLA	COUNCILLOR PAYMENTS FOR MARCH 2019	1		1,905.73
INV MARCH	31/03/2019	CARL PHILLIP DELLA	COUNCILLOR PAYMENTS FOR MARCH 2019	1	1,905.73	
EFT32826	05/04/2019	CHRIS DAVIDSON	COUNCILLOR PAYMENTS MARCH 2019	1		2,038.93
INV MARCH	31/03/2019	CHRIS DAVIDSON	COUNCILLOR PAYMENTS MARCH 2019	1	2,038.93	
EFT32827	05/04/2019	CHRISTOPHER RICHARD ANTONIO	COUNCILLOR PAYMENTS MARCH 2019	1		5,083.36
INV MARCH	31/03/2019	CHRISTOPHER RICHARD ANTONIO	COUNCILLOR PAYMENTS MARCH 2019	1	5,083.36	
EFT32828	05/04/2019	COCA-COLA AMATIL (AUST) PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1		259.89
INV 2196515120/03/2019		COCA-COLA AMATIL (AUST) PTY LTD	STOCK PURCHASES FOR NORTHAM POOL.	1	259.89	

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EFT32829	05/04/2019	CORE BUSINESS AUSTRALIA	CONSULTANCY SERVICES AS PER CONTRACT C.201819-06 FOR THE COMPLETE PROJECT MANAGEMENT FOR THE REINSTATEMENT REPAIRS TO FLOOD DAMAGED INFRASTRUCTURE WITHIN THE SHIRE OF NORTHAM BEING CONDUCTED BY PALMER CIVIL CONSTRUCTION - SCOPED UNDER WANDRRA.AGRN 743.	1		50,778.08
INV INV-087831/01/2019		CORE BUSINESS AUSTRALIA	CONSULTANCY SERVICES FOR THE COMPLETE PROJECT MANAGEMENT FOR THE REINSTATEMENT REPAIRS TO FLOOD DAMAGED INFRASTRUCTURE ON VARIOUS ROADS AGRN 822 - WITHIN THE SHIRE OF NORTHAM.	1	5,931.55	
INV INV-087928/02/2019		CORE BUSINESS AUSTRALIA	CONSULTANCY SERVICES FOR THE COMPLETE PROJECT MANAGEMENT FOR THE REINSTATEMENT REPAIRS TO FLOOD DAMAGED INFRASTRUCTURE ON VARIOUS ROADS AGRN 822 - WITHIN THE SHIRE OF NORTHAM.	1	6,618.70	
INV INV-087631/01/2019		CORE BUSINESS AUSTRALIA	CONSULTANCY SERVICES AS PER CONTRACT C.201819-06 FOR THE COMPLETE PROJECT MANAGEMENT FOR THE REINSTATEMENT REPAIRS TO FLOOD DAMAGED INFRASTRUCTURE WITHIN THE SHIRE OF NORTHAM BEING CONDUCTED BY PALMER CIVIL CONSTRUCTION - SCOPED UNDER WANDRRA.AGRN 743.	1	13,446.85	
INV INV-087728/02/2019		CORE BUSINESS AUSTRALIA	CONSULTANCY SERVICES AS PER CONTRACT C.201819-06 FOR THE COMPLETE PROJECT MANAGEMENT FOR THE REINSTATEMENT REPAIRS TO FLOOD DAMAGED INFRASTRUCTURE WITHIN THE SHIRE OF NORTHAM BEING CONDUCTED BY PALMER CIVIL CONSTRUCTION - SCOPED UNDER WANDRRA.AGRN 743.	1	24,780.98	
EFT32830	05/04/2019	COUNTRYWIDE MAINTENANCE SERVICES	INSTALL SUPPLIED FIXTURES AND FITTINGS TO GV BFB FIRE STATION	1		335.50
INV 0683	01/04/2019	COUNTRYWIDE MAINTENANCE SERVICES	INSTALL SUPPLIED FIXTURES AND FITTINGS TO GV BFB FIRE STATION	1	335.50	
EFT32831	05/04/2019	COURIER AUSTRALIA	COURIER AUSTRALIA FREIGHT CHARGES FEB 2019	1		109.74
INV 0389	01/02/2019	COURIER AUSTRALIA	COURIER AUSTRALIA FREIGHT CHARGES FEB 2019	1	109.74	
EFT32832	05/04/2019	CTI SECURITY SYSTEMS PTY LTD T/AS SECURUS	RAILWAY MUSEUM. INSTALL 4G COMMUNICATOR DUE TO NBN ROLL OUT AND SERVICE SYSTEM DUE TO MANY FAULTS.	1		1,141.50

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INV 113322	06/02/2019	CTI SECURITY SYSTEMS PTY LTD T/AS SECURUS	RAILWAY MUSEUM. INSTALL 4G COMMUNICATOR DUE TO NBN ROLL OUT AND SERVICE SYSTEM DUE TO MANY FAULTS.	1	1,141.50	
EFT32833	05/04/2019	EASIFLEET	Payroll deductions	1		2,277.11
INV DEDUCT02/04/2019		EASIFLEET	Payroll deductions		1,168.98	
INV DEDUCT02/04/2019		EASIFLEET	Payroll deductions		1,108.13	
EFT32834	05/04/2019	EL CABALLO SOCIAL GOLF CLUB INC	SENIOR SPORT FUNDING	1		100.00
INV 0000389	28/03/2019	EL CABALLO SOCIAL GOLF CLUB INC	SENIOR SPORT FUNDING	1	100.00	
EFT32835	05/04/2019	FM SURVEYS	FEATURE AND CONTOUR SURVEY OF NORTHAM HOCKEY PITCH SITE.	1		1,320.00
INV 0002083601/04/2019		FM SURVEYS	FEATURE AND CONTOUR SURVEY OF NORTHAM HOCKEY PITCH SITE.	1	1,320.00	
EFT32836	05/04/2019	FRANK.DAVIS	FILMED DIDGERIDOO PERFORMANCE FOR WESTCYCLE EVENT (16 FEB 2019)	1		350.00
INV 53727	26/03/2019	FRANK.DAVIS	FILMED DIDGERIDOO PERFORMANCE FOR WESTCYCLE EVENT (16 FEB 2019)	1	350.00	
EFT32837	05/04/2019	FULTON HOGAN INDUSTRIES PTY LTD	PRODUCT CODE EP2174 - EMULSEAL 15L PAIL	1		2,530.00
INV 1260977907/03/2019		FULTON HOGAN INDUSTRIES PTY LTD	PRODUCT CODE EP2174 - EMULSEAL 15L PAIL	1	2,530.00	
EFT32838	05/04/2019	GEORGE WESTERN FOODS PTY LTD	REIMBURSEMENT OF CONTRIBUTION FOR FITZGERALD ST/NEWCASTLE RD INTERSECTION UP GRADE.	1		10,769.00
INV 19977	03/05/2018	GEORGE WESTERN FOODS PTY LTD	REIMBURSEMENT OF CONTRIBUTION FOR FITZGERALD ST/NEWCASTLE RD INTERSECTION UP GRADE.	1	10,769.00	
EFT32839	05/04/2019	GLENN STUART BEVERIDGE	REPAIR FALLEN CURTAIN AND PUT CHAIRS BACK FROM ON STAGE TO SIDE OF STAGE.	1		660.00
INV 60	21/02/2019	GLENN STUART BEVERIDGE	REPAIR FALLEN CURTAIN AND PUT CHAIRS BACK FROM ON STAGE TO SIDE OF STAGE.	1	660.00	
EFT32840	05/04/2019	GRAFTON ELECTRICS	ATTEND OLD TOWN BUILDING TO REPAIR BROKEN LIGHT FITTING.	1		99.00
INV 5711	08/02/2019	GRAFTON ELECTRICS	ATTEND OLD TOWN BUILDING TO REPAIR BROKEN LIGHT FITTING.	1	99.00	

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EFT32841	05/04/2019	HOLLETT & LAWRENCE	RATES OVERPAYMENT REFUND FOR ASSESSMENT A13487 UNIT 10 67 NEWCASTLE ROAD	1		45.17
INV A.13487	04/04/2019	HOLLETT & LAWRENCE	RATES OVERPAYMENT REFUND FOR ASSESSMENT A13487 UNIT 10 67 NEWCASTLE ROAD		45.17	
EFT32842	05/04/2019	INCEPTION WA PTY LTD T/A JACKSON ASPHALT	JENNAPULLIN ROAD SILK 0.88 - 1.28 - SUPPLY & HAND LAY BLACK ASPHALT 50 BLOW 25MM AVERAGE COMPACTED THICKNESS 7MM GRANITE PER TON AS PER QUOTE# QT13637.	1		4,048.00
INV 0001291705/03/2019		INCEPTION WA PTY LTD T/A JACKSON ASPHALT	JENNAPULLIN ROAD SILK 0.88 - 1.28 - SUPPLY & HAND LAY BLACK ASPHALT 50 BLOW 25MM AVERAGE COMPACTED THICKNESS 7MM GRANITE PER TON AS PER QUOTE# QT13637.	1	4,048.00	
EFT32843	05/04/2019	JOHN PROUD	COUNCILLOR PAYMENTS MARCH 2019	1		1,905.73
INV MARCH 31/03/2019		JOHN PROUD	COUNCILLOR PAYMENTS MARCH 2019	1	1,905.73	
EFT32844	05/04/2019	JUICEBOX	2019, AUGUST 2019, NOVEMBER 201) OUTPUTS (OPTION 1) 3X 60 SEC WEB VIDEOS SPECIFIC TO EACH PILLAR 3X 15 SEC WEB VIDEOS SPECIFIC TO EACH PILLAR (CUT DOWNS OF 60 SEC VIDEOS) EVENT COVERAGE FOR 3 EVENTS FOR PILLAR VIDEOS (SHORT LISTED TO CYCLING CRITERION EVENT, NORTHAM MOTORSPORT FESTIVAL, AND AVON RIVER FESTIVAL) 1X OVERARCHING VIDEO OF EVERYTHING	1		13,704.63
INV JBC-123901/03/2019		JUICEBOX	2019, AUGUST 2019, NOVEMBER 201) OUTPUTS (OPTION 1) 3X 60 SEC WEB VIDEOS SPECIFIC TO EACH PILLAR 3X 15 SEC WEB VIDEOS SPECIFIC TO EACH PILLAR (CUT DOWNS OF 60 SEC VIDEOS) EVENT COVERAGE FOR 3 EVENTS FOR PILLAR VIDEOS (SHORT LISTED TO CYCLING CRITERION EVENT, NORTHAM MOTORSPORT FESTIVAL, AND AVON RIVER FESTIVAL) 1X OVERARCHING VIDEO OF EVERYTHING	1	13,704.63	

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EFT32845	05/04/2019	JULIE ELLEN GREENFIELD WILLIAMS	COUNCILLOR PAYMENTS MARCH 2019	1		2,145.49
INV MARCH 31/03/2019		JULIE ELLEN GREENFIELD WILLIAMS	COUNCILLOR PAYMENTS MARCH 2019	1	2,145.49	
EFT32846	05/04/2019	KELLEE PATRICIA WALTERS	WORKING WITH CHILDREN RENEWAL	1		85.00
INV E015759903/04/2019		KELLEE PATRICIA WALTERS	WORKING WITH CHILDREN RENEWAL	1	85.00	
EFT32847	05/04/2019	MEAGEN JANE BEVAN	RATES PENSION REBATE REFUND FOR ASSESSMENT A731 60 TIGHE ROAD MOKINE WA 6401	1		539.21
INV A.731	04/04/2019	MEAGEN JANE BEVAN	RATES PENSION REBATE REFUND FOR ASSESSMENT A731 60 TIGHE ROAD MOKINE WA 6401		539.21	
EFT32848	05/04/2019	MICHAEL PATRICK RYAN	COUNCILLOR PAYMENTS FOR MARCH 2019	1		2,843.23
INV MARCH 31/03/2019		MICHAEL PATRICK RYAN	COUNCILLOR PAYMENTS FOR MARCH 2019	1	2,843.23	
EFT32849	05/04/2019	MR NATURALLY CLEAN	CLEANING OF COBWEBS ON CEILING ROOF OUTSIDE FOOTBALL CHANGE ROOMS AS WELL AS CLEANING ALL LOUVERS OUTSIDE FOOTBALL CHANGEROOMS AS WELL AS OUTSIDE TOILET AREA.	1		2,326.50
INV INV-134720/03/2019		MR NATURALLY CLEAN	CLEANING OF COBWEBS ON CEILING ROOF OUTSIDE FOOTBALL CHANGE ROOMS AS WELL AS CLEANING ALL LOUVERS OUTSIDE FOOTBALL CHANGEROOMS AS WELL AS OUTSIDE TOILET AREA.	1	2,326.50	
EFT32850	05/04/2019	NORTHAM BETTA ELECTRICAL	SD CARD	1		60.00
INV 2001000027/03/2019		NORTHAM BETTA ELECTRICAL	SD CARD	1	60.00	
EFT32851	05/04/2019	NORTHAM CRICKET ASSOCIATION	REPAIR WINDOW AT REC CENTRE	1		692.45
INV 0000963502/03/2019		NORTHAM CRICKET ASSOCIATION	REPAIR WINDOW AT REC CENTRE	1	692.45	
EFT32852	05/04/2019	NORTHAM DISCOUNT DRUG STORE	MEDICATION SUPPLIES FOR KILLARA.	1		26.58
INV 1092061	26/03/2019	NORTHAM DISCOUNT DRUG STORE	MEDICATION SUPPLIES FOR KILLARA.	1	26.58	
EFT32853	05/04/2019	NORTHAM FAMILY PRACTICE	PRE-EMPLOYMENT MEDICAL - KURT DU BOULAY	1		236.50
INV 102376	07/03/2019	NORTHAM FAMILY PRACTICE	PRE-EMPLOYMENT MEDICAL - KURT DU BOULAY	1	236.50	

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EFT32854	05/04/2019	QUIN'S GOURMET BUTCHERS	BBQ STEAK FOR TOUR OPERATORS EVENT EXPERIENCE	1		52.15
INV 56	21/03/2019	QUIN'S GOURMET BUTCHERS	BBQ STEAK FOR TOUR OPERATORS EVENT EXPERIENCE	1	52.15	
EFT32855	05/04/2019	RED DOT STORES	STOCK PURCHASES FOR RECREATION PROGRAMS	1		86.98
INV 4025183012	03/2019	RED DOT STORES	STOCK PURCHASES FOR RECREATION PROGRAMS	1	86.98	
EFT32856	05/04/2019	ROBERT WAYNE TINETTI	COUNCILLOR PAYMENTS MARCH 2019	1		1,905.73
INV MARCH 31	03/2019	ROBERT WAYNE TINETTI	COUNCILLOR PAYMENTS MARCH 2019	1	1,905.73	
EFT32857	05/04/2019	ROSS NEIL DOWELL	POLICE CLEARANCE.	1		54.30
INV 1291639	14/03/2019	ROSS NEIL DOWELL	POLICE CLEARANCE.	1	54.30	
EFT32858	05/04/2019	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	MONTHLY NEWSLETTER AVON VALLEY ADVOCATE	1		1,246.96
INV 0806097328	02/2019	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	1/4 PAGE AD-NORTHAM SUPER CRIT-FRONT COVER	1	249.39	
INV 0806071728	02/2019	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	MONTHLY NEWSLETTER AVON VALLEY ADVOCATE	1	997.57	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT32859	05/04/2019	SPORT AND RECREATION SURFACES	RE CONSTRUCTION OF OUTDOOR MULTIPURPOSE COURTS AT WUNDOWIE. WORK DETAIL - BASE PREPARATION: PRELIMINARIES & SITE ESTABLISHMENT. CLEARING OF THE AREA OF AN DISUSED FOOTING & LOOSE DEBRIS. STRIPPING & REMOVAL OFF SITE OF THE OLD ASPHALT (NO TIP FEES ALLOWED FOR IN QUOTED PRICE). GRADING, SUPPLY & ADDITION OF 100MM OF CRUSHED ROCK ROAD BASE. SHAPING, GRADING & COMPACTION TO LEVELS & FALL REQUIRED (DUAL GRADE CROSS FALL). TRENCH & MACHINE LAY 200 X 100MM FLUSH KERB TO THE 2 LOW SIDES. SUPPLY & MACHINE LAY 25MM AVERAGE THICKNESS OF DENSE GRADE AC7 BLACK ASPHALT 50 BLOWS INCLUDING TACK COAT. AS PER QUOTE# BWA/18009	1		30,497.00
INV INV-007617/03/2019		SPORT AND RECREATION SURFACES	RE CONSTRUCTION OF OUTDOOR MULTIPURPOSE COURTS AT WUNDOWIE. WORK DETAIL - BASE PREPARATION: PRELIMINARIES & SITE ESTABLISHMENT. CLEARING OF THE AREA OF AN DISUSED FOOTING & LOOSE DEBRIS. STRIPPING & REMOVAL OFF SITE OF THE OLD ASPHALT (NO TIP FEES ALLOWED FOR IN QUOTED PRICE). GRADING, SUPPLY & ADDITION OF 100MM OF CRUSHED ROCK ROAD BASE. SHAPING, GRADING & COMPACTION TO LEVELS & FALL REQUIRED (DUAL GRADE CROSS FALL). TRENCH & MACHINE LAY 200 X 100MM FLUSH KERB TO THE 2 LOW SIDES. SUPPLY & MACHINE LAY 25MM AVERAGE THICKNESS OF DENSE GRADE AC7 BLACK ASPHALT 50 BLOWS INCLUDING TACK COAT. AS PER QUOTE# BWA/18009	1	30,497.00	

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EFT32860	05/04/2019	ST JOHN AMBULANCE AUSTRALIA	FIRST AID FOR 2018 CHRISTMAS ON FITZGERALD.	1		752.41
INV CYINV0017/01/2019		ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT SERVICING FOR NORTHAM POOL	1	225.63	
INV CYINV0005/02/2019		ST JOHN AMBULANCE AUSTRALIA	COUNTRY KIT SERVICING AT REC CENTRE.	1	63.70	
INV CYINV0013/01/2019		ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT SERVICING FOR KILLARA.	1	88.10	
INV CYINV0000/01/2019		ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT SERVICING FOR THE RECREATION CENTRE JANUARY 2019	1	97.78	
INV CYINV0024/01/2019		ST JOHN AMBULANCE AUSTRALIA	FIRST AID FOR 2018 CHRISTMAS ON FITZGERALD.	1	277.20	
EFT32861	05/04/2019	STEVEN BRUCE POLLARD	COUNCILLOR PAYMENTS MARCH 2019	1		1,905.73
INV MARCH 31/03/2019		STEVEN BRUCE POLLARD	COUNCILLOR PAYMENTS MARCH 2019	1	1,905.73	
EFT32862	05/04/2019	TERRY MATTHEW LITTLE	COUNCILLOR PAYMENTS MARCH 2019	1		1,959.01
INV MARCH 31/03/2019		TERRY MATTHEW LITTLE	COUNCILLOR PAYMENTS MARCH 2019	1	1,959.01	
EFT32863	05/04/2019	THE LION'S CLUB OF NORTHAM	BUS DRIVER FOR SHIRE CHRISTMAS PARTY HELD ON 7/12/2018.	1		200.00
INV 235	07/07/2018	THE LION'S CLUB OF NORTHAM	BUS DRIVER FOR SHIRE CHRISTMAS PARTY HELD ON 7/12/2018.	1	200.00	
EFT32864	05/04/2019	THE TOODYAY HERALD INC	TOODYAY HERALD (SINGLE COLUMN T & S ADVERT)	1		25.00
INV 0002176406/03/2019		THE TOODYAY HERALD INC	TOODYAY HERALD (SINGLE COLUMN T & S ADVERT)	1	25.00	
EFT32865	05/04/2019	TOTAL PACKAGING	CARTON OF DOGGY DISPOSAL BAGS TO BE DELIVERED TO THE NORTHAM SHIRE DEPOT 116 PEEL TERRACE, NORTHAM WA 6401	1		514.80
INV 0003373506/03/2019		TOTAL PACKAGING	CARTON OF DOGGY DISPOSAL BAGS TO BE DELIVERED TO THE NORTHAM SHIRE DEPOT 116 PEEL TERRACE, NORTHAM WA 6401	1	514.80	
EFT32866	05/04/2019	VICTORIA WILLIAMS	EVENTS MEETING REFRESHMENTS.	1		14.00
INV SP-12	20/02/2019	VICTORIA WILLIAMS	EVENTS MEETING REFRESHMENTS.	1	14.00	
EFT32867	05/04/2019	WAY SIGNS	1X "THIS WAY OUT" GREEN ARROW SIGN ON WHITE SQUARE BACKGROUND 750MM X 750MM AS PER EMAIL.	1		275.00

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INV 2318	19/03/2019	WAY SIGNS	1X "THIS WAY OUT" GREEN ARROW SIGN ON WHITE SQUARE BACKGROUND 750MM X 750MM AS PER EMAIL.	1	275.00	
EFT32868	05/04/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	REPLACE BEACONS WITH SUPPLIED LED'S ON CLACKLINE 2.4	1		2,362.85
INV 8703	31/01/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	REPLACE BEACONS WITH SUPPLIED LED'S ON CLACKLINE 1.4	1	493.00	
INV 8702	31/01/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	REPLACE BEACONS WITH SUPPLIED LED'S ON CLACKLINE 2.4	1	769.10	
INV 8704	31/01/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	REPLACE FAULTY LED'S ON BAKERS HILL LT	1	219.35	
INV 8706	31/01/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	REPLACE REAR LH TAILLIGHT ON BAKERS HILL 2.4	1	382.90	
INV 8695	31/01/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	DIAGNOSE AND REPAIR ELECTRICAL FAULT WITH SES NORTHAM PC1, 1CIZ 913	1	498.50	
EFT32869	05/04/2019	WHEATBELT HEALTH NETWORK INC	PRE-EMPLOYMENT MEDICAL - SUZANNA DOUGLAS	1		187.00
INV 183779	05/02/2019	WHEATBELT HEALTH NETWORK INC	PRE-EMPLOYMENT MEDICAL - SUZANNA DOUGLAS	1	187.00	
EFT32870	05/04/2019	WHEATBELT NATURAL RESOURCE MANAGEMENT	WEEKLY MAINTENANCE OF NORTHAM CEMETERY AS PER CONTRACT CEMETERY MAINTENANCE 2017-2019. 02/02/2019 to 15/02/2019.	1		5,707.24
INV 0030097807/03/2019		WHEATBELT NATURAL RESOURCE MANAGEMENT	WEEKLY MAINTENANCE OF NORTHAM CEMETERY AS PER CONTRACT CEMETERY MAINTENANCE 2017-2019. 02/02/2019 to 15/02/2019.	1	2,853.62	
INV 0030097907/03/2019		WHEATBELT NATURAL RESOURCE MANAGEMENT	WEEKLY MAINTENANCE OF NORTHAM CEMETERY AS PER CONTRACT CEMETERY MAINTENANCE 2017-2019. 29/02/2019 TO 28/02/2019.	1	2,853.62	
EFT32871	05/04/2019	ZENIEN	KILLARA DAY RESPITE BUILDING. SUPPLY AND INSTALL NEW CCTV SYTEM AS PER QUOTE Q2996.	1		20,965.34
INV I6206	25/03/2019	ZENIEN	KILLARA DAY RESPITE BUILDING. SUPPLY AND INSTALL NEW CCTV SYTEM AS PER QUOTE Q2996.	1	20,965.34	
EFT32872	11/04/2019	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 208 Interest payment - NORTHAM COUNTRY CLUB	1		3,353.78
INV 208	03/04/2019	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 208 Interest payment - NORTHAM COUNTRY CLUB		3,353.78	

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EFT32873	12/04/2019	AVON VALLEY VINTAGE VEHICLE ASSOCIATION OF WA INC	REFUND OF BOND PAYMENT FOR BOOKING #3632.	2		500.00
INV T1151	12/04/2019	AVON VALLEY VINTAGE VEHICLE ASSOCIATION OF WA INC	REFUND OF BOND PAYMENT FOR BOOKING #3632.	2	500.00	
EFT32874	12/04/2019	AUSTRALIAN TAXATION OFFICE	DEFECTS LIABILITY PERIOD EXPIRY - RELEASE OF RETENTION HELD IN TRUST INCLUDING INTEREST	2		2,587.78
INV T1043	12/04/2019	AUSTRALIAN TAXATION OFFICE	DEFECTS LIABILITY PERIOD EXPIRY - RELEASE OF RETENTION HELD IN TRUST INCLUDING INTEREST	2	2,587.78	
EFT32875	12/04/2019	BUILDER'S REGISTRATION BOARD OF WA	MONTHLY BSL FEES COLLECTED FOR THE BUILDING COMMISSION FOR THE MONTH OF MARCH 2019.	2		1,182.18
INV T1080	12/04/2019	BUILDER'S REGISTRATION BOARD OF WA	MONTHLY BSL FEES COLLECTED FOR THE BUILDING COMMISSION FOR THE MONTH OF MARCH 2019.	2	1,182.18	
EFT32876	12/04/2019	COMISKEY'S CONTRACTING PTY LTD	DEFECTS LIABILITY PERIOD EXPIRY - RELEASE OF RETENTION'S HELD IN TRUST INCLUDING ACCRUED INTEREST	2		14,664.11
INV T1043	12/04/2019	COMISKEY'S CONTRACTING PTY LTD	DEFECTS LIABILITY PERIOD EXPIRY - RELEASE OF RETENTION'S HELD IN TRUST INCLUDING ACCRUED INTEREST	2	14,664.11	
EFT32877	12/04/2019	ELITE CHAMPION'S MIXED MARTIAL ARTS	REFUND OF BOND PAYMENT FOR CHARITY FIGHT NIGHT. BOOKING #3334.	2		500.00
INV T1171	12/04/2019	ELITE CHAMPION'S MIXED MARTIAL ARTS	REFUND OF BOND PAYMENT FOR CHARITY FIGHT NIGHT. BOOKING #3334.	2	500.00	
EFT32878	12/04/2019	MONIQUE PYMM	BOND REFUND FOR BOOKING #3826.	2		100.00
INV T1154	12/04/2019	MONIQUE PYMM	BOND REFUND FOR BOOKING #3826.	2	100.00	
EFT32879	12/04/2019	SUBSURFACE WATER MANAGEMENT	REFUND OF DEPOSIT PAID ON STANDPIPE CARD AS CARD HAS BEEN RETURNED.	2		50.00
INV T1143	12/04/2019	SUBSURFACE WATER MANAGEMENT	REFUND OF DEPOSIT PAID ON STANDPIPE CARD AS CARD HAS BEEN RETURNED.	2	50.00	
EFT32880	12/04/2019	ADT SECURITY	STANDARD MONITORING FOR KILLARA SCHEDULED MAINTENANCE SERVICE	1		143.42
INV 2229574001/03/2019		ADT SECURITY	STANDARD MONITORING FOR KILLARA SCHEDULED MAINTENANCE SERVICE	1	143.42	

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EFT32881	12/04/2019	AMPAC DEBT RECOVERY (WA) P/L	DEBT RECOVERY FOR MARCH 2019.	1		363.00
INV 54795	31/03/2019	AMPAC DEBT RECOVERY (WA) P/L	DEBT RECOVERY FOR MARCH 2019.	1	363.00	
EFT32882	12/04/2019	ANDY'S PLUMBING SERVICE	MONTHLY CHARGES TO SERVICE WATER LESS URINALS AT BERNARD PARK PUBLIC TOILETS FOR MARCH 2019	1		247.50
INV A18324	06/03/2019	ANDY'S PLUMBING SERVICE	MONTHLY CHARGES TO SERVICE WATER LESS URINALS AT BERNARD PARK PUBLIC TOILETS FOR MARCH 2019	1	247.50	
EFT32883	12/04/2019	ANNA DIXON CONSULTING	COMMUNITY CONSULTATION (INCLUDING BACKGROUND RESEARCH) & FEASIBILITY STUDY	1		7,884.25
INV INV-017604/04/2019		ANNA DIXON CONSULTING	COMMUNITY CONSULTATION (INCLUDING BACKGROUND RESEARCH) & FEASIBILITY STUDY	1	7,884.25	
EFT32884	12/04/2019	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LTD APRA	LICENCE FEE FOR RUNNING OF BACKGROUND MUSIC APRIL - JUNE 2019.	1		538.75
INV 0119090501/04/2019		AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LTD APRA	LICENCE FEE FOR RUNNING OF BACKGROUND MUSIC APRIL - JUNE 2019.	1	538.75	
EFT32885	12/04/2019	AUSTRALIA POST	POSTAGE FOR LIBRARY, KILLARA & ADMIN - MARCH 2019.	1		696.94
INV 1008425503/04/2019		AUSTRALIA POST	POSTAGE FOR LIBRARY, KILLARA & ADMIN - MARCH 2019.	1	696.94	
EFT32886	12/04/2019	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	TRAINING COURSES ROSS RAYSON	1		1,604.00
INV 1040510408/04/2019		AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	TRAINING COURSES ROSS RAYSON	1	1,012.00	
INV 7113229	08/04/2019	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	TIME MANAGEMENT - ORGANISING YOURSELF 24/05/2019 TO 24/05/2019.	1	592.00	
EFT32887	12/04/2019	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 05/04/2019 - INTERM PAY	1		442.00
INV PAYG05/05/04/2019		AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 05/04/2019 - INTERM PAY	1	442.00	
EFT32888	12/04/2019	AUTOPRO NORTHAM	A1784 CYLINDRICAL AIR FILTER FOR CESM VEHICLE	1		251.74
INV 771067	05/03/2019	AUTOPRO NORTHAM	A1784 CYLINDRICAL AIR FILTER FOR CESM VEHICLE	1	241.46	
INV 771358	07/03/2019	AUTOPRO NORTHAM	PN020 - SPRAY PARTS	1	10.28	

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EFT32889	12/04/2019	AVONDEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN WASTE MANAGEMENT 26/03/2019 TO 07/04/2019.	1		1,568.00
INV 0004	07/04/2019	AVONDEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN WASTE MANAGEMENT 26/03/2019 TO 07/04/2019.	1	1,568.00	
EFT32890	12/04/2019	AVON VALLEY CONTRACTORS	Vegie Mix	1		128.00
INV 2962	22/02/2019	AVON VALLEY CONTRACTORS	Vegie Mix	1	128.00	
EFT32891	12/04/2019	AVON WASTE	OLD QUARRY ROAD LANDFILL SITE MONTHLY MANAGEMENT MARCH 2019.	1		83,125.35
INV 0003324529/03/2019		AVON WASTE	OLD QUARRY ROAD LANDFILL SITE MONTHLY MANAGEMENT MARCH 2019.	1	46,734.38	
INV 33244	29/03/2019	AVON WASTE	RUBBISH COLLECTION	1	36,390.97	
EFT32892	12/04/2019	BEAUREPAIRES	SUPPLY ONE NEW BRAND NEW 23.5 X 25 RAG TYRE FOR INKPEN TIP LOADER, INCLUDING TRAVEL TO SITE (INKPEN TIP) & FITTING TYRE AS PER QUOTE# U524106603.	1		5,301.94
INV U524354808/03/2019		BEAUREPAIRES	SUPPLY ONE NEW BRAND NEW 23.5 X 25 RAG TYRE FOR INKPEN TIP LOADER, INCLUDING TRAVEL TO SITE (INKPEN TIP) & FITTING TYRE AS PER QUOTE# U524106603.	1	2,637.37	
INV 6410538915/03/2019		BEAUREPAIRES	PN1501 TO SUPPLY AND FIT 1 X RM 11R22.5 REMINGTON R499 148/145L TL TO TRUCK PN1501 TO MATCH NEW SPARE TYRE ALREADY FITTED	1	372.73	
INV U524354808/03/2019		BEAUREPAIRES	REPAIR FLAT TYRE ON PN1414 TRAILER	1	26.27	
INV U524354819/03/2019		BEAUREPAIRES	FIT NEW TUBE AND REPAIR TYRE ON SITE (EAST STREET)	1	217.77	
INV U524355029/03/2019		BEAUREPAIRES	PN1501 - SUPPLY AND FIT 2 TYRES TO MATCH EXISTING 295/80R22.5 REMINGTON R377	1	1,120.38	
INV 6410554822/03/2019		BEAUREPAIRES	PUNCTURE REPAIR THE LEFT REAR INNER TYER ON WATERCART.	1	389.56	
INV U524354808/03/2019		BEAUREPAIRES	PN1213 - SWAP AROUND TYRES ON RIM ON WUNDOWIE TRACTOR	1	159.58	
INV U52435426/02/2019		BEAUREPAIRES	PN1604 - NEW TYRES FOR EWP - 225/75R15 RV TYRE SUPPLY AND FIT	1	378.28	

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EFT32893	12/04/2019	CADD'S FASHIONS	UNIFORMS FOR DEPOT STAFF	1		10,085.35
INV 19-0000222/03/2019		CADD'S FASHIONS	UNIFORMS	1	464.44	
INV 19-0000103/04/2019		CADD'S FASHIONS	UNIFORM FOR DAVID SPARROW	1	212.97	
INV 19-0000128/02/2019		CADD'S FASHIONS	UNIFORMS FOR DEPOT STAFF	1	9,407.94	
EFT32894	12/04/2019	CENTRAL MOBILE MECHANICAL REPAIRS	REMOVE FUEL PUMP & AIR COMPRESSOR FROM HINO WATER TRUCK PN1501 (1DZ1621). REFIT NEW AIR COMPRESSOR & REFIT FUEL PUMP. REMOVE & RE-KIT AIR DYER & RE-TIME ENGINE & TEST RUN TRUCK AS PER QUOTE# 00002493.	1		24,096.53
INV 0000268831/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1703 - 1000HR SERVICE TO BE CONDUCTED ON SITE (WUNDOWIE)	1	1,077.67	
INV 0000268231/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1309 - SERVICE 80,000 AND REPLACE BRAKES AND PADS	1	1,004.25	
INV 0000266231/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	TRAVEL TO SITE (ALMOND AVE) TO DIAGNOSE ISSUE WITH AIR CONDITIONER - NOT WORKING IN KOMATSU EXCAVATOR. EXCAVATOR IS TO THEN BE TAKEN TO C.M.M.R YARD FOR AIR CONDITIONER TO BE REMOVED & CLEANED AS FULL OF DIRT & MIGHT BEMISSING A FILTER.	1	1,356.30	
INV 0000266331/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1619 - REPAIR POSITRACK AND REATTACH TRACKS	1	641.30	
INV 0000268931/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1006 - 3000HR SERVICE TO BE CONDUCTED ON SITE CHARLES STREET	1	1,123.62	
INV 0000266631/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1314 - 4500HR SERVICE CONDUCTED ON SPENCERS BROOK ROAD (29.1.19)	1	1,299.71	
INV 0000267731/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1603 - SEWELL ROAD SWEEPER SERVICE 450HRS	1	410.80	
INV 0000268331/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1706 - 1500 SERVICE CONDUCTED ON SITE	1	1,543.85	
INV 0000267131/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN0908 - TRAVEL TO SITE - SUPPLY AND FIT HYDRAULIC HOSES	1	926.42	
INV 0000267431/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN0916 - REPAIR BROKEN HYDRAULIC HOSES ON SITE INCIDENT REPORT 733	1	399.08	
INV 0000266531/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1003 - CONDUCT 3500 SERVICE TO KOMATSU LOADER ON SITE SPENCERS BROOK ROAD	1	1,197.46	

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INV 0000266031/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	REMOVE FUEL PUMP & AIR COMPRESSOR FROM HINO WATER TRUCK PN1501 (1DZ1621). REFIT NEW AIR COMPRESSOR & REFIT FUEL PUMP. REMOVE & RE-KIT AIR DYER & RE-TIME ENGINE & TEST RUN TRUCK AS PER QUOTE# 00002493.	1	4,118.40	
INV 0000268431/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1502 - SERVICE 3500HR ON SITE	1	1,171.28	
INV 0000267531/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1201 - SUPPLY AND FIT NEW GAS STRUTS TO TOOL BOXES ON FLOCON	1	178.42	
INV 0000267831/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	P5017 - REPAIR OIL LEAK IN FRONT ROLLER DRUM RHS	1	264.00	
INV 0000267031/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1003 - INSTALL NEW WEAR PLATES AND FITTINGS	1	780.12	
INV 0000268731/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1605 - 70,000KM SERVICE	1	401.89	
INV 0000267631/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1501 - 160,000KM SERVICE AND REMOVE AND FLUSH OUT INTERCOOLER	1	1,477.30	
INV 0000267931/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1502 - TRAVEL TO SITE AND REPAIR HYDRAULIC LEAK AND HOSE (LEAKING INTO CABIN)	1	1,413.50	
INV 0000267331/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1501 - REPLACE THERMOSTAT AND DIAGNOSE OVERHEATING ISSUES	1	789.80	
INV 0002681 31/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1608 - SERVICE 1000HR (EAST STREET)	1	1,185.14	
INV 0000266431/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	PN1501 - REPAIR PTO PUMP	1	518.92	
INV 0000268031/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	DIAGNOSE AND REPAIR FUEL LEAK ON STATIONARY PUMP ON BAKERS HILL LT, INCLUDING TRAVEL	1	335.50	
INV 0000267231/03/2019		CENTRAL MOBILE MECHANICAL REPAIRS	TRAVEL TO INKPEN FIRE STATION, TO DIAGNOSE AND REPORT ON INTERMITTENT FAULT WITH THE INKPEN 2.4R	1	481.80	
EFT32895	12/04/2019	CLACKLINE FENCING CONTRACTORS	REPAIR FENCE AT THE INKPEN ROAD WASTE MANAGEMENT FACILITY	1		115.00
INV 1216	02/04/2019	CLACKLINE FENCING CONTRACTORS	REPAIR FENCE AT THE INKPEN ROAD WASTE MANAGEMENT FACILITY	1	115.00	
EFT32896	12/04/2019	CORALIE GAYLE ENDERSBY	RATES CREDIT REFUND FOR ASSESSMENT A12836	1		901.00
INV A.12836	10/04/2019	CORALIE GAYLE ENDERSBY	RATES CREDIT REFUND FOR ASSESSMENT A12836		901.00	
EFT32897	12/04/2019	COUNTRY COMFORTSTYLE NORTHAM	FURNITURE FOR LIBRARY	1		1,894.00

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INV 6818	19/02/2019	COUNTRY COMFORTSTYLE NORTHAM	FURNITURE FOR LIBRARY	1	1,149.00	
INV 6816	19/02/2019	COUNTRY COMFORTSTYLE NORTHAM	FURNITURE FOR LIBRARY	1	745.00	
EFT32898	12/04/2019	COUNTRY COPIERS NORTHAM	OFFICE SUPPLIES - DEPOT	1		905.55
INV 42511	01/03/2019	COUNTRY COPIERS NORTHAM	OFFICE SUPPLIES-DEPOT	1	41.50	
INV 42511	01/04/2019	COUNTRY COPIERS NORTHAM	OFFICE SUPPLIES DEPOT	1	273.15	
INV 42511	01/03/2019	COUNTRY COPIERS NORTHAM	BOX OF 50 KEY TAGS	1	35.55	
INV 42456	01/03/2019	COUNTRY COPIERS NORTHAM	OFFICE SUPPLIES- VISITORS CENTRE	1	35.60	
INV 42456	01/03/2019	COUNTRY COPIERS NORTHAM	BKB OFFICE SUPPLIES	1	183.50	
INV 42456	01/03/2019	COUNTRY COPIERS NORTHAM	OFFICE SUPPLIES - DEPOT	1	336.25	
EFT32899	12/04/2019	COUNTRYWIDE GROUP	2 X CHAINSAW CHAINS 2 X BARS TO SUIT	1		397.52
INV 26565	05/12/2018	COUNTRYWIDE GROUP	PUREX HYDROCHLORIC ACID (15LTR) PLUS TRANSPORT	1	197.00	
INV 27057	07/03/2019	COUNTRYWIDE GROUP	2 X CHAINSAW CHAINS 2 X BARS TO SUIT	1	200.52	
EFT32900	12/04/2019	COURIER AUSTRALIA	COURIER AUSTRALIA FREIGHT CHARGES	1		12.32
INV 0392	22/02/2019	COURIER AUSTRALIA	COURIER AUSTRALIA FREIGHT CHARGES	1	12.32	
EFT32901	12/04/2019	CROSSLAND & HARDY PTY LTD	SURVEY OF EXISTING LANDFILL SITE - OLD QUARRY ROAD AS PER ATTACHED PLAN. -INCLUDE AS VISIBLE FEATURES AND SERVICES	1		3,245.00
INV 0001410426/03/2019		CROSSLAND & HARDY PTY LTD	SURVEY OF EXISTING LANDFILL SITE - OLD QUARRY ROAD AS PER ATTACHED PLAN. -INCLUDE AS VISIBLE FEATURES AND SERVICES	1	3,245.00	
EFT32902	12/04/2019	CUTTING EDGES EQUIPMENT PARTS	GRADER BLADE HT CURV SERRATED (ITEM CODE GB6810SHT)	1		2,079.00
INV 3247196	19/03/2019	CUTTING EDGES EQUIPMENT PARTS	GRADER BLADE HT CURV SERRATED (ITEM CODE GB6810SHT)	1	2,079.00	
EFT32903	12/04/2019	DAMIAN'S PLUMBING	REPAIR LEAK AT PEEL TERRACE BRIDGE	1		398.20

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INV 4094	21/03/2019	DAMIAN'S PLUMBING	REPAIR LEAK AT PEEL TERRACE BRIDGE	1	398.20	
EFT32904	12/04/2019	DRIVING WHEELS WA PTY LTD	PN1515 - WHEEL ALIGNMENT TO STEER AND DRIVE AXLE FUSO - N11187	1		1,100.00
INV IV02601	28/03/2019	DRIVING WHEELS WA PTY LTD	PN1515 - WHEEL ALIGNMENT TO STEER AND DRIVE AXLE FUSO - N11187	1	1,100.00	
EFT32905	12/04/2019	DUNNING INVESTMENTS PTY LTD	FUEL CHARGES FOR MARCH 2019.	1		23,602.53
INV MARCH	31/03/2019	DUNNING INVESTMENTS PTY LTD	FUEL CHARGES FOR MARCH 2019.	1	23,602.53	
EFT32906	12/04/2019	E FIRE & SAFETY	VARIOUS BUILDINGS ADMIN BUILDING. 6 MONTHLY EMERGENCY SERVICES EQUIPMENT TESTING.	1		8,866.00
INV 0023090620	12/2018	E FIRE & SAFETY	VARIOUS BUILDINGS ADMIN BUILDING. 6 MONTHLY EMERGENCY SERVICES EQUIPMENT TESTING.	1	7,524.00	
INV 0023090620	12/2018	E FIRE & SAFETY	VARIOUS BUILDINGS ADMIN BUILDING. 6 MONTHLY EMERGENCY SERVICES EQUIPMENT TESTING.	1	946.00	
INV 0023150617	01/2019	E FIRE & SAFETY	VARIOUS BUILDINGS ADMIN BUILDING. 6 MONTHLY EMERGENCY SERVICES EQUIPMENT TESTING.	1	396.00	
EFT32907	12/04/2019	EXPERIENCE PERTH	ATE 2019 TRADE USB MEMBER PROFILE	1		275.00
INV INV-708901	03/2019	EXPERIENCE PERTH	ATE 2019 TRADE USB MEMBER PROFILE	1	275.00	
EFT32908	12/04/2019	EXTREME CONTRACTING PTY LTD	WET HIRE 924G FEL @ SPENCERS BROOK FIRE, DFES INC#417563	1		825.00
INV 8107273318	03/2019	EXTREME CONTRACTING PTY LTD	WET HIRE 924G FEL @ SPENCERS BROOK FIRE, DFES INC#417563	1	825.00	
EFT32909	12/04/2019	GDR CIVIL CONTRACTING PTY LTD	HIRE OF FLOAT TO PICK UP TYRE ROLLER FROM SPENCERS BROOK ROAD AND DROP OFF AT EAST STREET	1		990.00
INV 001475	18/03/2019	GDR CIVIL CONTRACTING PTY LTD	TO MOVE THE STEEL DRUM ROLLER PN1006 AND MULTI ROLLER PN1608 FROM EAST STREET TO CHARLES STREET	1	495.00	
INV 1471	06/03/2019	GDR CIVIL CONTRACTING PTY LTD	HIRE OF FLOAT TO PICK UP TYRE ROLLER FROM SPENCERS BROOK ROAD AND DROP OFF AT EAST STREET	1	495.00	

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EFT32910	12/04/2019	GHD PTY LTD	CONDUCT SHIRE OF NORTHAM PLANT MANAGEMENT ASSESSMENT - PHASE ONE (1) AS PER QUOTE#91090123. PHASE ONE APPROACH WILL INCLUDE: 1. PRIMARY ASSESSMENT OF CURRENT PRACTICES & ASSOCIATED ISSUES. 2. COLLATE & ANALYSE INFORMATION ATTAINED THROUGH STAKEHOLDER INTERVIEWS & DATA MADE AVAILABLE. 3. ADVISE THE APPROPRIATE MANAGEMENT APPROACH AT ASSET GROUPING BASED ON AVAILABLE INFORMATION & HIGH LEVEL FINANCIAL ASSESSMENTS. 4. REVIEW REPLACEMENT PROGRAM WITH REFERENCE TO NEW MANAGEMENT APPROACH.	1		2,145.00
INV 9102546	26/03/2019	GHD PTY LTD	CONDUCT SHIRE OF NORTHAM PLANT MANAGEMENT ASSESSMENT - PHASE ONE (1) AS PER QUOTE#91090123. PHASE ONE APPROACH WILL INCLUDE: 1. PRIMARY ASSESSMENT OF CURRENT PRACTICES & ASSOCIATED ISSUES. 2. COLLATE & ANALYSE INFORMATION ATTAINED THROUGH STAKEHOLDER INTERVIEWS & DATA MADE AVAILABLE. 3. ADVISE THE APPROPRIATE MANAGEMENT APPROACH AT ASSET GROUPING BASED ON AVAILABLE INFORMATION & HIGH LEVEL FINANCIAL ASSESSMENTS. 4. REVIEW REPLACEMENT PROGRAM WITH REFERENCE TO NEW MANAGEMENT APPROACH.	1	2,145.00	
EFT32911	12/04/2019	GLENN STUART BEVERIDGE	POP UP SHOP. INSTALL STAINLESS STEEL WIRES AND HESION.	1		3,740.00
INV 66	09/04/2019	GLENN STUART BEVERIDGE	BILYA KOORT BOODJA. REINSTALL BOLLARD AFTER VANDALISM.	1	143.00	
INV 65	04/04/2019	GLENN STUART BEVERIDGE	FLUFFY DUCKLINGS. SUPPLY AND INSTALL ANOTHER DOWN PIPE TO GUTTER BETWEEN BUILDINGS.	1	396.00	
INV 64	04/04/2019	GLENN STUART BEVERIDGE	WUNDOWIE HALL. INSTALL FLAGPOLES X 2.	1	1,188.00	
INV 59	01/04/2019	GLENN STUART BEVERIDGE	REPAIRS AT VARIOUS BUILDINGS	1	143.00	

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INV 62	02/04/2019	GLENN STUART BEVERIDGE	WATER PARK BUILDING. REPAIR/REPLACE 1 X	1	198.00	
INV 61	02/04/2019	GLENN STUART BEVERIDGE	ADMIN BUILDING. REPAIR CHAMBERS DESKS AND FIX CONCERTINA DOORS.	1	209.00	
INV 52	04/04/2019	GLENN STUART BEVERIDGE	POP UP SHOP. INSTALL STAINLESS STEEL WIRES AND HESION.	1	1,463.00	
EFT32912	12/04/2019	GRAFTON ELECTRICS	HARDWIRE MIXER INTO 3 PHASE POWER (TOP SHED) AT SHIRE DEPOT	1		1,379.96
INV 5701	05/02/2019	GRAFTON ELECTRICS	HARDWIRE MIXER INTO 3 PHASE POWER (TOP SHED) AT SHIRE DEPOT	1	961.96	
INV 5693	01/02/2019	GRAFTON ELECTRICS	P100 - REPAIR ELECTRICAL ISSUE WITH TAGGED OUT JUMPING JACK	1	99.00	
INV 5742	24/02/2019	GRAFTON ELECTRICS	CHECK AND ISOLATE DAMAGED WIRES AT CARAVAN POINT	1	121.00	
INV 5664	24/01/2019	GRAFTON ELECTRICS	REC CENTRE. DISCONNECT ROLLER SHUTTER READY FOR REPLACEMENT, THEN RECONNECT ONCE REPLACED.	1	198.00	
EFT32913	12/04/2019	GREENACRES TURF GROUP	50M2 OF TURF - VILLAGE GREEN FOR OVAL	1		350.00
INV 0005552818/03/2019		GREENACRES TURF GROUP	50M2 OF TURF - VILLAGE GREEN FOR OVAL	1	350.00	
EFT32914	12/04/2019	GROVE WESLEY DESIGN ART	NAME BADGES	1		19.80
INV 5465	28/03/2019	GROVE WESLEY DESIGN ART	NAME BADGES	1	19.80	
EFT32915	12/04/2019	IKOM OPERATIONS PTY LTD	CHLORINE MONTHLY SERVICE FEE FOR TREATED WASTE WATER RETICULATION FOR THE PERIOD 01/03/2019 TO 31/03/2019.	1		449.68
INV 6094063	31/03/2019	IKOM OPERATIONS PTY LTD	CHLORINE MONTHLY SERVICE FEE FOR TREATED WASTE WATER RETICULATION FOR THE PERIOD 01/03/2019 TO 31/03/2019.	1	449.68	
EFT32916	12/04/2019	JAMES TINIRAU WEST	STAGE AND MUSICAL EQUIPMENT SET UP - GREEN EXPERIENCE FAMILY NIGHT FRIDAY 29TH MARCH 2019	1		100.00
INV W1002	09/04/2019	JAMES TINIRAU WEST	STAGE AND MUSICAL EQUIPMENT SET UP - GREEN EXPERIENCE FAMILY NIGHT FRIDAY 29TH MARCH 2019	1	100.00	
EFT32917	12/04/2019	LEMONMYRTLE FRAGRANCES	STOCK PURCHASES BKB.	1		17.60

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INV INV-015407/12/2018		LEMONMYRTLE FRAGRANCES	STOCK PURCHASES BKB.	1	17.60	
EFT32918	12/04/2019	MALINOWSKI HOLDINGS PTY LTD	RENT FOR 174 FITZGERALD STREET, NORTHAM - 01/04/2019 TO 30/04/2019.	1		916.66
INV 0000020030/03/2019		MALINOWSKI HOLDINGS PTY LTD	RENT FOR 174 FITZGERALD STREET, NORTHAM - 01/04/2019 TO 30/04/2019.	1	916.66	
EFT32919	12/04/2019	MICHAEL JOHN NEWTON	REIMBURSEMENT FOR DIPLOMA STUDY BOOKS	1		30.00
INV 467868	21/02/2019	MICHAEL JOHN NEWTON	REIMBURSEMENT FOR DIPLOMA STUDY BOOKS	1	30.00	
EFT32920	12/04/2019	MICHELLE KAYE BLACKHURST	REIMBURSEMENT - STOOLS AND CUSHIONS PURCHASED FOR COMMUNITY USE	1		286.00
INV JW08/04/08/04/2019		MICHELLE KAYE BLACKHURST	REIMBURSEMENT - STOOLS AND CUSHIONS PURCHASED FOR COMMUNITY USE	1	286.00	
EFT32921	12/04/2019	MILMAR DISTRIBUTORS	X 24 YELLOW/WHITE RECEIPT ROLLS - SR.76761152PL YCB/CF	1		77.90
INV 0002220426/03/2019		MILMAR DISTRIBUTORS	X 24 YELLOW/WHITE RECEIPT ROLLS - SR.76761152PL YCB/CF	1	77.90	
EFT32922	12/04/2019	MOORE STEPHENS (WA) PTY LTD	ROYALTIES FOR REGIONS ACQUITTAL TOWNSITE DRAINAGE	1		5,335.00
INV 311303	28/03/2019	MOORE STEPHENS (WA) PTY LTD	ROYALTIES FOR REGIONS ACQUITTAL TOWNSITE DRAINAGE	1	5,335.00	
EFT32923	12/04/2019	MR NATURALLY CLEAN	ADMIN BUILDING. AFTER HOURS SECURITY CALL OUTS, 14/03/2019 AND 15/03/2019.	1		660.00
INV INV-135105/03/2019		MR NATURALLY CLEAN	ADMIN BUILDING. AFTER HOURS SECURITY CALL OUTS, 14/03/2019 AND 15/03/2019.	1	660.00	
EFT32924	12/04/2019	NETSIGHT	MYOSH MONTHLY SUBSCRIPTION FOR APRIL 2019.	1		671.00
INV INV-299201/04/2019		NETSIGHT	MYOSH MONTHLY SUBSCRIPTION FOR APRIL 2019.	1	671.00	
EFT32925	12/04/2019	NORTHAM COUNTRY CLUB INC	SENIOR SPORT FUNDING	1		200.00
INV 2560	29/03/2019	NORTHAM COUNTRY CLUB INC	SENIOR SPORT FUNDING	1	100.00	
INV 2568	01/04/2019	NORTHAM COUNTRY CLUB INC	SENIOR SPORT FUNDING	1	100.00	

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EFT32926	12/04/2019	NORTHAM FLORIST	FLOWERS FOR FAMILY OF VERNON OTTAWAY	1		100.00
INV 21069	08/04/2019	NORTHAM FLORIST	FLOWERS FOR FAMILY OF VERNON OTTAWAY	1	100.00	
EFT32927	12/04/2019	NORTHAM MAZDA	65000KM SERVICE TO MAZDA BT50 UTE PN1516 - N11196. BUILDING & PROJECTS MANAGER VEHICLE.	1		1,127.95
INV 123640	28/03/2019	NORTHAM MAZDA	65000KM SERVICE TO MAZDA BT50 UTE PN1516 - N11196. BUILDING & PROJECTS MANAGER VEHICLE.	1	659.92	
INV 123641	28/03/2019	NORTHAM MAZDA	87000KM SERVICE TO MAZDA CX5 PN1520 - N10734. MANAGER HEALTH & ENVIRONMENT VEHICLE.	1	468.03	
EFT32928	12/04/2019	OASIS OUTDOOR STRUCTURES	FITZGERALD STREET REALIGNMENT - REALIGNMENT OF GARDEN BEDS USING EXISTING BLOCKS OR NEW LIMESTONE IF EXISTING DAMAGED. REALIGNMENT OF BOLLARDS X 19.	1		53,922.00
INV INV-038320/03/2019		OASIS OUTDOOR STRUCTURES	FITZGERALD STREET REALIGNMENT - REALIGNMENT OF GARDEN BEDS USING EXISTING BLOCKS OR NEW LIMESTONE IF EXISTING DAMAGED. REALIGNMENT OF BOLLARDS X 19.	1	53,922.00	
EFT32929	12/04/2019	OXTER SERVICES	OLD TOWN ADMIN. SUPPLY AND DELIVER 2 X CARTONS TOILET ROLLS, 2 X CARTONS HAND TOWEL.	1		220.02
INV 21010	27/03/2019	OXTER SERVICES	OLD TOWN ADMIN. SUPPLY AND DELIVER 2 X CARTONS TOILET ROLLS, 2 X CARTONS HAND TOWEL.	1	220.02	
EFT32930	12/04/2019	PALMER CIVIL CONSTRUCTION	REINSTATEMENT REPAIRS TO FLOOD DAMAGED INFRASTRUCTURE AS PER CONTRACT C.201819-02. WANDRRA AGRN 743	1		320,197.19
INV 0000238110/04/2019		PALMER CIVIL CONSTRUCTION	REINSTATEMENT REPAIRS TO FLOOD DAMAGED INFRASTRUCTURE AS PER CONTRACT C.201819-02. WANDRRA AGRN 743	1	320,197.19	
EFT32931	12/04/2019	PERTH SAFETY PRODUCTS PTY LTD	VARIOUS ROAD SIGNS	1		498.30
INV 0000886305/03/2019		PERTH SAFETY PRODUCTS PTY LTD	VARIOUS ROAD SIGNS	1	498.30	
EFT32932	12/04/2019	EJ & DE ROBINSON	REMOVE BACK FENCE AS DIRECTED AND THEN REPLACE THE FENCE AFTER THE 23RD OF MARCH 2019.	1		539.00
INV 000024/1901/04/2019		EJ & DE ROBINSON	REMOVE BACK FENCE AS DIRECTED AND THEN REPLACE THE FENCE AFTER THE 23RD OF MARCH 2019.	1	539.00	

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EFT32933	12/04/2019	PRIMARIES OF WA.PTY LTD	FUEL TANK FOR RURAL DRAINAGE CREW	1		1,004.85
INV 4071321106/09/2018		PRIMARIES OF WA.PTY LTD	WIRE CLIPS FOR DRAINAGE	1	80.30	
INV 4062128226/02/2018		PRIMARIES OF WA.PTY LTD	FUEL TANK FOR RURAL DRAINAGE CREW	1	768.13	
INV 4081234018/03/2019		PRIMARIES OF WA.PTY LTD	FERMAPOLE RL4 ROUND LOG 100MM -120MM 1.8M	1	156.42	
EFT32934	12/04/2019	QUBE LOGISTICS	DELIVERY OF 920KG DRUM OF CHLORINE DELIVERED TO WASTE WATER TREATMENT PLANT (CLARK STREET) - CORRESPONDING IXOM PURCHASE ORDER 53028	1		827.18
INV TS16785028/03/2019		QUBE LOGISTICS	DELIVERY OF 920KG DRUM OF CHLORINE DELIVERED TO WASTE WATER TREATMENT PLANT (CLARK STREET) - CORRESPONDING IXOM PURCHASE ORDER 53028	1	827.18	
EFT32935	12/04/2019	SAFE T CARD AUSTRALIA.PTY LTD	SAFET CARD MONITORING FEES- APRIL 2019 - JUNE 2019	1		924.00
INV INV-159701/04/2019		SAFE T CARD AUSTRALIA.PTY LTD	SAFET CARD MONITORING FEES- APRIL 2019 - JUNE 2019	1	924.00	
EFT32936	12/04/2019	SLATER-GARTRELL SPORTS	STARTING PISTOL CAPS	1		49.50
INV SG33029/18/03/2019		SLATER-GARTRELL SPORTS	STARTING PISTOL CAPS	1	49.50	
EFT32937	12/04/2019	SLAV'S CLEANING SERVICE	BERNARD PARK TOILETS. CLEANING FOR REST OF MARCH.	1		870.89
INV 1332	31/03/2019	SLAV'S CLEANING SERVICE	BERNARD PARK TOILETS. CLEANING FOR REST OF MARCH.	1	870.89	
EFT32938	12/04/2019	SOUTHERN CROSS AUSTEREO.PTY LTD	RADIO ADVERTISING- TWILIGHT CONCERT AND MOTORKHANA.	1		767.80
INV 7083057131/03/2019		SOUTHERN CROSS AUSTEREO.PTY LTD	RADIO ADVERTISING- TWILIGHT CONCERT AND MOTORKHANA.	1	767.80	
EFT32939	12/04/2019	SPECIALE SMASH REPAIRS	PN1612 - REPAIR TRUCK AS PER ESTIMATE 16183	1		495.00
INV 18136	29/03/2019	SPECIALE SMASH REPAIRS	PN1612 - REPAIR TRUCK AS PER ESTIMATE 16183	1	495.00	
EFT32940	12/04/2019	SPORTSPOWER NORTHAM	WHISTLE FOR COMMUNITY HUB GRAB BAG	1		6.00
INV 19-0000303/04/2019		SPORTSPOWER NORTHAM	WHISTLE FOR COMMUNITY HUB GRAB BAG	1	6.00	

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EFT32941	12/04/2019	ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIXED FIRST AID KIT FOR NEW COMMUNITY SERVICES OFFICE	1		1,417.00
INV CYINV005/02/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIXED FIRST AID KIT FOR NEW COMMUNITY SERVICES OFFICE	1	220.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0112/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
INVEAINV0012/03/2019		ST JOHN AMBULANCE AUSTRALIA (WA) INC.	FIRST AID TRAINING FOR KILLARA STAFF.	1	133.00	
EFT32942	12/04/2019	SWAN EVENT HIRE	FLAG POLES FOR RECONCILIATION WEEK MORNING TEA	1		548.00
INV 12479	23/05/2018	SWAN EVENT HIRE	FLAG POLES FOR RECONCILIATION WEEK MORNING TEA	1	548.00	
EFT32943	12/04/2019	THE PRINT SHOP BUNBURY	6000 X A6 POSTCARDS & 6000 x C6 ENVELOPES FOR CHANGEMAKER PROJECT GRANT.	1		926.00
INV 22902	15/02/2019	THE PRINT SHOP BUNBURY	6000 X A6 POSTCARDS & 6000 x C6 ENVELOPES FOR CHANGEMAKER PROJECT GRANT.	1	926.00	
EFT32944	12/04/2019	THE TOODYAY HERALD INC	SINGLE COLUMN T&S ADVERT FOR BKB.	1		25.00
INV 0002188103/04/2019		THE TOODYAY HERALD INC	SINGLE COLUMN T&S ADVERT FOR BKB.	1	25.00	
EFT32945	12/04/2019	THE VINTAGE SPORTS CAR CLUB OF WA (INC)	REFUND OF BOND PAYMENT FOR BOOKING #3824.	1		100.00

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INV #3824	11/04/2019	THE VINTAGE SPORTS CAR CLUB OF WA (INC)	REFUND OF BOND PAYMENT FOR BOOKING #3824.	1	100.00	
EFT32946	12/04/2019	THE WORKWEAR GROUP	UNIFORM FOR JORDYN BUDAS	1		2,173.15
INV 1117722814/02/2019		THE WORKWEAR GROUP	CATU9Q 3/4 SLEEVE ROUND NECK T-TOP MIDNIGHT BLUE SIZE XL - LEASA EDWARDS.	1	61.20	
INV 1123875114/03/2019		THE WORKWEAR GROUP	UNIFORM FOR V HOWELL.	1	271.70	
INV 1128626629/03/2019		THE WORKWEAR GROUP	UNIFORM SUSAN BURLEY	1	220.90	
INV 1126884829/03/2019		THE WORKWEAR GROUP	UNIFORM CODEY REDMOND	1	307.30	
INV 1127394301/04/2019		THE WORKWEAR GROUP	UNIFORM CHERYL GREENOUGH	1	133.50	
INV 1127410801/04/2019		THE WORKWEAR GROUP	UNIFORM FOR JAMIE HAWKINS	1	241.15	
INV 1127412901/04/2019		THE WORKWEAR GROUP	UNIFORM FOR MICHELLE BLACKHURST	1	173.60	
INV 1127616801/04/2019		THE WORKWEAR GROUP	UNIFORM FOR JORDYN BUDAS	1	422.20	
INV 1120902727/02/2019		THE WORKWEAR GROUP	UNIFORM FOR TONI WALLER	1	341.60	
EFT32947	12/04/2019	TIM EDMONDS	WORK BOOTS FOR TIM EDMONDS	1		150.00
INV 8748	22/03/2019	TIM EDMONDS	WORK BOOTS FOR TIM EDMONDS	1	150.00	
EFT32948	12/04/2019	TREVOR EASTWELL	DRIVING FOR WUNDOWIE TO NORTHAM BUS 26/03/2019.	1		300.00
INV 29	28/03/2019	TREVOR EASTWELL	DRIVING FOR WUNDOWIE TO NORTHAM BUS 28/03/2019	1	50.00	
INV 28	26/03/2019	TREVOR EASTWELL	DRIVING FOR WUNDOWIE TO NORTHAM BUS 26/03/2019.	1	50.00	
INV 33	11/04/2019	TREVOR EASTWELL	DRIVING FOR WUNDOWIE TO NORTHAM BUS 11/04/2019	1	50.00	
INV 31	04/04/2019	TREVOR EASTWELL	DRIVING FOR WUNDOWIE TO NORTHAM BUS 04/04/2019.	1	50.00	
INV 32	09/04/2019	TREVOR EASTWELL	DRIVING FOR WUNDOWIE TO NORTHAM BUS 09/04/2019.	1	50.00	
INV 30	02/04/2019	TREVOR EASTWELL	DRIVING FOR WUNDOWIE TO NORTHAM BUS 02/04/2019.	1	50.00	
EFT32949	12/04/2019	TUTT BRYANT EQUIPMENT PTY LTD	LEFT HAND DOOR WINDOW FOR BW25RH ROLLER	1		328.35
INV 0084534801/02/2019		TUTT BRYANT EQUIPMENT PTY LTD	LEFT HAND DOOR WINDOW FOR BW25RH ROLLER	1	328.35	

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	INV Amount	Amount
EFT32950	12/04/2019	WA CONTRACT RANGER SERVICES	CAT MANGEMENT EXPENSE - MARCH 2019.	1		495.00
INV 02040	01/04/2019	WA CONTRACT RANGER SERVICES	CAT MANGEMENT EXPENSE - MARCH 2019.	1	495.00	
EFT32951	12/04/2019	WARRICKS NEWSAGENCY	NEWSPAPERS FOR LIBRARY FEBRUARY 2019	1		276.66
INV SN0001728/02/2019		WARRICKS NEWSAGENCY	NEWSPAPERS FOR LIBRARY FEBRUARY 2019	1	150.47	
INV SN01723B1/01/2019		WARRICKS NEWSAGENCY	NEWSPAPERS FOR LIBRARY JANUARY 2019.	1	126.19	
EFT32952	12/04/2019	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	WALGA 2018/2019 SALARY AND WORKFORCE SURVEY	1		1,633.50
INV B07539408/03/2019		WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	WALGA 2018/2019 SALARY AND WORKFORCE SURVEY	1	1,633.50	
EFT32953	12/04/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN1501 - ATTEND SITES AND DIAGNOSE AND REPAIR PTO AND ELECTRICAL FAULT	1		1,043.50
INV 8799	28/02/2019	WESTWIDE AUTO ELECTRICS AND AIR CONDITIONING	PN1501 - ATTEND SITES AND DIAGNOSE AND REPAIR PTO AND ELECTRICAL FAULT	1	1,043.50	
EFT32954	23/04/2019	COOPER & OXLEY CONSTRUCTION CO PTY LTD	PROGRESS CLAIM NO 03	1		795,747.45
INV 3445	15/04/2019	COOPER & OXLEY CONSTRUCTION CO PTY LTD	PROGRESS CLAIM NO 03	1	795,747.45	
EFT32955	23/04/2019	AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 16/04/2019	1		65,750.00
INV PAYG16/16/04/2019		AUSTRALIAN TAXATION OFFICE - PAYG	PAYG PAY RUN WEEK END 16/04/2019	1	65,750.00	
EFT32956	23/04/2019	BRICK MART	GORDON PLACE PAVING WORKS	1		14,547.50
INV 2253	17/04/2019	BRICK MART	GORDON PLACE PAVING WORKS	1	14,547.50	
EFT32957	23/04/2019	FRESH START RECOVERY PROGRAMME	CATERING FOR 17/4/19 - COUNCIL MEETING	1		352.00
INV 0029152112/04/2019		FRESH START RECOVERY PROGRAMME	CATERING FOR 17/4/19 - COUNCIL MEETING	1	352.00	
EFT32958	23/04/2019	PALMER CIVIL CONSTRUCTION	MAINTENANCE GRADING	1		79,432.79
INV 0000238211/04/2019		PALMER CIVIL CONSTRUCTION	MAINTENANCE GRADING	1	79,432.79	

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EFT32959	23/04/2019	WRIGHT EXPRESS AUSTRALIA PTY LTD (PUMA ENERGY)	FUEL PURCHASED AT PUMA STORES - MARCH 2019.	1		2,637.96
INV MARCH 31/03/2019		WRIGHT EXPRESS AUSTRALIA PTY LTD (PUMA ENERGY)	FUEL PURCHASED AT PUMA STORES - MARCH 2019.	1	2,637.96	
EFT32960	29/04/2019	DEPARTMENT OF WATER AND ENVIRONMENT REGULATION	QUARTERLY LEVY RETURN - JAN - MARCH 2019.	1		12,192.21
INV 058239	24/04/2019	DEPARTMENT OF WATER AND ENVIRONMENT REGULATION	QUARTERLY LEVY RETURN - JAN - MARCH 2019.	1	12,192.21	
EFT32961	29/04/2019	WA CONTRACT RANGER SERVICES	PROVISION OF RELIEF RANGR DUTIES -8TH APRIL 2019 TO 19 APRIL 2019 - DUE TO WORKERS COMPENSATION CLAIM	1		10,298.75
INV 02066	20/04/2019	WA CONTRACT RANGER SERVICES	PROVISION OF RELIEF RANGR DUTIES -8TH APRIL 2019 TO 19 APRIL 2019 - DUE TO WORKERS COMPENSATION CLAIM	1	4,204.75	
INV 02038	06/04/2019	WA CONTRACT RANGER SERVICES	PROVISION OF RELIEF RANGER DURING WORKERS COMPENATION FOR SENIOR RANGER - 11 MARCH 2019 TO 29 MARCH 2019	1	2,722.50	
INV 02038	06/04/2019	WA CONTRACT RANGER SERVICES	PROVISION OF RELIEF RANGR DUTIES - 1ST APRIL 2019 TO 18 APRIL 2019 - DUE TO WORKERS COMPENSATION CLAIM	1	2,178.00	
INV 02065	16/04/2019	WA CONTRACT RANGER SERVICES	MANAGEMNET OF DOG POUND FACILITY AS PER RFQ 7 OF 2018 - 01/04/2019 TO 14/04/2019.	1	1,193.50	
EFT32962	29/04/2019	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 224 Fixed Component - NEW RECREATION CENTRE	1		89,928.83
INV 224	03/04/2019	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 224 Fixed Component - NEW RECREATION CENTRE		49,460.86	
INV 225	03/04/2019	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 225 Fixed Component - PURCHASE VICTORIA OVAL		40,467.97	
35134	05/04/2019	PETTY CASH	PETTY CASH REIMBURSEMENT FOR VISITORS CENTRE - 09/10/2018 - 20/02/2019.	1		192.25
INV P/C VISIT02/2019		PETTY CASH	PETTY CASH REIMBURSEMENT FOR VISITORS CENTRE - 09/10/2018 - 20/02/2019.	1	192.25	
35135	05/04/2019	SHIRE OF NORTHAM SOCIAL CLUB	Payroll deductions	1		80.00
INV DEDUCT02/04/2019		SHIRE OF NORTHAM SOCIAL CLUB	Payroll deductions		80.00	

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35136	05/04/2019	SYNERGY	SHIRE ADMIN 21/02/2019 TO 21/03/2019.	1		2,556.05
INV 1819945021/03/2019		SYNERGY	KILLARA NEW BUILDINGS 21/02/2019 TO 21/03/2019.	1	848.75	
INV 7968413421/03/2019		SYNERGY	SHIRE ADMIN 21/02/2019 TO 21/03/2019.	1	1,707.30	
35137	05/04/2019	TELSTRA CORPORATION	MAINLINE PHONE ACCOUNT 03/03/2019 TO 04/04/2019.	1		9,117.53
INV 9026075012/03/2019		TELSTRA CORPORATION	MAINLINE PHONE ACCOUNT 03/03/2019 TO 04/04/2019.	1	9,117.53	
35138	05/04/2019	WATER CORPORATION	SWIMMING POOL - 21/01/2019 TO 21/03/2019.	1		8,071.50
INV 9007903912/03/2019		WATER CORPORATION	VISITORS CENTRE - 12/01/2019 TO 11/03/2019.	1	1,284.73	
INV 9008729812/03/2019		WATER CORPORATION	VISITORS CENTRE 12/01/2019 TO 11/03/2019.	1	1,625.64	
INV 9007925922/03/2019		WATER CORPORATION	OLD QUARRY RD POUND - 23/01/2019 TO 21/03/2019.	1	139.37	
INV 9007923622/03/2019		WATER CORPORATION	SWIMMING POOL HOUSE - 22/01/2019 TO 21/03/2019.	1	283.11	
INV 9021499422/03/2019		WATER CORPORATION	SWIMMING POOL - 21/01/2019 TO 21/03/2019.	1	4,652.49	
INV 9007927522/03/2019		WATER CORPORATION	OLD QUARRY RD REFUSE SITE - 23/01/2019 TO 21/03/2019.	1	86.16	
35139	12/04/2019	SYNERGY	VISITORS CENTRE CONFERANCE ROOM 29/01/2019-01/04/2019	1		1,207.70
INV 1539025129/03/2019		SYNERGY	OLD SHIRE DEPOT BUILDING 29/01/2019-29/03/2019	1	378.20	
INV 1127695001/04/2019		SYNERGY	OLD NORTHAM FIRE STATION 30/01/2019-01/04/2019	1	358.70	
INV 9356001401/04/2019		SYNERGY	VISITORS CENTRE CONFERANCE ROOM 29/01/2019-01/04/2019	1	470.80	
35140	12/04/2019	TELSTRA CORPORATION	VARIOUS MOBILE ACCOUNTS (MAIN)	1		3,611.01
INV 6305302927/03/2019		TELSTRA CORPORATION	BAKERS HILL BFB 22/03/2019.	1	31.90	
INV 2726009011/04/2019		TELSTRA CORPORATION	MOBILES FOR DEPOT/KILLARA -A/H	1	90.01	
INV 2726009028/03/2019		TELSTRA CORPORATION	VEMS TRAILERS & SPRINKLERS MARCH TO APRIL 2019.	1	50.00	
INV 2726008911/04/2019		TELSTRA CORPORATION	VARIOUS MOBILE ACCOUNTS (MAIN)	1	3,439.10	
35141	12/04/2019	WATER CORPORATION	PERINA WAY PARK 18/01/2019-20/03/2019	1		3,667.53

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INV 9007938929/03/2019		WATER CORPORATION	STANDPIPE 24/01/2019-28/03/2019	1	44.36	
INV 9007913515/03/2019		WATER CORPORATION	STANDPIPE 14/01/2019-14/03/2019	1	634.00	
INV 9007926022/03/2019		WATER CORPORATION	SPORTS GROUND 23/01/2019-21/03/2019	1	15.20	
INV 9007925921/03/2019		WATER CORPORATION	RESERVE 18/01/2019-20/03/2019	1	886.90	
INV 9007918421/03/2019		WATER CORPORATION	PERINA WAY PARK 18/01/2019-20/03/2019	1	983.19	
INV 9010596316/04/2019		WATER CORPORATION	GEORGE NUJCH PARK 25/01/2019-25/03/2019	1	901.16	
INV 9012562922/03/2019		WATER CORPORATION	ROAD VERGE 21/01/2019-21/03/2019	1	93.76	
INV 9007923522/03/2019		WATER CORPORATION	TRAFFIC ISLAND 21/01/2019-21/03/23019	1	108.96	
DD13600.1	02/04/2019	WA SUPER	Payroll deductions	1		24,298.48
INV SUPER	02/04/2019	WA SUPER	Superannuation contributions	1	21,339.86	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	1,695.03	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	98.56	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	41.04	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	292.78	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	25.00	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	325.00	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	294.62	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	43.15	
INV DEDUCT02/04/2019		WA SUPER	Payroll deductions	1	143.44	
DD13600.2	02/04/2019	MACQUARIE SUPER MANAGER	Superannuation contributions	1		133.66
INV SUPER	02/04/2019	MACQUARIE SUPER MANAGER	Superannuation contributions	1	133.66	
DD13600.3	02/04/2019	ESSENTIAL SUPER	Superannuation contributions	1		136.52
INV SUPER	02/04/2019	ESSENTIAL SUPER	Superannuation contributions	1	136.52	

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DD13600.4	02/04/2019	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	Superannuation contributions	1		208.64
INV SUPER	02/04/2019	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	Superannuation contributions	1	208.64	
DD13600.5	02/04/2019	CBUS	Superannuation contributions	1		191.23
INV SUPER	02/04/2019	CBUS	Superannuation contributions	1	191.23	
DD13600.6	02/04/2019	HOSTPLUS SUPER	Superannuation contributions	1		176.26
INV SUPER	02/04/2019	HOSTPLUS SUPER	Superannuation contributions	1	176.26	
DD13600.7	02/04/2019	PRIME SUPER	Payroll deductions	1		434.51
INV SUPER	02/04/2019	PRIME SUPER	Superannuation contributions	1	313.25	
INV DEDUCT02/04/2019	02/04/2019	PRIME SUPER	Payroll deductions	1	121.26	
DD13600.8	02/04/2019	ONEPATH	Superannuation contributions	1		191.99
INV SUPER	02/04/2019	ONEPATH	Superannuation contributions	1	191.99	
DD13600.9	02/04/2019	MEDIA SUPER	Superannuation contributions	1		168.65
INV SUPER	02/04/2019	MEDIA SUPER	Superannuation contributions	1	168.65	
DD13609.1	05/04/2019	WA SUPER	Payroll deductions	1		52.69
INV SUPER	05/04/2019	WA SUPER	Superannuation contributions	1	52.32	
INV DEDUCT05/04/2019	05/04/2019	WA SUPER	Payroll deductions	1	0.37	
DD13613.1	08/04/2019	BANKWEST	JASON WHITEAKER MASTERCARD 21/2/19 TO 21/3/19	1		2,678.35
INV B RUTTE08/04/2019	08/04/2019	BANKWEST	BRENDON RUTTER MASTERCARD 21/2/19 TO 21/3/19	1	329.79	
INV C YOUN08/04/2019	08/04/2019	BANKWEST	COLIN YOUNG MASTERCARD 21/2/19 TO 21/3/19	1	1,020.12	
INV C KLEYN08/04/2019	08/04/2019	BANKWEST	CLINTON KLEYNHANS MASTERCARD 21/2/19 TO 21/3/19	1	539.73	
INV C HUNT 08/04/2019	08/04/2019	BANKWEST	CHADD HUNT MASTERCARD 21/2/19 TO 21/3/19	1	416.50	
INV R RAYSG08/04/2019	08/04/2019	BANKWEST	ROSS RAYSON MASTERCARD 21/2/19 TO 21/3/19	1	285.28	

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INV J WHITE	08/04/2019	BANKWEST	JASON WHITE&AKER MASTERCARD 21/2/19 TO 21/3/19	1	86.93	
DD13647.1	16/04/2019	WA SUPER	Payroll deductions	1		24,129.45
INV SUPER	16/04/2019	WA SUPER	Superannuation contributions	1	21,277.50	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	1,599.66	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	102.03	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	51.78	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	267.27	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	25.00	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	325.00	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	294.62	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	43.15	
INV DEDUCT	16/04/2019	WA SUPER	Payroll deductions	1	143.44	
DD13647.2	16/04/2019	SUNSUPER	Superannuation contributions	1		681.53
INV SUPER	16/04/2019	SUNSUPER	Superannuation contributions	1	681.53	
DD13647.3	16/04/2019	MACQUARIE SUPER MANAGER	Superannuation contributions	1		135.89
INV SUPER	16/04/2019	MACQUARIE SUPER MANAGER	Superannuation contributions	1	135.89	
DD13647.4	16/04/2019	ESSENTIAL SUPER	Superannuation contributions	1		156.02
INV SUPER	16/04/2019	ESSENTIAL SUPER	Superannuation contributions	1	156.02	
DD13647.5	16/04/2019	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	Superannuation contributions	1		208.17
INV SUPER	16/04/2019	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	Superannuation contributions	1	208.17	
DD13647.6	16/04/2019	CBUS	Superannuation contributions	1		191.99
INV SUPER	16/04/2019	CBUS	Superannuation contributions	1	191.99	

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DD13647.7	16/04/2019	PRIME SUPER	Payroll deductions	1		434.59
INV SUPER	16/04/2019	PRIME SUPER	Superannuation contributions	1	313.31	
INV DEDUCT	16/04/2019	PRIME SUPER	Payroll deductions	1	121.28	
DD13647.8	16/04/2019	ONEPATH	Superannuation contributions	1		191.99
INV SUPER	16/04/2019	ONEPATH	Superannuation contributions	1	191.99	
DD13647.9	16/04/2019	MEDIA SUPER	Superannuation contributions	1		223.90
INV SUPER	16/04/2019	MEDIA SUPER	Superannuation contributions	1	223.90	
DD13670.1	29/04/2019	TENNANT AUSTRALIA	LEASE FEE APRIL 2019 RECREATION CENTRE CLEANING EQUIPMENT	1		1,046.85
INV APRIL	1929/04/2019	TENNANT AUSTRALIA	LEASE FEE APRIL 2019 RECREATION CENTRE CLEANING EQUIPMENT	1	1,046.85	
DD13600.10	02/04/2019	UNISUPER	Payroll deductions	1		544.02
INV SUPER	02/04/2019	UNISUPER	Superannuation contributions	1	392.20	
INV DEDUCT	02/04/2019	UNISUPER	Payroll deductions	1	151.82	
DD13600.11	02/04/2019	MLC NOMINEES PTY LTD	Payroll deductions	1		174.61
INV SUPER	02/04/2019	MLC NOMINEES PTY LTD	Superannuation contributions	1	144.61	
INV DEDUCT	02/04/2019	MLC NOMINEES PTY LTD	Payroll deductions	1	30.00	
DD13600.12	02/04/2019	AUSTRALIAN SUPER PTY LTD	Payroll deductions	1		2,337.40
INV SUPER	02/04/2019	AUSTRALIAN SUPER PTY LTD	Superannuation contributions	1	2,216.54	
INV DEDUCT	02/04/2019	AUSTRALIAN SUPER PTY LTD	Payroll deductions	1	120.86	
DD13600.13	02/04/2019	HESTA SUPER FUND	Payroll deductions	1		539.42
INV SUPER	02/04/2019	HESTA SUPER FUND	Superannuation contributions	1	428.09	
INV DEDUCT	02/04/2019	HESTA SUPER FUND	Payroll deductions	1	111.33	

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DD13600.14	02/04/2019	REST INDUSTRY SUPER	Superannuation contributions	1		963.10
INV SUPER	02/04/2019	REST INDUSTRY SUPER	Superannuation contributions	1	963.10	
DD13600.15	02/04/2019	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1		128.08
INV SUPER	02/04/2019	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1	128.08	
DD13600.16	02/04/2019	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1		135.89
INV SUPER	02/04/2019	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1	135.89	
DD13600.17	02/04/2019	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1		522.64
INV SUPER	02/04/2019	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1	522.64	
DD13600.18	02/04/2019	AMP LIFE LIMITED	Superannuation contributions	1		699.07
INV SUPER	02/04/2019	AMP LIFE LIMITED	Superannuation contributions	1	699.07	
DD13600.19	02/04/2019	NETWEALTH SUPERANNUATION	Superannuation contributions	1		263.76
INV SUPER	02/04/2019	NETWEALTH SUPERANNUATION	Superannuation contributions	1	263.76	
DD13600.20	02/04/2019	SUNSUPER	Superannuation contributions	1		680.94
INV SUPER	02/04/2019	SUNSUPER	Superannuation contributions	1	680.94	
DD13647.10	16/04/2019	UNISUPER	Payroll deductions	1		544.02
INV SUPER	16/04/2019	UNISUPER	Superannuation contributions	1	392.20	
INV DEDUCT	16/04/2019	UNISUPER	Payroll deductions	1	151.82	
DD13647.11	16/04/2019	MLC NOMINEES PTY LTD	Payroll deductions	1		220.46
INV SUPER	16/04/2019	MLC NOMINEES PTY LTD	Superannuation contributions	1	190.46	
INV DEDUCT	16/04/2019	MLC NOMINEES PTY LTD	Payroll deductions	1	30.00	

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DD13647.12	16/04/2019	AUSTRALIAN SUPER PTY LTD	Payroll deductions	1		2,424.77
INV SUPER	16/04/2019	AUSTRALIAN SUPER PTY LTD	Superannuation contributions	1	2,306.85	
INV DEDUCT	16/04/2019	AUSTRALIAN SUPER PTY LTD	Payroll deductions	1	117.92	
DD13647.13	16/04/2019	HESTA SUPER FUND	Superannuation contributions	1		99.55
INV SUPER	16/04/2019	HESTA SUPER FUND	Superannuation contributions	1	99.55	
DD13647.14	16/04/2019	REST INDUSTRY SUPER	Superannuation contributions	1		731.70
INV SUPER	16/04/2019	REST INDUSTRY SUPER	Superannuation contributions	1	731.70	
DD13647.15	16/04/2019	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1		133.64
INV SUPER	16/04/2019	ZURICH AUSTRALIA LIMITED	Superannuation contributions	1	133.64	
DD13647.16	16/04/2019	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1		419.10
INV SUPER	16/04/2019	IOOF PORTFOLIO SERVICE SUPERANNUATION FUND	Superannuation contributions	1	419.10	
DD13647.17	16/04/2019	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1		522.64
INV SUPER	16/04/2019	(THE QUEENSLAND LOCAL GOVERNMENT SUPERANNUATION BOARD) LG SUPER	Superannuation contributions	1	522.64	
DD13647.18	16/04/2019	AMP LIFE LIMITED	Superannuation contributions	1		673.12
INV SUPER	16/04/2019	AMP LIFE LIMITED	Superannuation contributions	1	673.12	
DD13647.19	16/04/2019	NETWEALTH SUPERANNUATION	Superannuation contributions	1		263.76
INV SUPER	16/04/2019	NETWEALTH SUPERANNUATION	Superannuation contributions	1	263.76	
DD13647.20	16/04/2019	HOSTPLUS SUPER	Superannuation contributions	1		425.75
INV SUPER	16/04/2019	HOSTPLUS SUPER	Superannuation contributions	1	425.75	

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REPORT TOTALS

Bank Code	Bank Name	TOTAL
1	MUNI FUND	2,041,594.85
2	TRUST FUND	19,639.07
TOTAL		2,061,233.92

Attachment 2

Payment dates 1st April 2019 to 30th April 2019

- Municipal Fund payment cheque numbers 35134 to 35141 Total \$28,503.57.
- Trust Fund payment cheque number 2089 total \$55.00.

Electronic Funds Transfer

- Municipal Fund EFT32815 to EFT32962 Total \$1,943,572.48
- Trust Fund \$19,584.07.

Direct Debits Total \$69,518.80.

All have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42).

Month	Cheques 2018/2019	EFT Payments 2018/2019	Direct Debits 2018/2019	Payroll 2018/2019	Total Payments 2018/2019
July	\$ 72,564.23	\$1,848,659.36	\$ 68,661.59	\$ 521,361.23	\$ 2,511,246.41
August	\$ 73,252.00	\$1,707,947.87	\$ 66,864.84	\$ 416,983.90	\$ 2,265,048.61
September	\$ 69,253.43	\$1,217,332.66	\$ 72,026.84	\$ 431,114.04	\$ 1,789,726.97
October	\$ 81,575.31	\$1,929,162.93	\$ 106,587.03	\$ 628,872.64	\$ 2,746,197.91
November	\$ 117,243.45	\$1,482,342.30	\$ 71,164.39	\$ 445,810.16	\$ 2,116,560.30
December	\$ 39,439.79	\$1,046,201.17	\$ 75,011.58	\$ 461,516.89	\$ 1,622,169.43
January	\$ 128,297.30	\$2,544,662.26	\$ 73,290.54	\$ 468,244.45	\$ 3,214,494.55
February	\$ 101,906.37	\$1,766,048.57	\$ 70,852.69	\$ 467,327.85	\$ 2,406,135.48
March	\$ 152,087.56	\$1,981,890.93	\$ 73,575.77	\$ 457,076.93	\$ 2,664,631.19
April	\$ 28,558.57	\$1,963,156.55	\$ 69,518.80	\$ 456,328.36	\$ 2,517,562.28
May					\$ -
June					\$ -
Total	\$864,178.01	\$17,487,404.60	\$747,554.07	\$4,754,636.45	\$23,853,773.13

The Following table presents all payments made for the month from Council credit cards paid by direct debit DD13613.1

Summary Credit Card Payments	\$	Total
Executive Manager Engineering Services		
WA BRICK MATCH - DECO PAVERS FOR CBD REALIGNMENT	500.25	
BUNNINGS 318000 CRATES STORAGE	39.48	539.73
CESM		
RED DOT CONSUMABLES ITEMS-CAR WASH	10.00	
WOOLWORTHS CONSUMABLES	50.40	
COUNTRY COPIERS STATIONERY	38.15	

Summary Credit Card Payments	\$	Total
BETTA ELECTRICAL -VACCUM BAGS	28.00	
MERREDIN ROADHOUSE PUMA - REFRESHMENTS FOR CREWS RETURNING FROM DEPLOYMENT	46.09	
PUMA ENERGY EL CABALO - REFRESHMENTS FOR FERNIE RD ILC DFES ICL#426039	19.60	
PUMA ENERGY EL CABALO - REFRESHMENTS FOR FERNIE RD ILC DFES ICL#426039	41.30	
PUMA ENERGY EL CABALO - REFRESHMENTS FOR FERNIE RD ILC DFES ICL#426039	96.25	329.79
Executive Manager Corporate Services		
SUMMER CREEK RESTAURANT BAKERS HIL COUNCIL REFRESHMENTS	639.50	
MICROSOFT MONTHLY INVOICE FOR SUBSCRIPTION	51.26	
ADOBE CREATIVE CLOUD - MONTHLY SUBSCRIPTION	290.36	
ANNUAL CARD FEE - BANK CHARGES	39.00	1,020.12
Executive Manager Development Services		
SUBWAY RRG MEETING - CATERING	254.00	
WOOLWORTHS - STAFF GIFT K NIEUWOUDT	99.00	
ROMA SPARITA RISTORANT - LUNCH WASTE DISPOSAL TOURS	21.00	
ROMA SPARITA RISTORANT - LUNCH WASTE DISPOSAL TOURS	3.50	
DMIRS EAST PERTH ANNUAL LICENCE FEE FOR DANGEROUS GOODS	39.00	416.50
Executive Manager Community Services		
DMIRS - ONLINE PAYMENT APPLICATION FOR INCOR NORTHAM	151.20	
BALLOONING EVENTS INCORP		
SURVEY MONKEY STANDARD MONTHLY FEE	37.00	
FACEBOOK ADVERTISING	9.65	
LIQUOR BARONS NORTHAM – REFRESHMENTS	44.99	
NAME-CHEAP.COM -DOMAIN REGISTRATION	42.44	285.28
CEO		
GALAXYTRAINING - RSA C FITZGERALD	18.78	
GALAXYTRAINING - RSA K SLATER	18.78	
GALAXYTRAINING - RSA Y RYDER	18.78	
TOODYAY BAKERY MEETING AFTER AROC	11.00	
CAFE YASOU - MEETING WITH STAN MALINOWSKI	8.40	
FOREIGN TRANSACTION FEES	11.19	86.93
Total Credit Card Expenditure		\$2,678.35

CERTIFICATION OF THE PRESIDENT

I hereby certify that this schedule of account covering vouchers and electronic fund transfer payments as per above and totalling \$2,517,562.28 was submitted to the Ordinary Meeting of Council on Wednesday, 15 May 2019.

_____ CERTIFICATION OF THE PRESIDENT

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts paid covering vouchers \$2,517,562.28 was submitted to each member of the Council on Wednesday, 15 May 2019, has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

_____ CHIEF EXECUTIVE OFFICER



12.4.2 Financial Statement for the period ending 30 April 2019

Address:	N/A
Owner:	N/A
Applicant:	N/A
File Reference:	2.1.3.4
Reporting Officer:	Zoe Macdonald Accountant
Responsible Officer:	Colin Young Executive Manager Corporate Service
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

For Council to receive the Financial Statement for the period ending 30 April 2019.

ATTACHMENTS

Attachment 1: Financial Statement for the period ending 30 April 2019.

BACKGROUND / DETAILS

The reporting of monthly financial information is a requirement under section 6.4 of the Local Government Act 1995, and Regulation 34 of the Local Government (Financial Management) Regulations.

The Statement of Financial Activity for the period ending 30 April 2019 is included as Attachment 1 & 2 to this Agenda and includes the following reports:

- Statement of Financial Activity;
- Operating Statements;
- Balance Sheet;
- Acquisition of Assets;
- Disposal of Assets;
- Information on Borrowings;
- Reserves;
- Net Current Assets;
- Rating Information

The report includes a summary of the financial position along with comments relating to the statements. If Councillors wish to discuss the report contents or any other matters relating to this please contact Council Finance staff prior to the meeting.

Notes to the Financial Statements

Operating Income

1. **Law and Order is over budget by \$46,819 due to additional reimbursements received from DFES related to the CESM.**
2. **Health under projected budget by 17.52%, predominantly due to less legal reimbursements.**
3. Education and Welfare is under by \$72,377 due predominantly to Killara client fees of \$62,853.
4. Recreation and culture is under budget by \$27,804, pool revenue is down by \$8,242, stock by \$7,174, Recreation programs by \$6,479, Jubilee Oval for \$4,295
5. Transport is over budget by \$10,707,505. This was due to Mainroads handover of Newcastle Street Bridge with a fair value of \$10,743,000
6. Economic Services is under budget **\$136,214** predominantly due to the items presented below;
 - Timing of the festivals and events grant funding of \$28,000.
 - BKB revenue is under budget by \$66,629
 - Building Permits are under budget by \$26,894
 - Tourism reimbursements for branding is under by \$35,001
 - Other Economic Services income is over budget by \$26,142 due to timing of the lease of the Old Town Building revenue \$13,500 and Income retic system of \$10,158
7. Other Property and Services is over by 21.99% due to fuel rebate of \$47,1332, less charges for private works of \$7,052 being under budget.

Operating Expenditure

8. Governance is under budget by \$168,358 predominantly due to the items disclosed below;
 - Consultants of \$85,287
 - Salaries and wages \$44,457
 - Postage and freight \$8,169
 - **Community newsletter \$7,589**
 - Audit fees \$26,330
9. Health is under by \$31,391 due to salaries and wages are under by \$7,561 and Legal expenses by \$20,358
10. Education and Welfare are under by \$58,760 due to the items presented below;
 - Salaries and wages by \$28,881
 - Consultancy service by \$4,992

- **Furniture and Equipment \$6,250**
 - **Memorial Hall \$6,184**
 - Building maintenance over budget \$9,981
 - Vehicle expenses by \$10,722
11. Community Amenities is under budget \$414,924, due to the items presented below;
- Rubbish site maintenance \$309,325 (timing)
 - Regional verge bins \$32,404
 - Septage Pond Maintenance \$17,345
 - Flood mitigation is under \$11,405 due predominantly to refunds from synergy resulting from being overcharged for estimated power usage readings
 - Consultants of \$33,675
 - Town Planning salaries & wages \$30,489
 - Municipal Heritage inventory \$12,500
 - Cemeteries expenditure \$23,927
 - Drainage Management is over budget by \$153,589, being the dedicated crew at the Bakers Hill sub divisions.
12. Recreation and Culture is under budget by \$513,886. This includes the following items;
- Public Halls \$46,360
 - Timing of swimming pool expenditure
Electricity \$12,394
Water \$20,989
Water park \$10,684
 - Rec Centre salaries \$37,701
 - Recreation control \$22,304
 - Parks and gardens \$154,141 (timing)
 - Wundowie Oval buildings \$5,460
 - Depreciation of \$99,198 due to adjustments to the fair value of assets.
 - Library salaries and staff costs \$14,815
 - Library building maintenance \$9,200
13. Transport is under budget \$399,944 relating to the timing of the works program.
14. Other Economic Services are under by \$151,696 due to
- Marketing & promotion \$36,198
 - **Noxious weeds program \$23,221**
 - Visitors Centre building maintenance \$45,036
 - Festivals & events \$33,324
 - Maintenance Council property \$25,523
15. Other Property and services are under by \$38,436 due to internal public works overhead allocations

Operating Income by Nature and Type

16. **Operating Grants are under Budget \$386,247, predominantly due to the timing of the WANDRRA funding, claims currently with main roads pending signoff.**
17. Fees and charges are under budget by \$158,013 due to points 3,4 and 6 detailed above
18. Other Revenue is over budget \$104,580 due items disclosed at points 6 & 7 above.

Operating Expenditure by Nature and Type

19. Materials and contracts is under budget 29% due to the timing of items presented below;
 - Valuations and searches \$18,788
 - Audit Fees \$26,330
 - Health Legal Fees \$20,358
 - Rubbish site maintenance \$362,046(timing)
 - Regional verge bins \$22,404
 - Septage pond maintenance \$17,345
 - Municipal Heritage inventory \$12,500
 - Cemeteries expenditure \$14,992
 - Northam Pool operating expenses \$21,041
 - Recreation Control \$24,277
 - Maintenance Council property \$25,523
 - Marketing and promotion \$36,198
 - Visitor Centre building maintenance \$45,036
 - Festival and events \$33,324
 - Consultants as disclosed at points 8,10 & 11 above
 - Bridge maintenance \$88,370
 - Verge maintenance \$94,396
 - Footpath maintenance \$23,953
 - Parks, ovals and gardens and reserves \$91,990
20. Depreciation is under budget 4% due to changes to the fair value of Council's infrastructure assets.
21. Interest expense is under budget \$29,851 (timing)
22. Insurance expense is over budget \$25,584
23. Other expenditure is over budget by \$182,292, predominantly due to the timing of internal allocations relating to POC (non-cash).
24. Non-operating grants are as disclosed in item 5
25. Profit and loss variations are due to the timing of the plant replacement program.

Capital expenditure

26. Server upgrade is over budget by \$5,700 due to additional unforeseen hardware requirements during the upgrade.
27. The Flocon unit required maintenance of \$19,260, due to the significant expenditure this item has been capitalized.

28. Spencers Brook Road is over budget \$27,804 due to additional plant and labour costs.
29. Katrine Road \$72,477 over budget, due to additional plant and labour costs
30. Cody Street is over budget due to additional tree root removal costs
31. Foreman Street is over budget due to reconstruction of the side of road for drainage
32. Newcastle Road Bridge was handed over to the Shire from Mainroads and has been added to the asset register \$10,943,000

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 6: Governance & Leadership.

Outcome 6.3: The Shire of Northam Council is a sustainable, responsive, innovative and transparent organisation.

Financial / Resource Implications

The Financial Statements have been prepared in accordance with Council's 2018/19 Budget.

Legislative Compliance

Section 6.4 and 6.26(2)(g) of the Local Government Act.

Local Government (Financial Management) Regulations 1996.

Policy Implications

Nil.

Stakeholder Engagement / Consultation

N/A.

Risk Implications

- Reputational – Nil.
- Financial – Nil.
- Compliance - Low
 - Risk assessed as low as there are processes in place to ensure that this report is presented to Council each month in order to comply with relevant legislation.
- Legal – Nil.


OFFICER'S COMMENT

Nil.

RECOMMENDATION

That Council receive the Financial Statements, prepared in accordance with the Local Government (Financial Management) Regulations, for the period ending 30 April 2019.

Attachment 1



Shire of Northam

SHIRE OF NORTHAM
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2019

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SHIRE OF NORTHAM
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDING 30 APRIL 2019

NOTE	18/19 Budget \$	Ytd Budget \$	18/19 Ytd Actual \$	Variance Actuals to Budget \$	Variance Actuals to Budget %
Operating					
Revenues					
Governance	61,400	54,630	69,953	15,323	28.05%
General Purpose Funding Other	2,172,748	1,663,840	1,693,014	29,174	1.75%
General Purpose Funding Rates	10,247,614	10,246,072	10,240,387	(5,685)	(0.06%)
Law, Order, Public Safety	1,433,449	472,196	519,015	46,819	9.92%
Health	81,000	71,550	59,018	(12,532)	(17.52%)
Education and Welfare	1,335,198	1,303,834	1,231,457	(72,377)	(5.55%)
Housing	44,568	37,130	41,175	4,045	10.89%
Community Amenities	2,648,293	2,383,975	2,356,171	(27,804)	(1.17%)
Recreation and Culture	6,592,200	980,495	982,711	2,216	0.23%
Transport	2,566,554	1,440,976	12,148,481	10,707,505	743.07%
Economic Services	696,402	551,918	415,704	(136,214)	(24.68%)
Other Property and Services	148,110	135,910	165,797	29,887	21.99%
Total Operating Revenue	28,087,536	19,342,526	29,922,882	10,580,356	54.70%
Expenses					
Governance	(1,296,184)	(1,120,917)	(952,560)	168,358	15.02%
General Purpose Funding	(283,705)	(238,305)	(234,391)	3,914	1.64%
Law, Order, Public Safety	(1,289,643)	(1,080,532)	(1,045,786)	34,746	3.22%
Health	(299,775)	(252,884)	(221,493)	31,391	12.41%
Education and Welfare	(1,372,112)	(1,156,905)	(1,098,145)	58,760	5.08%
Housing	(74,259)	(61,325)	(48,686)	12,639	20.61%
Community Amenities	(3,570,527)	(2,800,271)	(2,385,347)	414,924	14.82%
Recreation & Culture	(4,606,921)	(3,948,173)	(3,434,287)	513,886	13.02%
Transport	(5,661,202)	(4,652,840)	(4,252,896)	399,944	8.60%
Economic Services	(2,669,610)	(2,248,020)	(2,096,324)	151,696	6.75%
Other Property and Services	(97,351)	(82,851)	(44,415)	38,436	46.39%
Total Operating Expenses	(21,221,289)	(17,643,023)	(15,814,330)	1,828,693	10.36%
Removal of Non-Cash Items					
(Profit)/Loss on Asset Disposals	(138,539)	75,848	13,224	(62,624)	
Movement in Employee Benefit Provisions	0	0	(1,740)	(1,740)	
Depreciation on Assets	4,363,387	3,635,660	3,476,317	(1,593,433)	
Non Operating Items					
Purchase Land Held for Resale	0	0	0	0	
Purchase Land and Buildings	(2,002,930)	(1,069,054)	(618,511)	450,543	42.14%
Purchase Plant and Equipment	(1,565,116)	(1,273,712)	(921,161)	352,551	27.68%
Purchase Furniture and Equipment	(122,106)	(282,106)	(85,530)	196,576	69.68%
Purchase Bush Fire Equipment	0	0	0	0	
Purchase Playground Equipment	0	0	0	0	
Purchase Infrastructure Assets - Roads	(3,942,002)	(3,811,358)	(1,942,866)	1,868,492	49.02%
Purchase Infrastructure Assets - Bridges	(337,861)	0	(10,943,000)	(10,943,000)	
Purchase Infrastructure Assets - Footpaths	0	(337,861)	(258,239)	79,622	23.57%
Purchase Infrastructure Assets - Drainage	(1,904,123)	(1,801,242)	(1,168,114)	633,128	35.15%
Purchase Infrastructure Assets - Parks & Ovals	(2,717,581)	(1,398,704)	(939,819)	458,885	32.81%
Purchase Infrastructure Assets - Airfields	(59,200)	(49,330)	(45,127)	4,203	8.52%
Purchase Infrastructure Assets - Streetscape	(191,000)	(150,830)	(121,130)	29,700	19.69%
Purchase Infrastructure Assets - Other	(11,431,019)	(2,419,734)	(1,664,565)	755,169	31.21%
Proceeds from Disposal of Assets	1,111,000	93,333	93,333	0	(0.00%)
Repayment of Debentures	(227,381)	(227,381)	(217,823)	9,558	4.20%
Proceeds from New Debentures	5,000,000	0	0	0	
Self-Supporting Loan Principal Income	25,095	3,063	15,537	12,474	(407.25%)
Transfers to Restricted Assets (Reserves)	(1,044,301)	(87,664)	(87,664)	0	
Transfers from Restricted Asset (Reserves)	3,327,756	0	0	0	
ADD Net Current Assets July 1 B/Fwd	4,962,863	4,962,863	4,962,863	0	
LESS Net Current Assets Year to Date	0	(2,438,707)	3,505,085	5,943,792	
Surplus/Deficit	(26,812)	(0)	60,474	60,474	
Budget deficit due to changes made to roads program Council motion C.3608					

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

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

1. OPERATING STATEMENT

	Note	18/19 Budget \$	Ytd Budget	18/19 Ytd Actual \$	Variations Actuals to Budget \$	Variations Actual to Budget %
OPERATING REVENUES						
Rates		10,247,614	10,247,238	10,249,696	2,458	0%
Operating Grants Subsidies and Contributions	16	5,015,589	3,398,344	3,012,096	(386,247)	-11%
Fees and Charges	17	3,964,894	3,451,965	3,293,952	(158,013)	-5%
Interest Earnings		391,500	305,273	315,176	9,903	3%
Other Revenue	18	757,675	653,067	757,647	104,580	16%
TOTAL OPERATING REVENUE		20,377,272	18,055,887	17,628,566	(427,320)	-2%
OPERATING EXPENSES						
Employee Costs		(8,107,728)	(7,082,629)	(6,896,869)	185,760	3%
Materials and Contracts	19	(6,735,359)	(5,291,200)	(3,757,782)	1,533,418	29%
Utility Charges		(952,576)	(723,495)	(710,008)	13,487	2%
Depreciation of Non Current Assets	20	(4,363,387)	(3,635,660)	(3,476,317)	159,343	4%
Interest Expenses	21	(133,094)	(129,654)	(99,803)	29,851	23%
Insurance Expenses	22	(475,846)	(474,214)	(498,798)	(24,584)	-5%
Other Expenditure	23	(184,609)	(146,089)	(328,381)	(182,292)	-125%
TOTAL OPERATING EXPENSE		(20,952,599)	(17,482,941)	(15,767,959)	1,714,982	-10%
Non Operating Grants Subsidies and Contributions	24	7,303,035	1,202,405	12,261,170	11,058,765	-920%
Profit on Asset Disposals	25	407,229	84,234	33,146	(51,088)	61%
Loss on Asset Disposals	25	(268,690)	(160,082)	(46,370)	113,712	71%
RESULTING FROM OPERATIONS		6,866,247	1,699,503	14,108,552	12,409,050	730%

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

2. BALANCE SHEET

	18/19	17/18
	YTD Actual	Actual
	\$	\$
CURRENT ASSETS		
Cash Assets	7,001,539	9,699,754
Receivables	3,538,179	3,496,735
Inventories	1,224	1,224
TOTAL CURRENT ASSETS	<u>10,540,942</u>	<u>13,197,713</u>
NON-CURRENT ASSETS		
Receivables	583,191	583,191
Land and Buildings	53,295,232	53,557,271
Property, Plant and Equipment	7,453,765	6,600,355
Infrastructure	153,940,284	139,487,644
TOTAL NON-CURRENT ASSETS	<u>215,272,472</u>	<u>200,228,461</u>
TOTAL ASSETS	<u>225,813,414</u>	<u>213,426,174</u>
CURRENT LIABILITIES		
Payables	435,066	1,936,615
Interest-bearing Liabilities	6,558	224,381
Provisions	1,062,556	1,064,296
TOTAL CURRENT LIABILITIES	<u>1,504,180</u>	<u>3,225,292</u>
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	1,783,681	1,783,681
Provisions	271,813	271,813
TOTAL NON-CURRENT LIABILITIES	<u>2,055,494</u>	<u>2,055,494</u>
TOTAL LIABILITIES	<u>3,559,674</u>	<u>5,280,786</u>
NET ASSETS	<u>222,253,740</u>	<u>208,145,388</u>
EQUITY		
Retained Surplus	102,062,350	88,041,666
Reserves - Cash Backed	6,212,378	6,124,711
Reserves - Asset Revaluation	113,979,012	113,979,011
TOTAL EQUITY	<u>222,253,740</u>	<u>208,145,388</u>



SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

3. ACQUISITION OF ASSETS		18/19 Budget \$	18/19 Ytd Actual \$
The following assets have been acquired during the period under review:			
By Program			
Governance			
	Note		
Admin Building		317,500	0
Community Services Hub Building		20,000	24,177
New Telephone System		42,276	0
Server Upgrade	26	79,830	85,530
Law, Order & Public Safety			
Rangers Ute		47,000	0
Irish Town Light Tanker		169,800	0
Grass Valley Fire Shed		288,919	244,899
Northam SES Building		14,900	0
Bakers Hill Fire Shed		403,290	1,500
Electronic Conversion of Standpipe		14,500	14,502
CCTV - Stage 1 & 2		235,814	17,684
Education & Welfare			
Playgroup		13,850	5,077
Upgrade Memorial Hall		10,000	10,348
Killara Commuter Bus		51,020	51,020
Killara Bus		143,627	143,627
Community Amenities			
Cemetery Toilet		1,536	0
King Creek Drainage		80,395	73,078
Area Drainage		186,669	11,029
Design of Recycling Station Inkpen		10,000	9,400
Old Quarry Drainage		100,000	3,708
Rehab Investigation Old Tip Site		35,000	0
NRM Grant Capital Expenditure		40,100	4,418
Cemetery Lot development		18,121	19,119
CBD Works - Street Scaping		181,000	121,130

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

3. ACQUISITION OF ASSETS (Continued)	Note	18/19 Budget \$	18/19 Ytd Actual \$
<u>By Program (Continued)</u>			
Recreation & Culture			
Town Hall Upgrades		20,250	8,980
Upgrade Rec Centre CCTV		24,500	4,885
Upgrade Emergency Exit door		6,035	0
Paint Non-slip Floor		4,500	3,860
Purchase Lot 1 GEH		220,000	0
Bert Hawke Pavilion - Upgrade, Including Kitchen C/fwd		40,000	0
Solar Initiative		30,000	0
General Library Upgrades		84,300	0
Old Railway Station Precinct Upgrade C/fwd		50,000	0
Old Railway Station Precinct Exit Gates		13,000	0
AVVVA - Drainage Works		22,850	0
AVVVA - Roof Replacement C/fwd		145,000	0
AVVVA - Brick Painting		8,850	0
Community Coaster Bus		103,637	103,627
Wundawie Family Space		50,000	0
Wundawie Basketball Courts Upgrade		80,000	84,855
St Johns Ambulance Site Improvements		80,000	0
Artificial Hockey Turf		400,000	0
Bridge Crossing Fixings C/fwd		10,000	0
POS Playground Improvements		141,995	89,789
BMX Lighting		90,000	2,500
Bert Hawke - Drainage C/fwd		40,000	0
Bert Hawke - Lighting C/fwd		20,000	0
Northam Youth Space C/fwd		1,575,586	762,677
Wundawie Pool Bowl Repainting		10,000	0
Swimming Pool Redevelopment		10,977,484	1,595,734
Transport			
Northam Depot Redesign		10,000	0
PN1804 Mitsubishi Fuso C/fwd		133,966	133,966
PN0908 Volvo Back Hoe Loader BL71		153,614	153,124
PN1805 4T Truck C/fwd		89,408	89,407
PN2240 Wood Chipper		92,300	92,300
PN1807 3.5T Truck C/fwd		79,971	79,971
P100 Cricket Wicket Roller		29,909	29,909
PN1501 Hino Water Truck FM500		276,234	0
PN1202 Flocan unit	27	0	19,260
Traffic Counter		15,585	15,585
MV1808 Kerb Edging Machine		9,364	9,364

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

3. ACQUISITION OF ASSETS (Continued)	Note	18/19 Budget \$	18/19 Ytd Actual \$
<u>By Program (Continued)</u>			
Transport			
Spencers Brook Road SLK 5400 - 7360		283,773	12,573
Spencers Brook Road SLK 12800 - 14600	28	353,521	396,618
Spencers Brook Road		31,246	30,941
Jannapulin Road cfwd		68,352	22,740
Fermoy Road		2,300	2,298
Katrina Road C/Fwd	29	62,500	135,063
Mudalla Way		23,030	20,421
Glass Avenue		129,169	1,144
Mervyn Street		23,319	20,252
Cody Street	30	35,914	34,542
Foreman Street	31	36,317	33,772
Cook Street		9,214	9,769
Balga Toa		84,514	19,533
Gregory Street		52,042	27,959
Wellington Street		93,465	423
Wellington Street West		73,668	423
Selby Street		51,232	576
Gordon Street		21,532	793
Byfield Street		183,791	490
Irishtown Road		195,615	39,749
Maintenance Capitalised		100,000	7,784
Coates Road		149,846	60,237
Fitzgerald Street SLK		57,757	54,944
Newman Road		17,150	5,088
O'Neill Road		284,028	0
Charles Street		85,572	41,680
East Street		109,068	83,244
Coates Road		155,317	74,477
Mitchell Avenue		101,338	92,427
Laneway Land Acquisition		57,000	0
GEH Upgrade		419,936	421,236
Keane Street		140,221	118,000
Kerb Renewal		78,565	16,070
Chinganning Road C/fwd		80,087	80,807
Gravel Resheeting		223,365	72,962
Elizabeth Place Carpark Resurfacing		65,000	0
Beavis Place		45,024	0
St George Street		21,543	5,203
Lobellia Avenue		49,967	49,967
GEH Bakers Hill		118,431	118,000
Tames Road		57,375	42,737
BKB Footpath		45,521	42,332

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

3. ACQUISITION OF ASSETS (Continued)	Note	18/19 Budget \$	18/19 Ytd Actual \$
Drainage - Rural		1,612,057	1,084,007
Culvert Renewal		59,238	3,813
Repair Leach Drains Airport		9,200	0
New Hanger Water Feeds Airport		50,000	45,127
Newcastle Road Bridge	32	0	10,943,000
Economic Services			
BKB Building & Furniture		403,000	314,787
Old Fire Station, Repairs Windows		5,800	0
Old fire Station, Brick Pointing		7,850	0
Bakers Drainage		25,000	0
Water Pump Station Upgrade		169,681	0
Signage Tower GEH Mitchell Avenue		10,000	0
		<u>24,272,936</u>	<u>18,708,063</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

3. ACQUISITION OF ASSETS (Continued)	Note	18/19 Budget \$	18/19 Ytd Actual \$
By Class			
Land Held for Resale		0	0
Land and Buildings		2,002,930	619,511
Plant and Equipment		1,565,116	921,161
Furniture and Equipment		122,106	85,530
Bush Fire Equipment		0	0
Playground Equipment		0	0
Infrastructure Assets - Roads		3,942,002	1,942,866
Infrastructure Assets - Footpaths		337,861	258,239
Infrastructure Assets - Bridges & Culverts		0	10,943,000
Infrastructure Assets - Drainage		1,904,121	1,168,114
Infrastructure Assets - Parks & Ovals		2,717,581	939,819
Infrastructure Assets - Airfields		89,200	45,127
Infrastructure Assets - Streetscape		191,000	121,130
Infrastructure Assets - Other		11,431,019	1,664,565
		<u>24,272,936</u>	<u>18,708,063</u>



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

FOR THE PERIOD ENDING 30 APRIL 2019

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
	18/19 Budget \$	Ytd Actual \$	18/19 Budget \$	Ytd Actual \$	18/19 Budget \$	Ytd Actual \$
Law Order & Public Safety						
PN1514 Rangers Triton Ute 4*4	20,347	0	19,000	0	(1,347)	0
					0	0
Education & Welfare						
Community Coaster Bus C/fwd	26,222	26,508	13,500	13,636	(12,722)	(12,872)
Killarra Commuter Bus C/fwd	24,370	27,400	70,000	60,546	45,630	33,146
					0	0
Community Amenities						
Toyota Coaster Bus (Community)	22,901	50,997	24,000	18,848	1,099	(32,149)
					0	0
Recreation						
Sale of Land, Yilgarn Ave	446,500		805,000	0	358,500	0
					0	0
Recreation & Culture						
Transport						
PN1218 Mitsubishi Fuso C/fwd	43,000	0	19,000	0	(24,000)	0
PN0908 Volvo Back Hoe Loader BL71	97,225	0.00	27,500	0	(69,725)	0
PN1218 Mitsubishi Fuso C/fwd	60,912	0	26,000	0	(34,912)	0
PN2240 Wood Chipper	30,320	0	10,000	0	(20,320)	0
PN1221 4T Truck C/fwd	42,329	0	22,000	0	(20,329)	0
P100 Cricket Wicket Roller	3,400	0	1,000	0	(2,400)	0
Speed Alert Trailer	0	0	2,000	0	2,000	0
PN1501 Hino Water Truck, FM500	138,098	0	72,000	0	(66,098)	0
Ride on Mower	0	1,652	0	303	0	(1,349)
PN1401 Mazda BT50 Tray Top	16,837	0	0	0	(16,837)	0
	972,461	106,557	1,111,000	93,333	198,599	(13,224)



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

FOR THE PERIOD ENDING 30 APRIL 2019

4. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

By Class	Written Down Value		Sale Proceeds		Profit(Loss)	
	18/19 Budget \$	Ytd Actual \$	18/19 Budget \$	Ytd Actual \$	18/19 Budget \$	Ytd Actual \$
Plant & Equipment						
PN1514 Rangers Triton Ute 4*4	20,347	0	19,000	0	(1,347)	0
Killarra Commuter Bus C/fwd	26,222	26,508	13,500	13,636	(12,722)	(12,872)
Killarra Community Care Bus C/fwd	24,370	27,400	70,000	60,546	45,630	33,146
Toyota Coaster Bus (Community)	22,901	50,997	24,000	18,848	1,099	(32,149)
PN1218 Mitsubishi Fuso C/fwd	43,000	0	19,000	0	(24,000)	0
PN0908 Volvo Back Hoe Loader BL71	97,225	0	27,500	0	(69,725)	0
PN1221 4T Truck C/fwd	60,912	0	26,000	0	(34,912)	0
PN2240 Wood Chipper	30,320	0	10,000	0	(20,320)	0
PN1222 3.5T Truck C/fwd	42,329	0	22,000	0	(20,329)	0
P100 Cricket Wicket Roller	3,400	0	1,000	0	(2,400)	0
Speed Alert Trailer	0	0	2,000	0	2,000	0
PN1501 Hino Water Truck, FM500	138,098	0	72,000	0	(66,098)	0
Ride on Mower	0	1,652	0	303	0	(1,349)
PN1401 Mazda BT50 Tray Top	16,837	0	0	0	(16,837)	0
					0	0
Land						
Sale of Land, Yilgarn Ave	446,500	0	805,000	0	358,500	0
	972,461	106,557	1,111,000	93,333	138,539	(13,224)
					18/19 Budget \$	Ytd Actual \$
Summary						
Profit on Asset Disposals					407,229	33,146
Loss on Asset Disposals					(268,690)	(46,370)
					<u>138,539</u>	<u>(13,224)</u>



SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

5 INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-18	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments		
		18/19 Budget \$	18/19 Ytd Actual \$	18/19 Budget \$	18/19 Ytd Actual \$	18/19 Budget \$	18/19 Ytd Actual \$	18/19 Budget \$	18/19 Ytd Actual \$	
Recreation & Culture										
Loan 208 - Northam Country Club **	7.38%	9,365	0	3,008	6,128	6,128	3,237	6,245	624	454
Loan 219A - Northam Bowling Club **	3.18%	182,007	0	0	18,967	9,409	163,040	172,598	6,870	3,120
Loan 223 - Recreation Facilities	6.06%	252,562	0	60,342	122,513	122,512	130,049	190,392	15,099	8,003
Loan 224 - Recreation Facilities	6.48%	860,271	0	21,588	43,876	43,876	816,395	837,983	60,776	48,524
Loan New - Swimming Pool		0	4,500,000	0	0	0	4,500,000	0	0	0
Loan New - Youth Space		0	500,000	0	0	0	500,000	0	0	0
Economic Services										
Loan 225 - Victoria Oval Purchase	6.48%	703,858	0	17,663	35,898	35,898	667,960	685,623	49,726	39,701
		2,008,063	5,000,000	102,601	227,361	217,823	6,780,662	1,892,841	133,094	99,802

Note: ** indicates self-supporting loans

All other debenture repayments are to be financed by general purpose revenue.

Loan 221 - No longer a self-supporting loan to Northam Aero Club now financed by general purpose revenue.



SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

	18/19 Budget				18/19 Ytd Actual					
	Opening Bal	Interest	Tfr To Reserve	Tfr From Reserve	Total	Opening Bal	Interest	Tfr To Reserve	Tfr From Reserve	Total
6. RESERVES - CASH BACKED										
Aged Accommodation Reserve	217,338	4,260	5,000		226,597	217,338	3,119			220,457
Employee Liability Reserve	418,145	8,195			426,340	418,145	6,000			424,144
Housing Reserve	239,499	3,085			264,586	239,499	3,724			263,223
Reticulation Scheme Reserve	69,088	1,354	10,000		80,442	69,088	991			70,079
Office Equipment Reserve	101,066	1,981		(72,276)	30,771	101,066	2,326			103,392
Plant & Equipment Reserve	109,879	2,154	330,000	(315,385)	126,448	109,879	1,577			111,456
Road & Bridgeworks Reserve	77,723	1,523	10,000		89,246	77,723	1,115			78,837
Refuse Site Reserve	476,794	9,345	180,000	(110,000)	556,139	476,794	6,838			483,631
Regional Development Reserve	91,481	1,793		(80,000)	13,274	91,481	1,313			92,794
Speedway Reserve	144,261	2,828			147,089	144,261	2,070			146,331
Community Bus Replacement Reserve	63,105	1,433		(62,000)	2,538	63,105	903			64,008
Septage Pond Reserve	191,430	3,752	71,223		266,405	191,430	2,747			194,177
Killara Reserve	375,484	7,360	17,020	(124,167)	275,697	375,484	5,382			380,866
Stormwater Drainage Projects Reserve	129,330	2,535	1,514	(100,000)	33,379	129,330	1,852			131,182
Recreation and Community Facilities Reserve	1,809,999	35,476	158,965	(1,886,228)	118,212	1,809,999	25,956			1,835,955
Administration Office Reserve	691,211	13,548		(337,500)	367,259	691,211	9,042			700,253
Council Buildings & Amenities Reserve	308,750	6,052	55,579	(175,000)	195,381	308,750	4,420			313,170
River Town Pool Dredging Reserve	303,220	3,943	50,000		359,163	303,220	4,351			307,571
Parking Facilities Construction Reserve	211,280	4,141		(65,000)	150,421	211,280	3,031			214,311
Art Collection Reserve	22,680	445			23,125	22,680	325			23,006
Election Reserve	163	3	15,000		15,166	163	2			165
Revaluation Reserve	40,463	793	20,000		61,256	40,463	580			41,043
Total Cash Backed Reserves	6,112,388	120,000	924,301	(3,327,756)	3,828,933	6,112,388	87,684			6,200,652

Total Interest

1,044,301

All of the above reserve accounts are to be supported by money held in financial institutions.



SHIRE OF NORTHAM

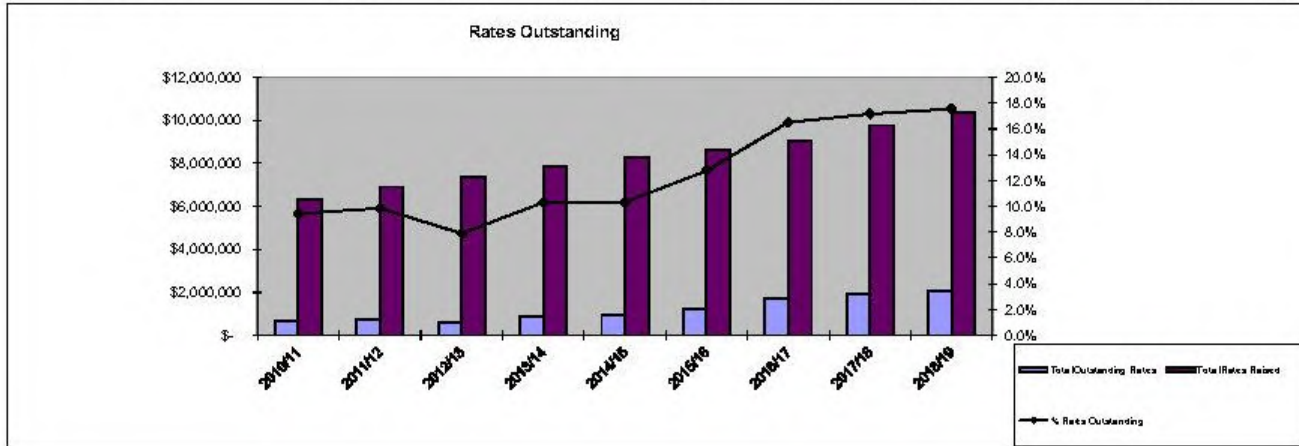
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDING 30 APRIL 2019

	18/19 Budget	18/19 Ytd Actual	17/18 Financial Report
	\$	\$	\$
7. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	200,000	789,161	2,388,415
Cash - Restricted Unspent Grants	0	0	0
Cash - Restricted Reserves	3,828,933	6,212,378	7,311,337
Self Supporting Loan	26,500	1,282	16,818
Sundry Debtors	143,816	517,022	1,458,765
Rates - Current	1,900,000	2,677,526	1,996,581
Pensioners Rates Rebate	0	106,240	0
Provision for Doubtful Debts	100,000	(142,499)	(142,499)
GST Receivable	0	307,134	95,597
Accrued Income/Prepayments	0	71,474	71,474
Inventories	1,000	1,224	1,224
	<u>6,200,249</u>	<u>10,540,942</u>	<u>13,197,711</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(1,703,361)	(174,597)	(1,450,292)
Rates Income in Advance	(280,000)	(207,607)	0
GST Payable	0	(52,788)	0
Accrued Salaries & Wages	0	0	(57,702)
Accrued Interest on Debentures	0	0	(31,275)
Payroll Creditors	0	0	0
Accrued Expenditure	0	0	(166,462)
Withholding Tax Payable	0	(74)	0
Payg Payable	0	(1)	7,542
Loan Liability	(227,381)	(6,558)	(224,381)
Provision for Annual Leave	(605,891)	(605,891)	(605,891)
Provision for Long Service Leave	(458,405)	(456,665)	(458,405)
Other Payables	0	0	0
	<u>(3,275,038)</u>	<u>(1,504,181)</u>	<u>(2,986,866)</u>
NET CURRENT ASSET POSITION	2,925,211	9,036,761	10,210,845
Less: Cash - Reserves - Restricted	(3,828,933)	(6,212,378)	(6,124,711)
Less: Cash - Unspent Grants - Restricted	0	0	0
Less: Land for resale - Cost of acquisition	0	0	0
Less: Loans receivable - clubs/institutions	0	0	(16,818)
Add: Current Loan Liability	227,381	6,558	224,381
Add: Leave Liability Reserve	426,341	424,144	419,166
Add: Budgeted Leave	250,000	250,000	250,000
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	0	3,505,085	4,962,863

SHIRE OF NORTHAM
RATING REPORT
FOR THE PERIOD ENDED 30 April 2019

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Key Rating Dates									
RATES ISSUED	04/08/10	08/08/2011	5/08/2012	4/09/2013	14/08/14	14/08/15	10/08/2016	1/08/2017	15/08/2018
RATES DUE	13/09/2010	22/09/2011	24/09/2012	23/10/2013	8/10/2014	25/09/2015	30/09/2016	14/09/2017	10/09/2018
2nd INSTALMENT DUE	12/11/2010	22/11/2011	10/11/2012	23/12/2013	8/12/2014	25/11/2015	30/11/2016	14/11/2017	10/11/2018
3rd INSTALMENT DUE	11/01/2011	23/01/2012	29/01/2013	24/02/2014	9/02/2015	25/01/2016	30/01/2017	15/01/2018	21/01/2018
4th INSTALMENT DUE	14/03/2011	22/03/2012	29/03/2013	24/04/2014	9/04/2015	28/03/2016	30/03/2017	15/03/2018	21/03/2018
Outstanding 1st July	\$540,290	\$521,194	\$562,531	\$568,647	\$716,120	\$873,686	\$1,116,220	\$1,483,688	\$1,535,793
Rates Levied	\$6,268,889	\$6,851,706	\$7,312,029	\$7,758,147	\$8,222,616	\$8,552,189	\$8,931,257	\$9,564,551	\$9,925,046
Interest, Ex gratia, Interim and back rates	\$75,632	\$63,079	\$68,857	\$73,630	\$80,154	\$83,173	\$208,077	\$205,216	\$471,362
Rates Paid by month									
1 July	24,586	51,948	38,805	47,443	62,554	29,105	43,333	60,002	94,638
2 August	1,272,790	1,120,912	1,043,163	23,961	119,840	700,198	367,776	2,054,983	1,856,869
3 September	2,736,315	3,251,815	3,604,324	1,152,416	2,650,420	4,519,842	4,243,288	3,764,731	4,014,835
4 October	374,463	318,701	443,703	3,790,646	2,550,091	630,886	1,166,136	484,607	590,724
5 November	600,065	689,461	680,522	444,497	506,022	842,856	908,844	1,036,340	952,902
6 December	158,023	172,178	160,665	685,338	694,900	214,507	336,154	189,794	239,893
7 January	362,368	441,740	469,219	194,157	295,629	441,681	464,526	637,664	861,146
8 February	99,165	112,296	166,351	502,176	508,828	148,327	260,963	258,355	174,143
9 March	404,575	438,277	448,126	176,270	256,379	601,416	589,684	670,462	821,970
10 April	202,155	105,463	261,010	517,451	484,165	166,567	182,282	164,940	230,157
11 May									
12 June									
Total YTD	6,234,504	6,702,791	7,315,888	7,534,355	8,088,829	8,295,385	8,562,985	9,321,878	9,837,277
% Ytd Rates Outstanding	9.4%	9.9%	7.9%	10.3%	10.3%	12.8%	16.5%	17.2%	17.8%
Ytd Outstanding	650,308	733,188	627,529	866,069	930,061	1,213,662	1,692,570	1,931,577	2,094,925



12.4.3 Sale of Land A10030 – non-payment of Rates

Address:	N/A
Owner:	N/A
Applicant:	N/A
File Reference:	A10030
Reporting Officer:	Codey Redmond Rates
Responsible Officer:	Colin Young Executive Manager Corporate Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Absolute Majority
Press release to be issued:	No

BRIEF

This report is to request that Council sell the land to recover outstanding rates and charges in excess of 3 years, in accordance with Section 6.64(1)(b) of the *Local Government Act 1995*.

ATTACHMENTS

Attachment 1: Map of Location.

BACKGROUND / DETAILS

This property has outstanding rates of greater than 3 years with no payments made since October 2013.

The current owner of the title passed away late 2012. The owner's son has been handling the estate since then. The son informed us there was no money in the estate and he has been out of pocket trying to resolve it.

September 2016 Council demolished the dilapidated house at this address under the Health Act, making the land vacant costing the Council \$15,723.92 in demolition fees not including the outstanding rates.

The son listed the land for sale though First National Real Estate Northam and was contacted by an interested buyer, however was unable to facilitate a sale as he was unable to locate his parents will and is unwilling to apply for letters of administration as the cost to him out ways any benefit from sale due to its encumbrances.

The son contacted the Shire as he is aware of Council's ability to sell land for unpaid rates and requested we continue his sale action. We informed him any sale action can only be done by public auction so we would be unable to continue with his sale but we would begin action to transfer the land out of his parent's estate.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 6: Governance & Leadership.

Outcome 6.3: The Shire of Northam council is a sustainable, responsive, innovative and transparent organisation.

Objective: Ensure robust financial Management.

Financial / Resource Implications

The Shire would need to write off a debt of \$22,895.01 of overdue rates, charges, and interest and demolition fees. The Estate also has not disconnected water to this lot and currently has outstanding water charges of \$5,986.00 which are required to be discharged at transfer.

Legislative Compliance

6.12. Power to defer, grant discounts, waive or write off debts

- (1) *Subject to subsection (2) and any other written law, a local government may — (a) when adopting the annual budget, grant* a discount or other incentive for the early payment of any amount of money; or (b) waive or grant concessions in relation to any amount of money; or (c) write off any amount of money, which is owed to the local government. * Absolute majority required.*

6.64 Actions to be taken

- (1) *If any rates or service charges which are due to a local government in respect of any rateable land have been unpaid for at least 3 years the local government may, in accordance with the appropriate provisions of this Subdivision take possession of the land and hold the land as against a person having an estate or interest in the land and –*
- (a) from time to time lease the land;*
 - (b) sell the land;*
 - (c) cause the land to be transferred to the Crown; or*
 - (d) cause the land to be transferred to itself.*

Policy Implications

Nil.

Stakeholder Engagement / Consultation

Council sale has been requested by son of the deceased as he is unable to facilitate the sale himself.

Risk Implications

- Reputational – Low
 - Land owner is deceased & stakeholders have instructed council to take this action
- Financial - Moderate
 - Council will recover outstanding from auction. A partial write-off may be required if land is sold for lower than the total outstanding.
- Compliance - Low
 - This Course of action is Compliant with section 6.64 of the local government act 1995.
- Legal – Low
 - As per compliance, the local government act give council the power to facilitate sale for recovery of outstanding rates and charges.

OFFICER'S COMMENT

Staff have reviewed the outstanding balance and recommend proceeding to sell the land as requested by the estate. Alternately Council can determine the land be transferred to itself for future expansion of the Northam Recreation Centre due to its location, however the Recreational Facilities Development Plan does not support the acquisition of this land.

RECOMMENDATION

That Council pursuant to Section 6.64(1) (b) of the *Local Government Act 1995*, proceed to sell the property listed hereunder which have rates in arrears for 3 or more years, and recover from the proceeds of sale the outstanding balances which currently total \$22,895.01

Attachment 1



12.4.4 Lease of Lots 470 and 471 Great Eastern Highway

Address:	Lots 470 and 471 Great Eastern Highway
Owner:	Shire of Northam
Applicant:	Various
File Reference:	A15887
Reporting Officer:	Cheryl Greenough Governance/Administration Coordinator
Responsible Officer:	Colin Young Executive Manager Corporate Services
Officer Declaration of Interest:	Nil
Voting Requirement:	Simple Majority
Press release to be issued:	No

BRIEF

The lease for the above property has come up either for renewal or to go out for lease.

ATTACHMENTS

Attachment 1: Map of Lots 470 and 471 Great Eastern Highway.

BACKGROUND / DETAILS

At the Ordinary Council meeting 17 May 2017 the following motion was carried:

Minute No: C.3029

That Council:

1. Approve the lease between the Federals Football Club and the Shire of Northam for a portion of Lot 495 Trimmer Road and a portion of Lot 470 and 471 Great Eastern Highway for a period of 2 years in accordance with Policy A8.5 with the following conditions:
 - a) All proceeds from agricultural pursuits belong to the Club and not an individual person, company or trust;
 - b) The club is to pay the fee to draw up of the lease;
 - c) A combined annual rental of \$2,000;
 - d) any water rates payable during the term of the lease; and
 - e) Both leases are subject to approval by the Minister of Lands
2. Request the Chief Executive Officer to advertise 8 weeks prior to the conclusion of this 2 year lease for the expressions of interest from Community Clubs to lease Lot 470 and 471.

CARRIED 10/0

The lease has now expired and the Shire advertised for any interest in leasing the Commonage by either commercial groups or community groups.

CONSIDERATIONS

Strategic Community / Corporate Business Plan

Theme Area 1: Economic Growth

Outcome 1.1: The Shire of Northam is an attractive investment destination for a variety of economic sectors.

- Ensure the Shire of Northam is a welcoming and easy place for quality investment to occur;
- Communicate clearly and widely the benefits of doing business in the Shire of Northam; and
- Pursue a range of developments in sectors including retirement living, renewable energy, agribusiness, innovation, logistics and aviation.

Financial / Resource Implications

\$360 for advertising if a commercial group have been chosen.

\$1,000 per annum rental for a community group.

Unknown rental capacity for commercial group and the cost of valuation.

Legislative Compliance

Local Government Act 1995 section 3.58 Disposition of Property

- (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.

Local Government (Functions and General) Regulations 1996 Section 30.2(b). Dispositions of property excluded from Act s. 3.58.

- (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*

Policy Implications

Shire of Northam Lease Policy A8.5:

2.0 Not-for-profit Lease:

The basic principles considered in establishing a standard lease fee reflects a fair and equitable contribution of provision of a facility, the venue's pattern of use, location and the potential to obtain Community Grants assistance, as follows:-

- 2.1 The Shire levy an annual administration rent to all community, sport and recreation groups, that is not for an abovementioned community Hall, which is the equivalent amount of the building insurance applicable to the building and is reviewed annually.
- 2.2 Lessees or Licensees will be responsible for the full cost of the lease document preparation, registration and other costs associated with the execution of the agreement.
- 2.3 Lessees or Licensees must agree with Council to manage the "Demised Premises" on behalf of the community and to offer a service to the community that provides a net benefit.
- 2.4 The Lessee or Licensee will be responsible for the payment of outgoings, operating costs, and minor maintenance obligations.
- 2.5 The Lessee or Licensee will not be responsible for Shire Rates, apart from rubbish service rates.
- 2.6 The Shire will insure the "Demised Premises" at replacement value and perform any structural repairs, improvements and maintenance in accordance with levels determined within its budget forecast.

- 2.7 In the case of the Lessee or Licensee who leases a Council building and obtains approval to carry out extensions, alterations and/or additions, Council will insure the improvements as part of its insurance portfolio at replacement value.
- 2.8 The Lessee or Licensee will be responsible for contents insurance for their contents, and also hold public liability for their activities and workers compensation insurance for their employees (if applicable) to the value stipulated in the agreement.
- 2.9 The Lessee or Licensee will be responsible for the cost of repair of any internal damage, vandalism, corrective maintenance or damage to external doors, glass windows, security lighting and any other external facility through misuse by a club representative, member or guest. The Shire may carry out any corrective works and recoup the full cost from the Lessee.
- 2.10 The Lessee or Licensee will be responsible for keeping the building clean and tidy at levels predetermined within the agreement.
- 2.11 The Lessee or Licensee will not incur any costs for property damage excluding contents occasioned by fire, fusion, explosion, lightning, civil commotion, storm, tempest, or earthquake.
- 2.12 On an annual basis, Lessees and Shire representatives will meet to carry out a property inspection to determine the extent to which the Lessee or Licensee have met their lease/licence obligation and to consider any specified building maintenance schedules for the following twelve month period within the Shire's budget parameters.

5.0 Commercial, Government or Government Agencies Agreement:

- 5.1 The Shire has an expectation that it will receive no less than market valuation for any lease or licence of the Shire's property as determined by the Valuer General, and
- 5.2 The Shire recognises that partnerships can be entered into for the benefit of the local community and acknowledges the adopted lease or licence rent will be determined on a case by case basis taking into consideration:
 - Land contribution;
 - Building cost contribution;
 - State or Federal legislation; and
 - Level of benefit to local community.
- 5.3 In the case of a Council building, the Shire will insure the "Demised Premises" at replacement value and perform any structural repairs, improvements and maintenance in accordance with the level stipulated in the agreement.
- 5.4 In the case where the "Demised Premises" are owned by the Shire, the Lessee or Licensee will be responsible for:
 - (a) Cost of repair for any internal damage, vandalism, corrective maintenance or damage to external doors, glass windows, security lighting and any other external facility through misuse by a member

- of staff, representative or guest. The Shire may carry out any corrective works and recoup the full cost from the Lessee.
- (b) All outgoings.
 - (c) Contents insurance, public liability insurance, to the value stipulated in the agreement.
 - (d) In the case of Lessee or Licensee obtaining approval to carry out extensions, alterations and/or additions, Council will insure the improvements as part of its insurance portfolio at replacement value.
- 5.5 In the case where the "Demised Premises" was not built by the Shire, the Lessee or Licensee will be responsible for:
- (a) Insuring the building at replacement value even though it is or becomes a Council asset.
 - (b) Keeping the improvements well presented, clean and tidy at levels predetermined within the lease arrangements.
 - (c) Contents insurance, public liability insurance, and workers compensation to the value stipulated in the agreement
 - (d) The Lessee or Licensee will be responsible to meet the full cost of the document preparation, registration and other costs associated with the execution of the agreement.

Stakeholder Engagement / Consultation

Avon Valley Advocate 13 March 2019.

Risk Implications

- Reputational – Low
 - The risk to the Shire's reputation is low because the Shire is considering the best possible options for the community.
- Financial – Low
 - The cost to the Shire is low, possible cost of \$360 for advertising.
- Compliance – Moderate
 - The obligation is on the Shire to comply with the Act and Regulations.
- Legal – Low
 - There is no apparent legal risk with the leasing arrangements.

OFFICER'S COMMENT

The Shire advertised the properties for lease and the advertisement closed on 27th March 2019. The Shire received four letters of interest in using the land and a further letter is pending. Three from Community based organisations and two from Commercial based organisations.

Community

1. Federals Football Club; (currently leasing)
2. Railways Football Club.

3. Northam and Districts Motor Cycle Club

Commercial

1. TECon Australia
2. AWP Group (Advanced Weather Protection)

Federals Football Club is the current Lessee, and use the land for farming to raise funds for their club.

Railways Football Club would also use the land for farming purposes to raise funds for their club.

Northam and Districts Motor Cycle Club would do the same with the desire to expand the track and hold annual community events such as a medieval festival which would benefit the whole community as well as raise funds for their club.

TECon Australia are acting on behalf of Eadine Road Pty Ltd and would like to have a commercial motorcross club and build facilities to share with the existing motorcycle club. This has not been discussed with the current motorcycle club to discern their interest in sharing facilities. TECon have also offered \$5,000 per annum as a donation to be shared with other community clubs.

AWP Group (Advanced Weather Protection) are yet to provide their letter of offer.

If the Council chooses a commercial group, the Shire would need to advertise in accordance with s3.58 of the Local Government Act 1995 as well as have the land valued by the Valuer General to identify the correct rental for the property.

If Council choose a community group, then the necessity for advertising would not be required.

Concerns

There are concerns that if the lease is given to a professional motorcycle group it may have an adverse impact on the existing Northam and Districts Motor Cycle Club who have worked hard to establish themselves and set up a good community sporting group where people of all ages and abilities can come together for sport.

TECon have not spoken to the current committee (they spoke briefly to the old committee) and the Shire feels that before any commitment is fully made between the Shire and TECon that a discussion should be held between TECon

and the club committee to ensure they would be on board and there would not be any detriment to them.

Access is another issue that would need to be determined. As the current access to the property is not considered suitable by Main Roads, the Shire would need to consider a more permanent option.

Benefits

The benefits to the Shire if they lease to a commercial business include:

- Commercial rental for the property
- Receiving land rates
- TECon have also offered to renew the fences over a period of time.

In addition TECon have made an offer to provide an annual donation of \$5,000 to be shared among local sporting groups, which would be advantageous for several community groups rather than just one.

RECOMMENDATION

That Council:

- 1. Lease Lots 470 and 471 Great Eastern Highway to Eadine Road Pty Ltd for a period of ten (10) years with an option to renew for a further ten (10) years, in accordance with Policy A8.4, section 5.0 and subject to the following conditions:**
 - Development approval being obtained from the local government;
 - Eadine Road Pty Ltd being required to engage with Northam and Districts Motor Cycle Club with the view of identifying shared facilities opportunities;
 - An annual contribution of \$5,000 being provided to be provided to a local sporting group
 - Annual Lease fee's to be determined by independent valuation
 - Installing of contour banks to prevent soil erosion;
 - Undertaking a fencing program to fence 500m – 1km per annum; and
 - Maintaining firebreaks in accordance with the requirements of the local government.
- 2. Request the Chief Executive Officer to obtain a valuation to determine the annual rent;**
- 3. Request the Chief Executive Officer to prepare a lease agreement to be executed under common seal.**

Attachment 1



12.5 COMMUNITY SERVICES

Nil.

13. MATTERS BEHIND CLOSED DOORS

RECOMMENDATION

That Council, in accordance with section 11.1(i) the Shire of Northam Standing Orders Local Law 2018 and Section 5.23 (2) (c) and (e) of the *Local Government Act 1995*, meet behind closed doors to consider:

- Agenda item 13.1 - Proposed Sale of Lots 135, 137, 139, 141, 147, 151, 155 Wellington Street, Northam as the matter relates to a contract which may be entered into; and
- Agenda item 13.2 – Community Assistance Grant Applications as the matter may reveal the financial affairs of a business, community group or person.

13.1 PROPOSED SALE OF LOTS 135, 137, 139, 141, 147, 151, 155 WELLINGTON STREET, NORTHAM

Cr C P Della, Cr C R Antonio and Cr J E G Williams declared an "Impartiality" interest in item 13.2 - Community Assistance Grant Applications as they are a member of groups who have applied for grants.

13.2 COMMUNITY ASSISTANCE GRANT APPLICATIONS

14. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

15. URGENT BUSINESS APPROVED BY DECISION

Nil.

16. DECLARATION OF CLOSURE