



Shire of Northam

Heritage, Commerce and Lifestyle

SHIRE OF NORTHAM

**MINUTES
OF THE
ORDINARY COUNCIL MEETING
HELD ON
WEDNESDAY
15 AUGUST 2012**

SHIRE OF NORTHAM

MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 15 AUGUST 2012 AT 5:30 PM

	Page
1. OPENING AND WELCOME	1
2. DECLARATION OF INTEREST	2
3. ATTENDANCE	2
4. APOLOGIES	3
5. LEAVE OF ABSENCE PREVIOUSLY APPROVED.....	3
5.1 LEAVE OF ABSENCE PREVIOUSLY APPROVED.....	3
6. APPLICATIONS FOR LEAVE OF ABSENCE.....	3
6.1 APPLICATIONS FOR LEAVE OF ABSENCE.....	3
7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....	4
8. PUBLIC QUESTION TIME	4
9. PUBLIC STATEMENT TIME	4
10. PETITIONS/DEPUTATIONS/PRESENTATIONS	6
11. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	7
11.1 CONFIRMATION OF THE MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 18 JULY 2012.	7
11.2 CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD ON 31 JULY 2012.	7
12. ANNOUNCEMENTS BY THE PRESIDING OFFICER WITHOUT DISCUSSION	8
12.1 ANNOUNCEMENTS BY THE PRESIDING OFFICER WITHOUT DISCUSSION.	8
13. REPORTS OF OFFICERS.....	11
13.1. ADMINISTRATION	11
13.2. DEVELOPMENT SERVICES.....	12
13.2.1 UPGRADES TO NORTHAM AIRPORT 2012/13 - TENDER 4 OF 2012.....	12
13.2.2 CONVERSION OF OUTBUILDING TO ANCILLARY ACCOMMODATION. LOT 517 (11) GARRIGAN CLOSE, NORTHAM	17
13.2.3 FINAL ADOPTION OF WUNDOWIE NORTHWEST PRECINCT LOCAL STRUCTURE PLAN - LOTS 2, 3, 4, 5 & 7, LOCS M2036 & M2035 GOLF LINKS ROAD AND LOT 20 FERNIE ROAD, WUNDOWIE.....	29
13.2.4 PROPOSED RENOVATION OF EXISTING GARDEN SHED, TOILET, VERANDA, SHADE SAILS, COMPOST BAYS AND PIZZA OVEN FOR USE OF COMMUNITY GARDEN - LOT 6 (95) WELLINGTON STREET, NORTHAM	89
13.2.5 RESERVE 37450 CORNER OF BYFIELD STREET & BROOMHALL ROAD, NORTHAM.....	95

13.2.6 ADOPTION OF SUBDIVISION GUIDE PLAN - LOT411 (35) NORTHAM- PITHARA ROAD, IRISHTOWN.....	100
13.2.7 ADOPTION OF SHIRE OF NORTHAM DEVELOPMENT CONTRIBUTION PLAN 106	
13.2.8 RIDING FOR THE DISABLED BAKERS HILL CARRIAGE DRIVING CENTRE	136
13.2.9 PROPOSED DISPOSAL OF COUNCIL PROPERTY LOT 258 GREGORY STREET, NORTHAM.....	142
13.3. CORPORATE SERVICES	149
13.3.1 ACCOUNTS & STATEMENTS OF ACCOUNTS	149
13.3.2 FINANCIAL STATEMENTS TO 30 JUNE 2012.....	166
13.3.3 SHIRE OF NORTHAM ART COLLECTION COMMITTEE REPORT	195
13.4. COMMUNITY SERVICES.....	204
13.4.1 COMMUNITY SPORT AND RECREATION FACILITIES FUNDING APPLICATION	204
13.4.2 BUSH FIRE ADVISORY COMMITTEE	207
13.5. ENGINEERING SERVICES.....	221
14. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	221
15. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING.....	221
15.1. ELECTED MEMBERS	221
15.2. OFFICERS.....	221
16. CONFIDENTIAL ITEM/S.....	221
17. DECLARATION OF CLOSURE	221

SHIRE OF NORTHAM

Minutes of the Ordinary Council Meeting held in the Council Chambers on WEDNESDAY, 15 August 2012 at 5:30 pm

DISCLAIMER

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

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

1. OPENING AND WELCOME

The Presiding Officer, Cr S Pollard declared the meeting open at 5.34pm.

2. DECLARATION OF INTEREST

Parts of Division 6 Subdivision 1 of the Local Government Act 1995 requires Council members and employees to disclose any direct or indirect financial interest or general interest in any matter listed in this agenda.

The Act also requires the nature of the interest to be disclosed in writing before the meeting or immediately before the matter being discussed.

NB A Council member who makes a disclosure must not preside or participate in, or be present during, any discussion or decision making procedure relating to the disclosed matter unless the procedures set out in Sections 5.68 or 5.69 of the Act have been complied with.

Cr R Tinetti declared a 'Proximity' Interest in Item 13.2.2 - Conversion of Outbuilding to Ancillary Accommodation, Lot 517 (11) Garrigan Close, Northam - as he resides at 31 Garrigan Close, Northam as does applicant.

Cr T Little declared an 'Impartiality' Interest in Item 13.2.3 - Final adoption of Wundowie Northwest Precinct Local Structure Plan Lots 2, 3, 4, 5 & 7 Locs M2036 & M2035 Golf Links Road and Lot 20 Fernie Road, Wundowie - John Court was for many years a sponsor of Wundowie Football Club, he has also had a dealing with a company Mr Court is involved with some years ago.

Cr S Pollard declared an 'Impartiality' Interest in Item 13.2.4 - Proposed renovation of existing garden shed, toilet, veranda, shade sails, compost bays and pizza oven for use of Community Garden - Lot 6 (95) Wellington Street, Northam - applicant has been known to him for many years.

3. ATTENDANCE

COUNCIL

President
Councillors

Cr S B Pollard
T M Little
K D Saunders
U Rumjantsev
R W Tinetti
A W Llewellyn
D A Hughes
J E Williams

Chief Executive Officer
Executive Manager Development Services
Executive Manager Corporate Services
Executive Manager Engineering Services
A/Executive Manager Community Services

N A Hale
P B Steven
D R Gobbart
S Lee
A Gray

GALLERY

Ten (10) members of the public;
One (1) member of staff; and
One (1) member from the press

4. APOLOGIES

5. LEAVE OF ABSENCE PREVIOUSLY APPROVED

5.1 LEAVE OF ABSENCE PREVIOUSLY APPROVED

Cr D Hughes had applied for a leave of absence for the period:
24/07/2012 to 13/08/2012

Cr D Beresford had applied for a leave of absence for the period:
26/07/2012 to 19/08/2012

Cr R Head had applied for a leave of absence for the period:
01/08/2012 to 31/08/2012

6. APPLICATIONS FOR LEAVE OF ABSENCE

6.1 APPLICATIONS FOR LEAVE OF ABSENCE.

Cr A Llewellyn has applied for a leave of absence from all Council duties for the
period:
23/08/2012 to 06/10/2012

RECOMMENDATION/COUNCIL DECISION

Minute No C.1822

Moved: Cr D Hughes
Seconded: Cr T Little

**Cr A Llewellyn has applied for a leave of absence from all Council duties for the
period:
23/08/2012 to 06/10/2012**

CARRIED 8/0

7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

8. PUBLIC QUESTION TIME

Mr Hitchcock asked the following questions to the CEO:

Q 1. Why did the Shire take six (6) weeks to complete the 2.2km of works on Scott Road and a machine was left on the roadside for 7 weeks?

Response Crew were required to undertake emergency works on Decastilla Road.

Q 2. Who is in charge of maintaining the Shire Engineering department's equipment?

Response The Shire utilises local contractors to undertake maintenance on equipment. However, parts are sourced from outside the Shire, unfortunately there can be delays in the availability of parts arriving.

Q 3. Why has the staff level decreased in the last three (3) years?

Response A contributing factor in staff turnover relates to the mining sector, unfortunately the Shire is not in a position to compete with the wages being offered.

CEO Mr Hale extended an offer to Mr Hitchcock to discuss this matter further, at an arranged meeting.

9. PUBLIC STATEMENT TIME

Mr Mark Hay read the following statement to Council:

Dear Council Members,

Further to our initial discussions at the meeting last week I herewith list a few points for consideration in this all important issue.

Both John Court and myself are very community minded and like to think of ourselves as responsible corporate citizens, and I think this has been borne out admirably in our relationships to date and the long track record that John has in supporting and funding the Wundowie community. I would also note I think it is unfortunate that we weren't consulted earlier on this issue, to give some meaningful feedback, especially knowing our depth and experience in developing and the roles we are playing within the Northam Shire Council in bringing rural/residential subdivision to the market.

To that end, I note you are suggesting a model to work on a 'one size fits all' basis, which can be inappropriate especially based on low value blocks such as Wundowie. As mentioned, your suggested \$4,000 contribution would be anywhere from a 10-20% cost off the bottom line, which is potentially enormous. Also, the model you are using seems to relate to a majority of the expenditure to occur in 2012/2013 when in reality, there will probably be only 20 completed dwellings in 2014/2015, yet you base this on the 2031 dwelling projections for Wundowie.

Furthermore, all the figures used in your model seem to have failed to calculate external funding and I'm sure as matters draw closer to these projects being undertaken, further funding plus enormous amounts available from royalties for regions could be added to the overall position.

The Wundowie project is an enormous project and certainly has a 20 year lifespan but it would be fair to say that in the first 5-7 years probably only 100 dwellings would be added.

The model of course should also reflect other expenditure and contributions from the developers. Indeed, in this specific project the dam and surrounding area contributed from JB Investments is a considerable valuable input to the Shire. Obviously, we as developers see our developer contributions would be best utilised within the development itself, rather than extraneous.

Finally, the economic contributions made, not from just more rate payers, but more importantly the interaction and economic flow on to businesses within the community, is another factor to be considered in the overall context.

In getting a project of this nature off the ground, several million dollars of infrastructure needs to be constructed upfront. So direct developer contributions on large scale developments should have some latitude of allowing for 20-30% of the development to get up to critical mass, before the contributions are actually paid, as there would be very little impact to overall infrastructure initially. Ideally, contributions should be paid upon settlement.

In keeping with all of the above I would suggest a far workable option would be a \$1000 payment per lot for blocks around the retail sale price of \$200,000, and then increasing in \$50,000-\$100,000 increments pro rata from there as the value increases.

I look forward to the possibility of discussing in further detail how the developers contributions can be effectively implemented.

I look forward to productive and healthy discussions in the near future.

10. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

11. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

11.1 CONFIRMATION OF THE MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 18 JULY 2012.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1823

Moved: Cr D Hughes

Seconded: Cr R Tinetti

That the Minutes of the Ordinary Meeting of Council held on Wednesday 18 July 2012 be confirmed as a true and accurate record of that meeting.

CARRIED 8/0

11.2 CONFIRMATION OF THE MINUTES OF THE SPECIAL MEETING OF COUNCIL HELD ON 31 JULY 2012.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1824

Moved: Cr K Saunders

Seconded: Cr U Rumjantsev

That the Minutes of the Special Meeting of Council held on Tuesday 31 July 2012 be confirmed as a true and accurate record of that Meeting.

CARRIED 8/0

12. ANNOUNCEMENTS BY THE PRESIDING OFFICER WITHOUT DISCUSSION**12.1 ANNOUNCEMENTS BY THE PRESIDING OFFICER WITHOUT DISCUSSION.**

<u>Visitations and Consultations</u>	
24/7/12	Avon Valley Gazette re: Gt. Eastern Highway Bakers Hill
24/7/12	ABC Radio re: Recycling plan with Shire of Toodyay
25/7/12	ABC Radio re: Detention Centre
25/7/12	Councillors strategic meeting – Budget overview
26/7/12	Joint Shire/Northam Chamber of Commerce monthly meeting
26/7/12	Yongah Hill CRG meeting
26/7/12	Bakers Hill business meeting re Gt. Eastern Highway
27/7/12	ABC Radio re: Detention Centre/Mute Swans
28/7/12	APEX Club changeover dinner
30/7/12	Avon Sub Group of Wheatbelt North RRG meeting
31/7/12	Special meeting of Council to adopt 2012/13 budget
31/7/12	Old Northam Hospital meeting
1/8/12 – 3/8/12	Local Government Week in Perth

3/8/12	Avon Descent 40th Anniversary Festival
4/8/12	Avon Descent 40th Anniversary breakfast and event start
6/8/12	AROC meeting in Toodyay – Cr. Little deputising
8/8/12	Meeting with Wundowie property developer in Mundaring
14/8/12	NBN Rollout information session
<u>Upcoming Events</u>	
21/8/12	Food Security high level “Green Paper” forum session in Perth
22/8/12	Councillors Strategic monthly meeting
31/8/12	Citizenship Ceremony
31/8/12	Relay for Life – Cancer fundraiser event

OPERATIONAL ASPECTS

Budget 2012/13

A Special meeting of Council was held on Tuesday 31st July to adopt the 2012/13 budget. Rates have increased around 5%, partly as we are particularly conscious of the tight economic year ahead for our farming community, whilst maintaining existing service delivery levels. A new staff position is established being a Human Resource officer.

Projects 2012/13

The key projects we are looking to deliver in 2012/13 are:-

Killara Respite Centre extensions

Wundowie to Bakers Hill storm water pipeline

Bakers Hill Oval reticulation

Supertown environmental projects

Supertown Health and Emergency Services Precinct projects

Shire depot (Northam) relocation
Northam Cemetery Niche Wall
Inkpen landfill site Office improvements/Shed
Old Northam Railway Station building upgrades

Yongah Hill IDC

Our last CRG meeting on 26th July was advised that 457 detainees were on site with a further 80 expected in the following week. There had been 4 situations where external hospital treatment was required. Transfer was by St. Johns ambulance and I have raised concerns about volunteer time being used to attend to these issues. Both DIAC and SERCO have said they will look to their own workforce to see if any staff can volunteer, not only for ambulance transport, but other services the general community needs e.g. fire fighters. Health provider IHMS has 30 staff working in the facility and SERCO have in excess of 250 FTE staff

STRATEGIC ASPECTS

Regional Centres Development Plan (Supertowns)

A working party is being formed to provide oversight of delivery of the Supertown projects. Crs. Saunders, Pollard, Beresford, Head and Hughes are part of this working party with further non Council members yet to be added.

13. REPORTS OF OFFICERS

13.1. ADMINISTRATION

Nil

13.2. DEVELOPMENT SERVICES

13.2.1 UPGRADES TO NORTHAM AIRPORT 2012/13 - TENDER 4 OF 2012

Name of Applicant:	Shire of Northam
Name of Owner:	Shire of Northam
File Ref:	A12838
Officer:	Phil Steven
Officer Interest:	Nil
Policy:	Northam Airport Masterplan 2006
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

Seeking Council’s approval to call Tender 4 of 2012, 2012/13 Northam Airport Project.

BACKGROUND

At Council's Meeting on 12 August 2008, it accepted responsibility for maintaining and improving the infrastructure at the Northam Airport, at the same time as leasing out the hangar sites.

The Airport property is 30.35 hectares of freehold land, zoned Public Purposes - Airport” under the provisions of TPS 5.

The proposed development is consistent with the Northam Airport Masterplan 2006, from which a plan is attached showing the apron reserve. The work proposed in this current scope has been added on the same plan for clarity.

A meeting was held with the Northam Aero Club and the Northam Hangar Owners Association prior to the Regional Airport Development Scheme (RADS) funding application being submitted, in accordance with the Shire of Northam Community Engagement Plan.

STATUTORY REQUIREMENTS

Under the Local Government Act, Section 4 – Division 2 – Tenders for providing goods and services (s 3.57) - If the value of the proposed works is in excess of \$100,000 Council is required to tender for the project. The local government must, before Tenders are publicly invited, determine in writing the criteria for deciding which tender should be accepted.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To partner with business stakeholders to identify opportunities for economic growth and continuously improve the presentation of the Shire to attract new residents and investment.

Outcome: Maintain and improve Shire infrastructure and other assets

Strategy: Provide a strategy for the long term development of Northam airport and nearby land uses.

BUDGET IMPLICATIONS

Council’s 2012/13 Budget has allocated \$151,095 + GST towards the project, which includes \$75,500 from the Regional Airports Development Scheme (RADS).

The Shire budgets approximately \$15,000 per year towards major projects at the Northam Airport, so there is not expected to be another major project for 5 years, unless it is externally funded.

Tenders addressing appropriate selection criteria to the tender will assist in ensuring that Tenderers offer the “best value” with respect to the supply of goods and services, highlighted via the tender assessment process.

OFFICER’S COMMENT

A summary of the project and estimated costs are shown below:

The project was costed by the Shire's Engineer and Building Supervisor in order to apply for funding. However, it is considered preferable to put the project to Tender rather than undertaking the work in-house using Shire staff, as it would interrupt the Shire's road construction and maintenance program.

Total Project Cost	\$151,095
Contribution approved from RADS	\$ 75,500
Contribution budgeted by Shire	\$ 75,595
Estimated project start date:	November 2012
Estimated project completion date:	February 2013

No.	Activity description	Estimated Cost (ex GST)
1	Construction of long-term aircraft parking / apron / helipad 25m x 188m Hotmix including linemarking	\$ 77,128
2	Taxiway widening between hangar sites 32 and 33. 6m x 60m	\$ 5,100

	2 coat seal	
3	Reseal taxiway near end of runway (500m2) with hotmix	\$ 7,000
4	Sealing of area for short-term parking at edge of existing apron 250x9 (2,250m ²)	\$ 40,500
5	Concrete and painting around windsocks (2) primary and secondary	\$ 19,117
6	Fencing (screen) of parking area 25m x 1.8m high	\$ 2,250
	TOTAL	\$151,095

Before going to Tender, Council is required to specify the criteria it will use in evaluating the Tenders. It is proposed that the criteria and weighting are:

Rating Scale	Description
10	Outstanding offer, greatly exceeds criterion
8	Very good offer, exceeds criterion
6	Good offer, no deficiencies, meets criterion
4	Fair offer, few deficiencies, almost meets criterion
2	Marginal offer, some deficiencies, partly meets criterion
0	Inadequate offer, many deficiencies, does not meet criterion

Selection Criteria	Weighting (%)
Price	70
Standard of work	10
Experience	5
Local	5
Resources	5
Reliability	5
Total	100

Tenderers will be asked to provide the relevant information in their Tender.

If Council grant approval, the Tender will be advertised. Once Tenders are received, a recommendation will be brought back to Council, to allow Council to decide which Tender to accept. It is hoped that Tenders will be accepted in the next 3 months so that the work can be programmed to commence when the weather warms up, and is suitable for laying bitumen.

RECOMMENDATION/COUNCIL DECISION

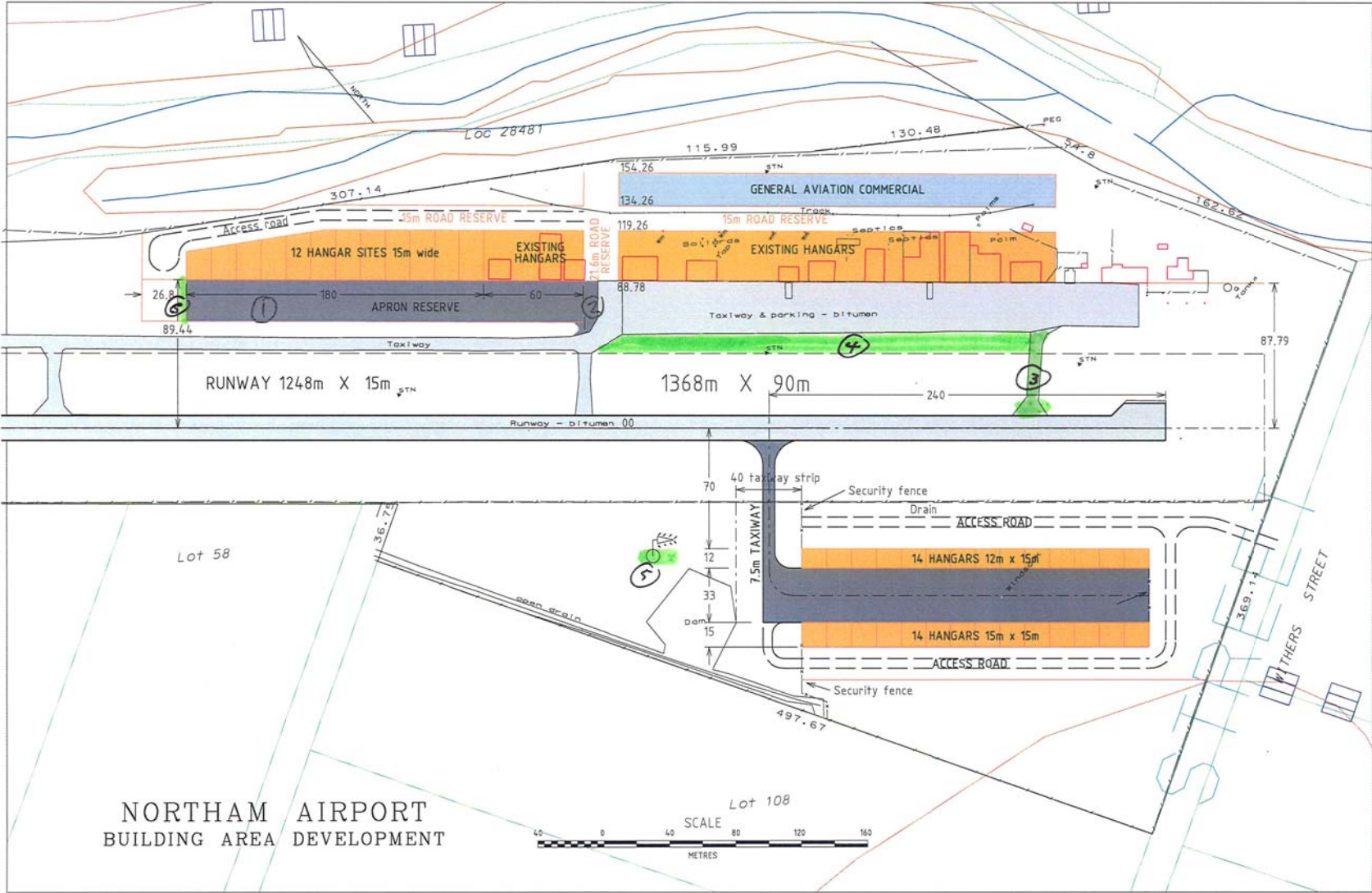
Minute No C.1825

Moved: Cr T Little

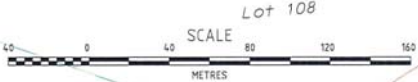
Seconded: Cr A Llewellyn

That Council calls to Tender the proposed 2012/13 Northam Airport Project (Tender 4 of 2012) which has received 50% contribution from RADS funding, and evaluate the Tenders received in accordance with the evaluation criteria shown in this report.

CARRIED 8/0



NORTHAM AIRPORT
BUILDING AREA DEVELOPMENT



Cr R Tinetti declared a 'Proximity' Interest in Item 13.2.2 - Conversion of Outbuilding to Ancillary Accommodation, Lot 517 (11) Garrigan Close, Northam - as he resides at 31 Garrigan Close, Northam as does applicant.

Cr R Tinetti departed the Chambers at 5.49pm.

13.2.2 CONVERSION OF OUTBUILDING TO ANCILLARY ACCOMMODATION. LOT 517 (11) GARRIGAN CLOSE, NORTHAM

Name of Applicant:	Mr Graeme Draffin
Name of Owner:	Mr G, Mr M & Mrs D Draffin
File Ref:	A13765
Officer:	Phil Steven / Austin Donaghey
Officer Interest:	Nil
Policy:	Local Planning Policy 2.2 - Outbuilding
Voting:	Simple Majority
Date:	10 July 2012

PURPOSE

The applicant is requesting that Council grant planning approval to permit the conversion of an out-building for ancillary accommodation on 11 Garrigan Close, Northam. Approval of this application will require Council to use its discretion to vary Shire's Local Planning Policy - 2.2 Outbuildings.

BACKGROUND

Background of Key Dates and Determinations

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

Date	Item / Outcome
19/06/12	Planning Application received by the Shire.
05/07/12	Letter sent to applicant requesting additional information.
06/07/12	Additional information received from applicant.
10/07/12	Application Assessed by Shire Officers
10/07/12	Report prepared for Council.

The property is zoned Special Residential under the Shire's Town Planning Scheme No. 5 and has a total land area of 4,000sqm. The proposed outbuilding will be 8m x 12.2m and have a total area of 97.6m², a maximum wall height of 2.6 metres and a maximum ridge height of 3.4 metres. The proposed ancillary accommodation will comprise a living/kitchen area, storage room, bedroom, study and en-suite bathroom.

An alfresco area 6m in width, 12.2m in length and 2.6m to ceiling height is also proposed on the western elevation of the building. A car port measuring 4m in width and 12.2m in length and 2.6m to ceiling height on the eastern elevation of the building is also proposed.

These dimensions are compliant with Shire Policy restrictions regarding outbuilding specifications in this zone which allow outbuildings of 150m². The outbuilding will also be located within normal boundary setbacks for the zone. The applicants have requested Council to consider the application for conversion of outbuilding to ancillary accommodation.

STATUTORY REQUIREMENTS

Local Planning policies are enacted under Part 2 of the Scheme. Their relationship to the Scheme is specified under Subclause 2.3.2 which states:

“A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the policy is designed to achieve before making its determination.”

Therefore, Council may approve an application despite inconsistencies with a Local Planning Policy if it is deemed that the application is appropriate in the circumstances. In determining the application, Council should give due consideration to the objectives of the policy.

In relation to this application, the Shire’s Local Planning Policy 2.2 – Outbuildings states:

“Outbuildings shall not be approved for permanent or temporary occupation, tourist accommodation or commercial purposes with the exception of a home based business or cottage industry or other use(s) as approved by the Shire via a planning consent application or an amendment to the Scheme.

Adjoining landowner consultation was undertaken by the applicant in regards to the conversion of the outbuilding which resulted in 3 submissions being received with the application. None of the submissions expressed objection regarding the proposed conversion of the outbuilding and variation to Shire Policy. Further correspondence was received by the applicants indicating they were unsuccessful in contacting the owners of Lot 518 Garrigan Close.

It was not considered necessary to readvertise to adjoining landowners as part of the current application as the applicant undertook neighbour consultation prior to submission of the application.

Section 144 of the Health Act 1911 states:***“Building not erected as dwelling not to be converted into one:***

No person shall convert into or adapt or use as a dwelling any building not originally constructed or erected as a dwelling-house, and no person shall let, or lease, or sublet, or sublease, or otherwise permit, whether for any consideration or gratuitously, the use of, the building as a dwelling, without having first obtained the consent of the local government of the district in which the building is situated, and complied (in case a conditional consent is given) with such conditions as the local government has seen fit to impose.”

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

The proposal will allow the owners to advance their current lifestyle by allowing an elderly family member to reside with them in an independent setting.

BUDGET IMPLICATIONS

The applicant has paid \$278 in planning application and advertising fees.

OFFICER’S COMMENT

The Shire’s Outbuilding Local Planning Policy stipulates that outbuildings shall not be approved for permanent occupation. However, in this case, it is considered that the current outbuilding is of a high quality standard and is capable of human habitation. The information provided with the application indicates the outbuilding has achieved adequate energy efficiency, electrical safety and sewerage requirements to allow residential living within the outbuilding. It is also considered that proposal will not impact upon the residential amenity of neighbouring properties and with no objections received from residential neighbours the proposal is considered acceptable. In conclusion it is the officer’s opinion that planning approval for the conversion of the outbuilding to ancillary accommodation is appropriate for the following reasons:

1. The applicants have demonstrated that the outbuilding is up to residential standard by achieving adequate energy efficiency, electrical safety and sewerage requirements.
2. The property of 11 Garrigan Close is considered to be of sufficient size to accommodate a dwelling and ancillary accommodation without causing harm to the private amenity of neighbouring properties and to the locality.
3. Imposing appropriate conditions is considered to be satisfactory to compel the applicants to keep the outbuilding ancillary to the main dwelling. Failures to

comply with conditions carry significant penalties under the Planning and Development Act 2005.

4. The applicant undertook neighbour consultation prior to submission of this application in which no objections were received to the proposal.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1826

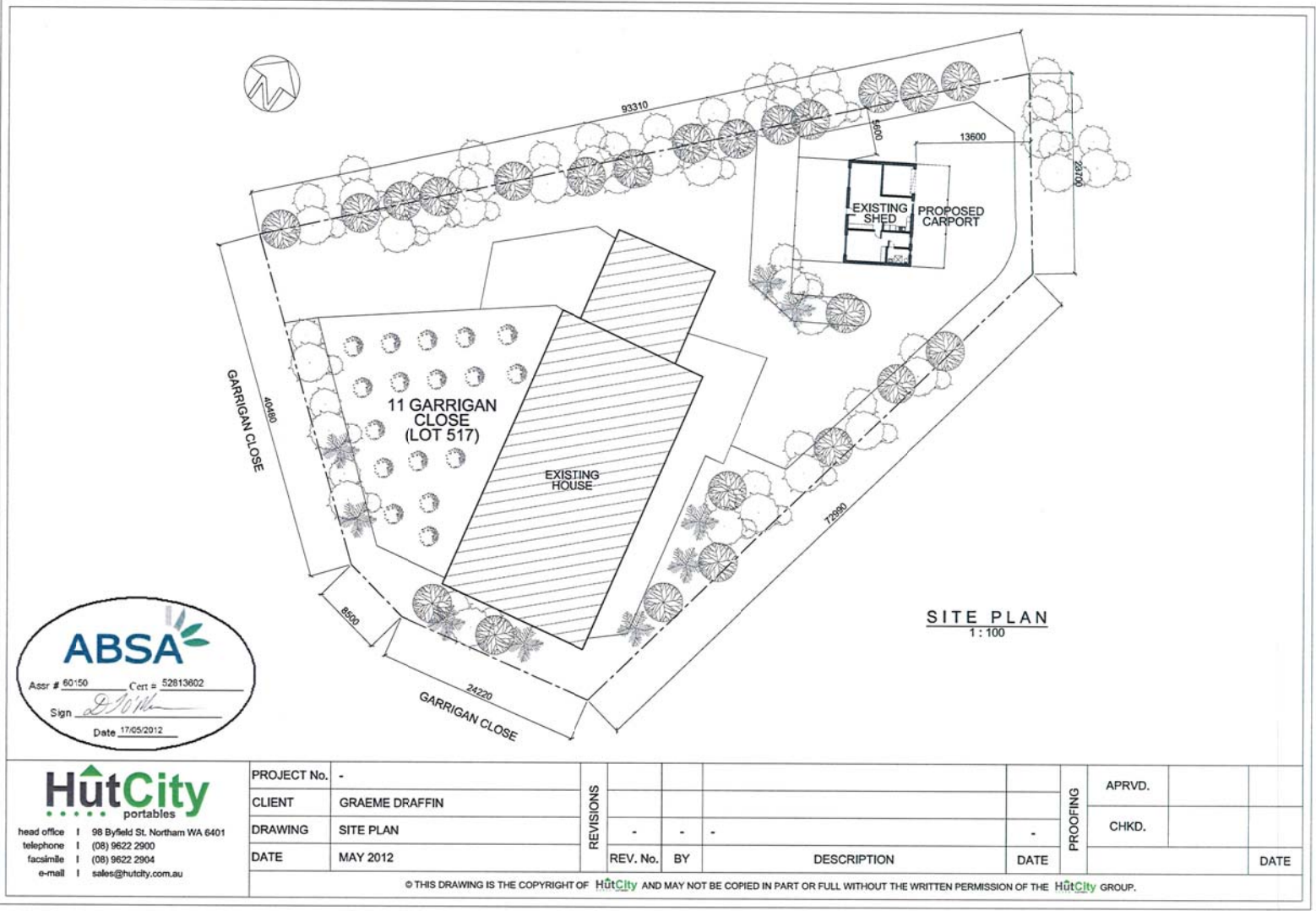
Moved: Cr K Saunders
Seconded: Cr U Rumjantsev

That Council issue planning approval for the conversion of outbuilding to ancillary accommodation on Lot 517 (11) Garrigan Close, Northam subject to the following conditions.

1. **development shall be carried out only in accordance with the terms of the application as approved herein including any approved plans.**
2. **the ancillary accommodation being no greater than 98m².**
3. **all stormwater being contained on site or directed to the Local Government's street stormwater drainage network. No runoff onto adjacent properties shall be permitted unless part of a Drainage Management Plan submitted to and approved by the Local Government.**
4. **a notification being placed on the Certificate of Title under Section 70A of the Transfer of Land Act advising current and subsequent owners of the property that the ancillary accommodation building is only to be occupied by members of the same family as the occupiers of the main dwelling.**

CARRIED 7/0

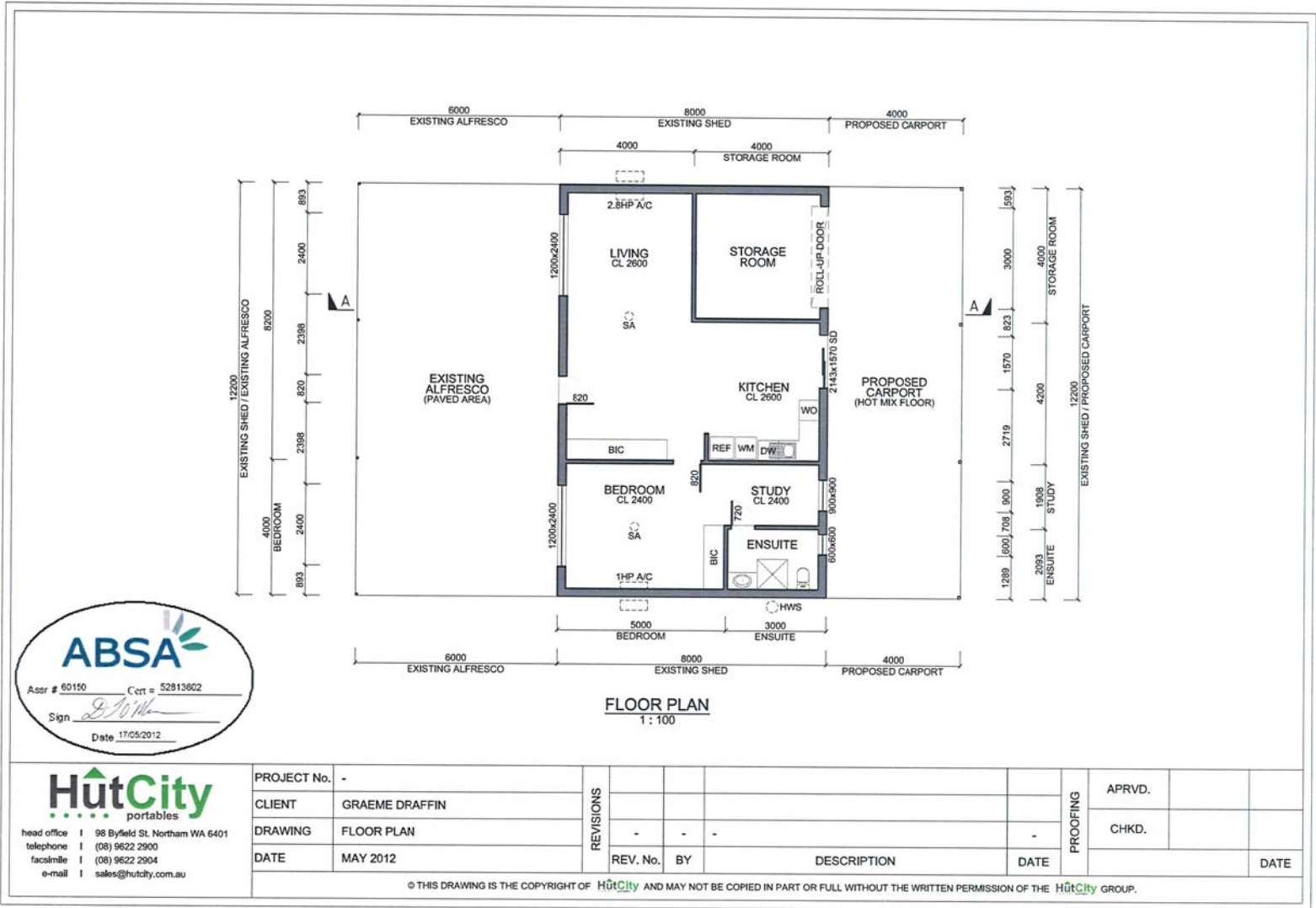
Cr R Tinetti returned to the chambers at 5.50pm.

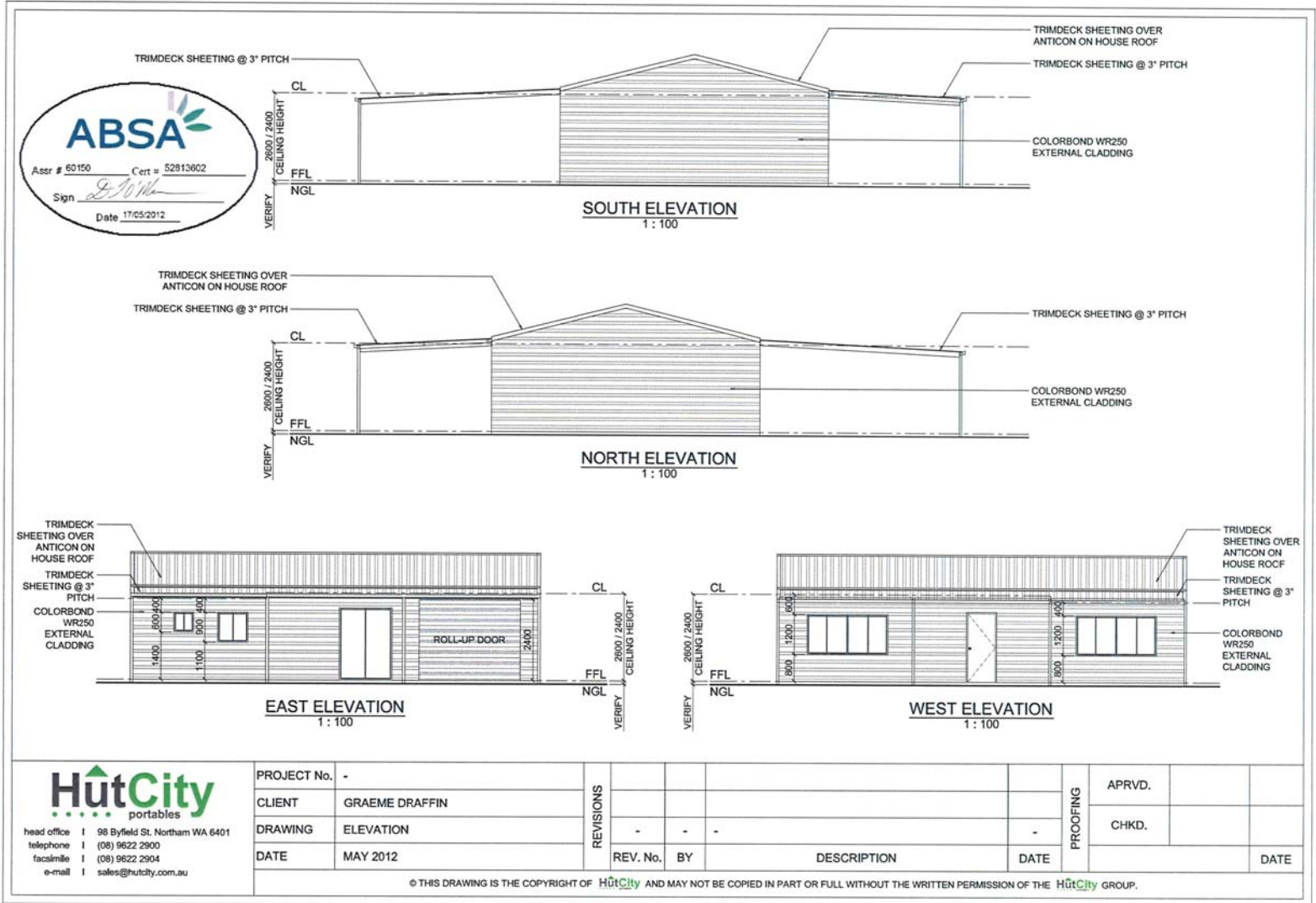


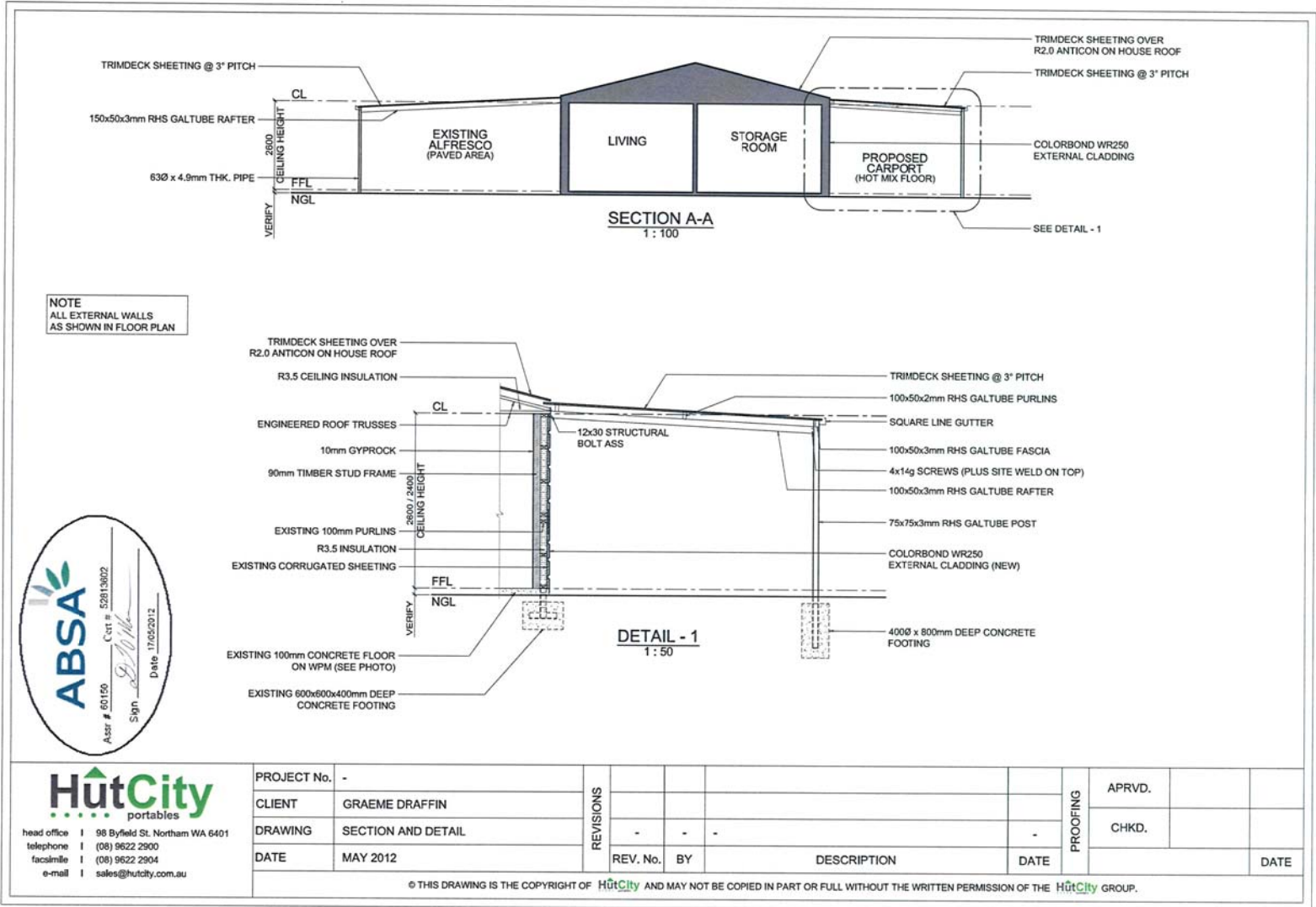
ABSA
Asst # 50150 Cert # 52813802
Sign *[Signature]*
Date 17/05/2012

HutCity
portables
head office | 98 Byfield St. Northam WA 6401
telephone | (08) 9622 2900
facsimile | (08) 9622 2904
e-mail | sales@hutcity.com.au

PROJECT No.	-	REVISIONS				PROOFING	APRVD.		
CLIENT	GRAEME DRAFFIN						CHKD.		
DRAWING	SITE PLAN		-	-	-				
DATE	MAY 2012		REV. No.	BY	DESCRIPTION		DATE		DATE
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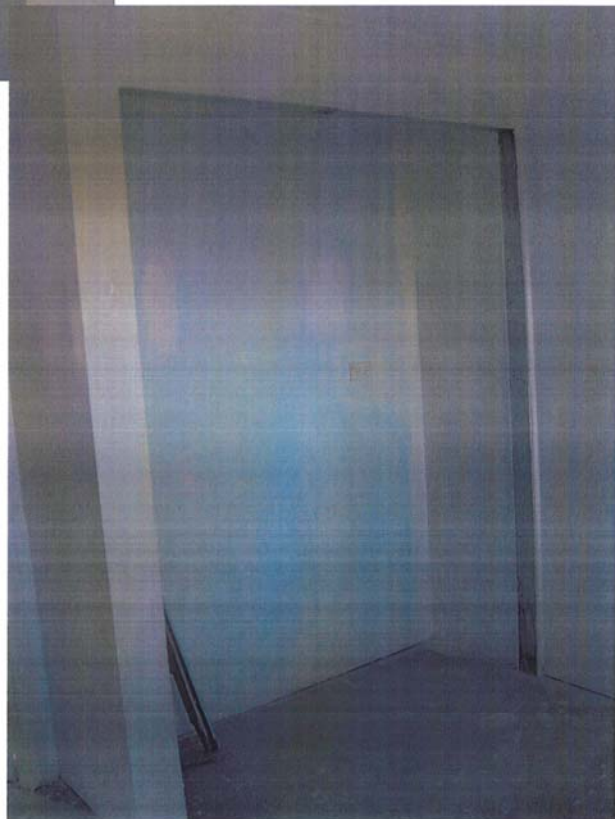
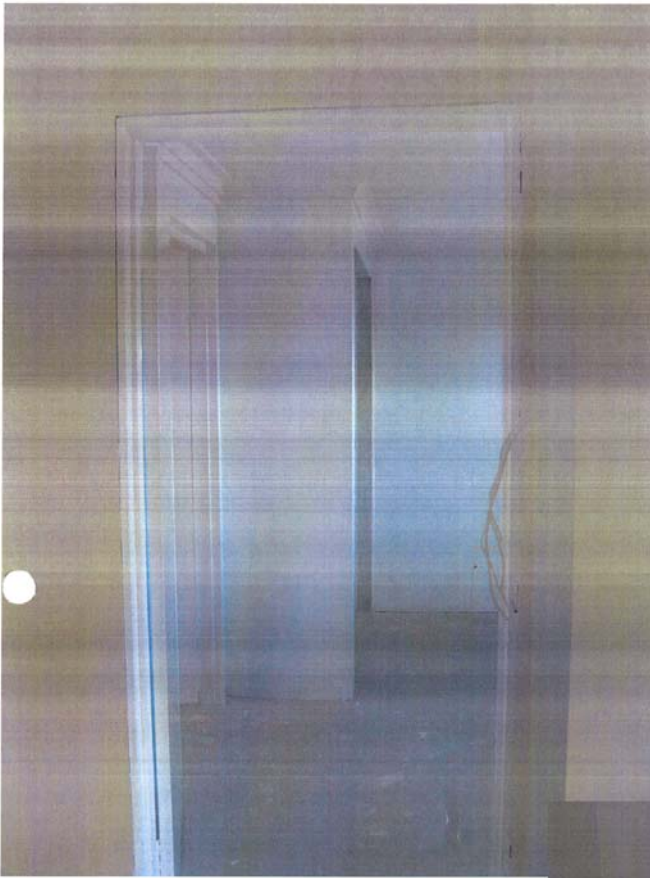














Location Plan - Lot 517 (11) Garrigan Close, Northam

Ref. A13765

Cr T Little declared an 'Impartiality' Interest in Item 13.2.3 - Final adoption of Wundowie Northwest Precinct Local Structure Plan Lots 2, 3, 4, 5 & 7 Locs M2036 & M2035 Golf Links Road and Lot 20 Fernie Road, Wundowie - John Court was for many years a sponsor of Wundowie Football Club, he has also had a dealing with a company Mr Court is involved with some years ago.

13.2.3 FINAL ADOPTION OF WUNDOWIE NORTHWEST PRECINCT LOCAL STRUCTURE PLAN - LOTS 2, 3, 4, 5 & 7, LOCS M2036 & M2035 GOLF LINKS ROAD AND LOT 20 FERNIE ROAD, WUNDOWIE.

Name of Applicant:	Tayne Evershed (Planning Solutions) on behalf of the landowners
Name of Owner:	JB Investments Pty Ltd (Lots 2 and 3) LC Hay (M2036) MW and LC Hay (M2035) P & C Cochrane (Lot 7) A & M Kursumovic (Lot 5) A & K D'Opera (Lot 4) R Admonson (Lot 20)
File Ref:	3.1.8.8
Officer:	Phil Steven / Brooke Newman
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

Council is required to consider adopting in final the Wundowie Northwest Precinct Local Structure Plan the ("WNPLSP") under Clause 5.39.5.4 of Town Planning Scheme No 3 ("TPS3").

BACKGROUND

Background of Key Dates and Determinations

The following table lists the key dates in regards to this final adoption process.

Date	Item / Outcome
18 March 2010	Scheme Amendment 21 to rezone Loc M2036 Golf Links Road to "Rural Smallholdings" gazetted.
15 September 2010	Scheme Amendment 22 to rezone Lots 2 & 3 Golf

	Links Road to "Rural Smallholdings" gazetted.
19 July 2011	WNPLSP received by the Shire
3 August 2011	Report prepared for Council.
23 August 2011 to 23 September 2011	Advertising takes place.
September 2011 to 21 May 2012	Additional information, numerous studies and review of WNPLSP took place with the revised WNPLSP being received on 21 May 2012.
23 May 2012	Revised WNPLSP is re-advertised to adjoining neighbours and service providers.
18 June 2012	Advertising period closes.
19 July 2012	Final submission received from referral agency.
24 July 2012	Meeting held at Department of Planning between Developers/Landowners, Consultant Planners, Shire Staff and Department of Planning to discuss issues.
30 July 2012	Modified LSP received from Consultant Planner
1 August 2012	Report prepared for Council.

The WNPLSP comprises Lots 2, 3, 4, 5 & 7, Locs M2036 & M2035 Golf Links Road and Lot 20 Fernie Road, Wundowie.

Loc M2035 was rezoned from "Agriculture-Local" to "Rural Smallholdings" under TPS3 at the time of gazettal.

Lots 2 and 3 were rezoned from "Agriculture-Local" to "Rural Smallholdings" under TPS3 Amendment No 22.

Loc M2036 was rezoned from "Agriculture-Local" to "Rural Smallholdings" under TPS3 Amendment No 21.

The Subdivision Guide Plans associated with Scheme Amendments No 21 and 22 indicated Rural Smallholdings lots ranging in size from 4ha to 21.8ha. The lot sizes were based on the fact that no reticulated water supply is available.

The Minister for Planning gazetted Scheme Amendments No 21 and 22 with the condition that reticulated water be provided to all lots. The applicant accepted this requirement and has incorporated the provision of reticulated water into the WNPLSP area.

As reticulated water is proposed to be provided to the WNPLSP area, the minimum lot size is able to be reduced to between 1 - 40ha as per the minimum lot sizes applicable to Rural Residential and Rural Smallholdings zones under Local Planning Scheme No 6 ("LPS6").

Lots 4, 5 & 7 Golf Links Road and Lot 20 Fernie Road, Wundowie are currently (under TPS3), and proposed to be (under LPS6) zoned "Agriculture-Local" and will require a

separate Scheme Amendment to be rezoned to either “Rural Residential” or “Rural Smallholdings” should the owners of those lots wish to apply for subdivision.

Due to the proposed provision of reticulated water and the implementation of minimum lot sizes of 1ha, structure planning was required for the locality to ensure orderly and proper planning of the WNPLSP area.

Original WNPLSP (before Council on 18 August 2011) (Attachment 1)

The original WNPLSP covers approximately 1,473 hectares of land located 2.8km to 6.4km northwest of the Wundowie town centre.

The original WNPLSP area proposed 655 lots comprising a majority of Rural Residential lots and a minority of Rural Smallholdings lots, tourist use lots and rural home business lots. The potential increase in population is approximately 1,500 persons, which would effectively double the population in and surrounding the Wundowie townsite.

At the Ordinary Council Meeting held on 18 August 2011, Council resolved as follows:

“That Council:

- 1. Consent to advertising of the Wundowie Northwest Local Structure Plan for a period of 28 days including 2 insertions in a local newspaper on consecutive weeks.*
- 2. Agree to reconsider the Wundowie Northwest Local Structure Plan once advertising is complete.*
- 3. Advise the applicant that consent to advertise the Wundowie Northwest Local Structure Plan does not constitute Council approval or endorsement of any part of the Plan.”*

The WNPLSP was advertised in accordance with the above resolution between 23 August to 23 September 2011.

During the initial advertising period, 17 submissions were received. A schedule of submissions is attached to this report (Part 1 of Attachment 2 and including Attachment 3) outlining those submissions and staff recommendations for resolutions.

Comments and requests were made within the submissions received such that the applicant was required to provide further reports and studies in relation to the WNPLSP area. Modifications were also required to be made to the WNPLSP reports and supporting documentation including the lot layout.

Revised WNPLSP (subject of this report) (Attachment 4)

The revised WNPLSP area size and location has not changed from the original WNPLSP.

However, the revised WNPLSP area proposes 572 lots comprising a majority of Rural Residential lots and a minority of Rural Smallholdings lots. It proposes tourist type uses on the Rural Smallholdings lots located in the centre of the WNPLSP area. Any tourist type activity will not be permitted without the appropriate rezoning exercise being undertaken.

The potential increase in population is approximately 1,300 persons, which would significantly increase the population in and surrounding the Wundowie townsite.

The requested studies and further modifications were received incorporated within a revised WNPLSP on 21 May 2012.

Further advertising was undertaken between 23 May and 18 June 2012. Eleven (11) submissions were received in relation to the second advertising period. These submissions are also addressed within the attached schedule of submissions.

Council is required to either accept the submissions and request modifications to the WNPLSP, accept the submission and resolve not to modify the WNPLSP or dismiss the submissions without modification to the WNPLSP.

Council is also required to resolve to adopt the WNPLSP in final with modification or without modification.

STATUTORY REQUIREMENTS

Structure Plans are dealt with under Clause 5.21 of TPS3. In particular, final adoption of the WNPLSP is specifically dealt with under Clauses 5.21.10 5.21.11 which states:

“5.21.10 Following advertising, the local government shall consider the public submissions made in respect of the structure plan, and either uphold or dismiss the submissions made.

5.21.11 The local government may require modifications to the structure plan prior to adoption.”

Therefore, Council may at its discretion, determine to dismiss or accept the submissions and determine whether the WNPLSP is to be adopted in final without modification or with modification.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

The WNPLSP, when implemented, will cater for population growth over a lengthy period of time and will allow for a large number of land parcels which will be adequate for maintaining community lifestyle choices.

Goal: To anticipate the land use needs within the Shire and implement planning decisions that ensures availability of appropriately zoned land that compliments orderly and environmentally sustainable growth and development.

The lots incorporated within the WNPLSP are appropriately zoned. The WNPLSP has been assessed in accordance with environmental and sustainability principles and decisions made in determining the WNPLSP will provide for long term growth for the locality of the Wundowie Northwest Precinct.

BUDGET IMPLICATIONS

The applicant has paid a \$5,000.00 contribution towards the assessment and, ultimately, final adoption of the WNPLSP. There may be further applicable fees depending upon the amount of work undertaken by staff.

OFFICER'S COMMENT

Although significant modifications have been undertaken to the WNPLSP which addresses the concerns raised by Officers and by submitters, the main issues are outlined below:

Environmental Concerns

DEC and EPA have raised concern over the possible impact on Black Cockatoo species which are present in the WNPLSP area.

It has been noted by DEC and EPA that the WNPLSP should be forwarded to the Commonwealth for assessment under the Environment Protection and Biodiversity Conservation Act 1999 ("EPBC Act") as it is considered by those Departments that there is a "significant" impact threat to the Black Cockatoo species.

Any referral to the Commonwealth under the EPBC Act is undertaken by the landowner/developer and is not something that Council has jurisdiction over. However, it is Officer opinion that the WNPLSP has been designed to limit impact to the Black Cockatoo species and it is not considered that there will be a "significant" impact upon the Cockatoos.

Prior to subdivision, a modification is required to the WNPLSP such that all building envelopes and final subdivision design is to be considered and, ultimately, adopted by Council prior to any subdivision approval being issued by the WAPC. It is at this stage that further investigation will be undertaken and the placement of building envelopes, access ways/driveways and roads will be considered with the view to excluding any identified habitats for the Cockatoos.

An area which traverses M2035 was identified as a possible "ecological linkage" between the Woondowing Nature Reserve and the remnant vegetation to the north of M2035 and M2036. This possible linkage has been incorporated into the WNPLSP and

will be the subject of further investigation at modification stage in the future prior to subdivision.

It is not recommended to make any modification to the WNPLSP in relation to environmental issues.

Building Envelopes

As discussed above and as per the submission from the Department of Planning, building envelopes have been identified as being an issue in that they are not noted on the WNPLSP.

TPS3 requires the placement of building envelopes on all structure plans or subdivision guide plans. However, it was considered that the WNPLSP area is too large to accommodate a plan indicating all building envelopes.

As such, a modification was undertaken to the WNPLSP such that any subdivision will require Council to adopt a modification to the WNPLSP which will identify the placement of building envelopes.

It is not recommended to make any modification to the WNPLSP in relation to the placement of building envelopes.

Bushfire Prone Areas

Concern was raised in relation to bushfire threat and proximity of dwellings to extreme bushfire hazards.

Planning for Bushfire Protection Guidelines issued by the Department of Planning state that dwellings are required to be constructed 100m from any extreme bushfire hazard.

Due to lot size, configuration and distance to the Woondowing Nature Reserve to the south, it was considered the most appropriate action was to declare certain areas as "Bush Fire Prone" areas.

This will have the effect of allowing future landowners to be aware of the hazard of bushfire threat and locate their dwelling's appropriately. It will also allow the landowners to employ design criteria of AS:3959 which will have the effect of reducing the separation distance from the extreme risk.

As the issue of bushfire threat has been addressed, it is not recommended to make any modification to the WNPLSP in relation to bushfire issues.

Modifications to the WNPLSP

A number of modifications have been undertaken to the WNPLSP including the issues discussed above.

Additionally, notes have been added to the WNPLSP which will compel various things in the future such as applying for a modification to the WNPLSP prior to subdivision in order to place building envelopes, rezoning requirements for Lots 4, 5, 7 & 20 and possible ecological linkage.

It is considered that these modifications adequately address issues raised.

Road Infrastructure

Internal road infrastructure will be the developer's responsibility to construct to the satisfaction of the local government.

However, external road infrastructure will be required to be upgraded at subdivision stage.

The WNPLSP discusses upgrading Golf Links and Fernie Road. This is considered to be a necessity and will be a condition of subdivision. However, the WNPLSP does not consider it necessary to upgrade Jarrah Road.

Upgrading of any other external roads may be conditioned at a later modification prior to subdivision stage should it be deemed necessary.

Developer Contributions

It is intended that developer contributions be paid by the developers in relation to future construction of community infrastructure.

The Developers/Landowners have expressed that they are aware of the requirement to pay developer contributions and have advised that they are willing to negotiate a possible future legal agreement between all parties to ensure that developer contributions are paid.

The WNPLSP is allowing for a 2,000m² public utility (fire shed) area and an area of approximately 4.4ha is proposed to be ceded for public open space. As developer contributions have not been included into TPS3, the Shire can ask for developer contributions to be paid as per agreements reached. The POS and public utility land may be required to be ceded as part of stage 1 of subdivision. This would adequately cover developer contribution off sets for stage 1.

Further developer contributions will be applicable on a staging basis at the approval of each subdivision stage.

Summary

In light of the above discussed issues, it is Officer opinion that the WNPLSP has adequately addressed the issues raised by making modifications to the WNPLSP. Other issues will be dealt with separately at subdivision stage facilitated by a future modification to the WNPLSP which is required to be adopted by Council.

Thus, it is recommended that Council adopt the WNPLSP without modification.

RECOMMENDATION/COUNCIL DECISION

Minute No. C1827

Moved: Cr U Rumjantsev

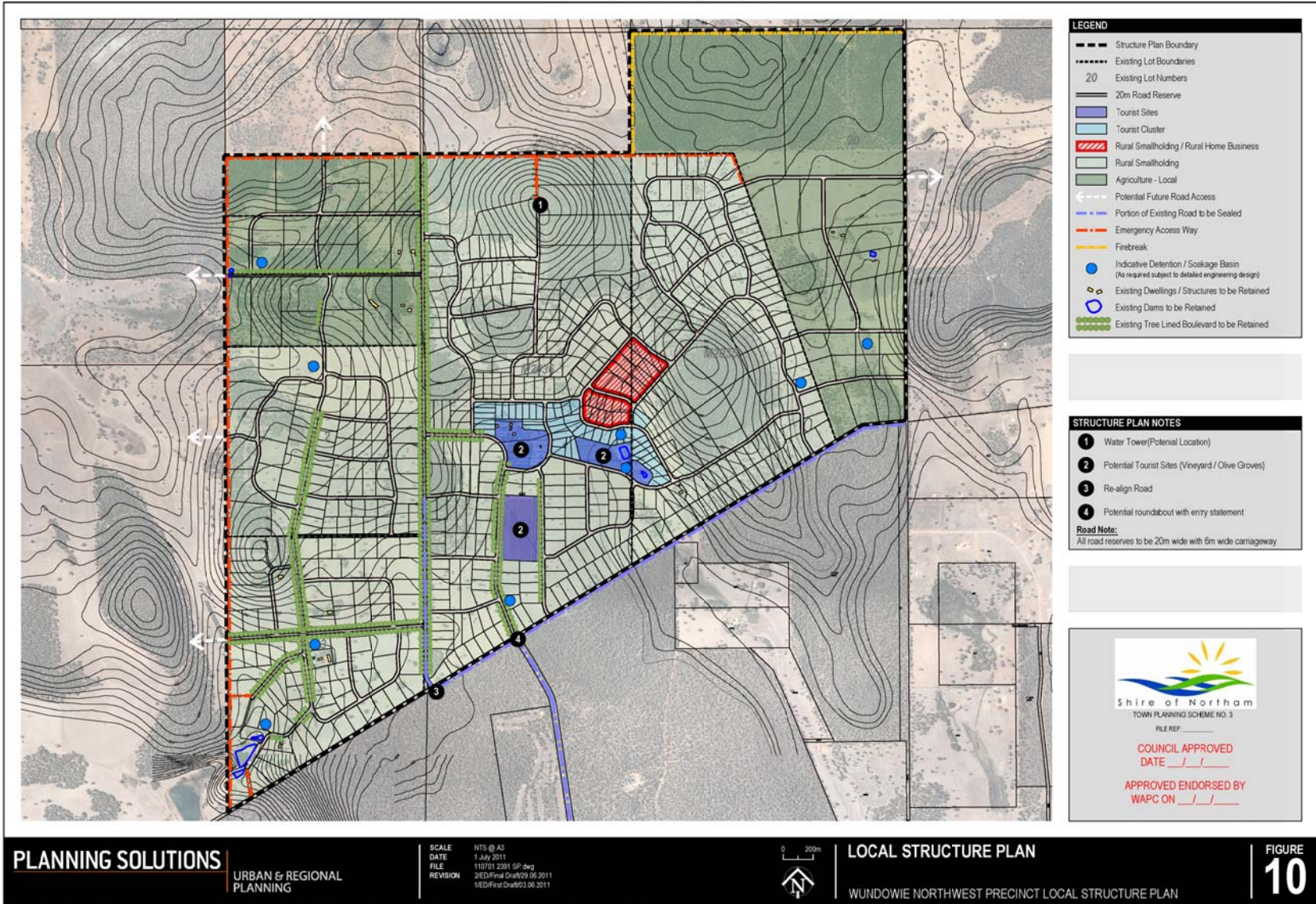
Seconded: Cr A Llewellyn

That Council,

- 1. endorse the attached schedule of submissions and the recommendations contained therein with respect to adoption of the Wundowie Northwest Precinct Local Structure Plan.**
- 2. adopt the Wundowie Northwest Precinct Local Structure Plan without modification.**
- 3. authorise the Shire President and Chief Executive Officer to sign and execute the Wundowie Northwest Precinct Local Structure Plan without modification and attach the Shire's common seal; and**
- 4. forward the signed and executed Wundowie Northwest Precinct Local Structure Plan without modification and Council's decision to the Western Australian Planning Commission for final approval.**

CARRIED 8/0

Attachment No 1



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Attachment No 2
Shire of Northam
Town Planning Scheme No 3
Wundowie Northwest Precinct Local Structure Plan
Schedule of Submissions

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
Initial Round of Advertising 23.08.11 to 23.09.11					
1	Adjoining Landowner	913 Fernie Road, Wundowie	We, the undersigned, as landowners/occupiers of land affected by proposed plans for reticulated water supply, hereby voice our vehement opposition to such plans, until such time as a viable and realistic costing/compensation target is dealt with and approved by all parties. As the hill where the water tank is proposed to be built is almost squarely in the centre of our property, at great elevation through uncleared and thick bush, containing many species of flor and fauna, we would also ask that an EPA approved study be undertaken to gauge the effects such building would have on the surrounding environment. We were only informed of this study when a neighbour dropped in with hi9s papers after the meeting had taken place, as apparently our mail was sent from Northam Shire to PO Box 108, Wundowie, not 180, our correct address. We have been living in this Shire for close to twenty years and our rates and other mail/bills have always found their way to us. We would have been at the meeting to garner more information if we were correctly informed of its takes place. Without and until such information is forthcoming, we oppose the plans.	<p>The reticulated water supply for the structure plan is proposed to be located on M2036 and shall not have any impact on 913 Fernie Road, Wundowie.</p> <p>No modification is required to the structure plan.</p> <p><u>Council Resolution</u></p> <p>Dismiss the submission with no modification to the structure plan.</p>	
2	Western Power	N/A	<p>To the best of my knowledge, we have no objections, but Western Power wishes to advise the following, in respect to any future development due to the above-mentioned proposal.</p> <p>Working in proximity to Western Power Distribution Lines</p> <p>All work must comply with Worksafe Regulation 3.64 – Guidelines for Work in the Vicinity of Overhead Power</p>	<p>Comments noted.</p> <p>No modification required to the structure plan.</p> <p><u>Council Resolution</u></p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>Lines. If any work is to breach the minimum safe working distances a Request to Work Near Underground and Overhead Powerlines form must be submitted. For more information on this please visit the Western Power Website: http://www.westernpower.com.au/safety/Electrical_Safety_at_work.html</p> <p>Please note:</p> <ul style="list-style-type: none"> a) Perth One Call Service (Freecall 1100 or visit www.dialbeforeyoudig.com.au) must be contacted and location details (of Western Power underground cabling) obtained before any excavation commencing. b) Work Safe requirements must also be observed when excavation work is being undertaken in the vicinity of any Western Power assets. <p>Western Power is obliged to point out that any change to the existing (power) system, if required, is the responsibility of the individual developer.</p>	Accept the submission with no modification to the structure plan.	
3	Main Roads	N/A	<p>Further to your correspondence of the 23 August 2011, Main Roads WA (MRWA) has reviewed the Structure Plan and provides the following comments. The subject land does not directly abut a MRWA controlled highway or major road however traffic generated by the development will have the capacity to impact the MRWA network. Depending on the direction of travel, there could be several intersections affected by increased traffic flow.</p> <p>With respect to affected intersections, previous improvements at the Hawke Avenue/ Great Eastern Highway have provided the capacity to accommodate a substantial increase in traffic. The Fernie Road/ Toodyay Road intersection will require improvement if the traffic volume along Fernie Road increases substantially. This intersection is contained within the Shire of Toodyay local authority boundary and any comments from them regarding this intersection should be considered.</p> <p>If you require any further information please contact Wayne Stewart on 9622 4713. In reply please quote</p>	<p>A traffic impact assessment has been provided and addresses the traffic flow for the structure plan.</p> <p>The impact assessment states that only 5% of the traffic flow is projected to exit the structure plan via Fernie Road to Toodyay Road.</p> <p>It is officer opinion that it quite possibly could be more than 5% but, nonetheless, would not warrant the upgrading of Fernie Road/Toodyay Road. The majority of the traffic is projected to enter/exit the structure plan via Golflinks Road, Jarrah Road and Fernie Road South.</p> <p>No modification required to the structure plan.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			file reference 01/533-04 Folio 121.	<p><u>Council Resolution:</u></p> <p>Accept the submission with no modifications to the structure plan.</p>	
4	Land Owner	Lot 3 Fernie Road, Wundowie	In regards to the proposed sub-division in Wundowie. We live on Fernie Road and my main concern would be if this new proposed sub-division will tap into our water pipeline. Reason being is that our pressure is already very low, I would hate the idea of it being even lower. Also another concern would be if there would be an increase in traffic on Fernie Road, the road is very narrow to have an open speed limit and already carries big trucks. An increase in traffic would quickly corrugate the gravel and make it more and more unsafe. I hope there is talk of widening the bitumen from just beyond Sims Road to where it meets the T section and continues as Fernie Road.	<p>The development will include upgrading of the scheme water supply and upgrading of Fernie Road as determined by the traffic impact study.</p> <p>The structure plan area is required to be serviced by reticulated water and existing infrastructure will be required to be upgraded as a condition of subdivision.</p> <p>Upgrading of road infrastructure can be apportioned at subdivision stage.</p> <p><u>Council Resolution:</u></p> <p>Accept the submission with no modifications to the structure plan.</p>	
5	Land Owner	370 Werribee Road, Wundowie	I notice there is a public comment regarding a planning application sign posted on Golf Links Road, Wundowie. Will a condition of subdivision be that Golf Links Road will be bituminised? And if so, when would this occur, and how far up Golf Links Road will the upgrade finish.	<p>Golf links road will be bituminised and upgraded as part of the subdivision works. Upgrading will be required for the full length of the road up to the subdivision area.</p> <p>Upgrading of roads will be a condition of subdivision approval.</p> <p><u>Council Resolution:</u></p> <p>Accept the submission with no modifications to the structure plan.</p>	
6	Porter	N/A	Although the structure plan report looks comprehensive there are several areas where it is	The revised structure plan demonstrates a	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
	Consulting Engineers – Shire's Consultant Engineer		<p>light on.</p> <p>A traffic assessment is essential. There are not enough connector roads to the existing network and the local roads are inadequate to accommodate the development traffic (over 6000 new vehicles).</p> <p>The report indicates that there are no watercourses, but there are still significant drainage lines that need to be dealt with. We need to clearly see the drainage paths and land use requirements for the 1 year 1 hour and 1 in 100 year events. An LWMS should be part of the Structure Plan.</p> <p>There is no assessment of the impact on the existing Wundowie social infrastructure. The 655 lots will double the Wundowie population.</p> <p>We should meet to go through the document and formulate a response to the Applicant.</p>	<p>lot yield of 572. This is significantly less than the initial structure plan.</p> <p>A traffic impact assessment has been undertaken and demonstrates the vehicle movements.</p> <p>A Local Water Management Strategy has been undertaken and has addressed concerns regarding water flow and drainage management.</p> <p>Further water management will be addressed at subdivision stage.</p> <p>Social infrastructure will be assessed separately as part of any Developer Contribution Plan that Council adopts.</p> <p>Considering the submission by Porters has been majority addressed via changes to the structure plan, it is recommended that no modification be made to the structure plan as a result of this submission.</p> <p><u>Council Resolution:</u></p> <p>Accept the submission with no modifications to the structure plan.</p>	
7	FESA	N/A	<p>We would like to take this opportunity in congratulating the Shire of Northam on insisting on public reticulated water supplies and hence hydrants being installed at regular intervals of no more than 400 metres apart.</p> <p>We also wish to suggest to the Shire that land be made available as a condition of subdivisions of a minimum of 2000m² for a fire shed/station in the future. Should you require further information please contact me at our Northam office on 9690 2300.</p>	<p>The developers of the structure plan have agreed to cede 2,000m² to accommodate a fire shed. The position of the fire shed land will be centrally located.</p> <p>As this has been adequately addressed, there is no requirement to modify the structure plan.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
				<p><u>Council Resolution:</u></p> <p>Accept the submission with no modifications to the structure plan.</p>	
8	Land Owner	The Springs 1540 Fernie Road, Wundowie	<p>To whom it may concern, I am the property owner of "The Springs" at 1540 Fernie Road. My property is called "The Springs" for that very reason it has a fresh natural watercourse through the property that is fed from the north. I have more than a concern that any modification to the landscape upstream will have huge effects on not only the fresh water quantity available but also deteriorate the quality of the water to a point where it will become salty, contaminated and unusable. I will not be gambling on taking any chances for this project to ruin my property and livelihood I have briefly reviewed the two main documents in regards to the proposed plan to subdivide the properties to the north (upstream) from my property. In parts I will be strongly objecting to the subdivision due to a number of reasons. Areas I do not object to be subdivided are:</p> <ul style="list-style-type: none"> ▪ The land along Fernie Road (As per the existing blocks on the east side of Fernie Road). ▪ The 4 blocks which run along the west boundary of the overall land mass outlined. ▪ I will object to any block being divided into a lot of size smaller than 10 hectares. <p>The project proudly offers country living and lifestyle. You would have to question the fact: - How can a 1 hectare block offer a country lifestyle when the area is no bigger than the block size in the suburbs I will bullet point my concerns at first and then be seeking further information and legal advice to support my concerns theories (this could take time) Section 9 LOCAL WATER MANAGEMENT PLAN My view on water: Water flows around the earth in 2</p>	<p>Water quality issues have been dealt with by the Local Water Management Strategy.</p> <p>Any infrastructure upgrades will be undertaken as part of the subdivision process.</p> <p>The land in question has already been through a rezoning process to permit subdivision.</p> <p>The Shire's current Local Planning Strategy permits subdivision to a minimum 1ha subject to distance from the Wundowie town centre and land capability.</p> <p>Water quality has been addressed by the Local Water Management Plan and drainage infrastructure will be conditioned as a part of subdivision approval.</p> <p>Pre-development and post-development flow of water will remain the same and measures for achieving this have been detailed in the Local Water Management Strategy.</p> <p>Any need for ATU effluent disposal will be conditioned at subdivision stage in conjunction with the land capability study.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>way "On the ground" "Or under the ground" it will always get to where it is going.</p> <p>My property is supplied water via above ground water and the fresh water spring – hence the name of the property "The Springs"</p> <p>Surface Water: With the additional roads and driveways – it is very clear there will be an increased run of which will be contaminated by oils, grease and hydrocarbons, not to mention the tons of rubbish that tends to end up on the road – will this end all end up down stream into my property and contaminate my water supply?</p> <p>Underground water: With the extreme number of houses which are planned in such a small area will all be connected to sewerage tanks and leach drains which will, due to the way they work will leach grey water into the water table and cause high levels of contamination. The document also encourages people to reuse grey water on gardens etc. – once again all the chemicals in grey water will end up in the ground water, downstream into my waterway and contaminate my water supply.</p> <p>And each one of these blocks have the right to bore down and suck the water table dry, once again seriously affecting my water supply or depleting it completely.</p> <p>At this point there is no assurance from the documentation that this subdivision will no completely destroy my water quantity, quality and in turn livelihood.</p> <ul style="list-style-type: none"> ▪ I strongly object to any development upstream on the 2 blocks that are on my northern boundary, these two blocks is where my main water supply come from (see figure 9) ▪ As planned the proposal is for over 100 x 1-2 hectare lots on my immediate boundary to the north ▪ THIS TOTALLY CONTRADICTS THE OPENING STATEMENT IN "SECTION 9" <p>Which states "During the design phase to ensure that water resources are maximised and that</p>	<p>ATU systems remove nutrients from the water prior to irrigating the water.</p> <p>The number of lots has been reduced to 572 (two - three lots will be utilised for POS and public infrastructure.</p> <p>The lots are proposed to have reticulated water thus reducing the need for bore extraction.</p> <p>In general, water management and drainage will be conditioned at subdivision stage.</p> <p>It is not recommended to make any modifications to the structure plan.</p> <p><u>Council Resolution</u></p> <p>Dismiss the submission with no modification to the structure plan.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>environmental flows are maintained".</p> <p>Obvious question is - How is this going to be achieved and place 100 or more houses in the creek lines?</p> <p>Outrageous – How could the environmental authorities allow a natural fresh water way to be totally destroyed to make way for housing?</p> <p>As per my previous comment – I have only briefly skim read the document enough to clear understanding I will not be supporting the subdivision.</p> <p>This is the first of my responses as I dissect the plan there will be more responses which will not be in favour of the plan to proceed.</p> <p>Please feel free to contact me for clarification on my statements.</p>		
9	Department of Education	N/A	<p>Thank you for your letter dated 23 August 2011 regarding the Wundowie Northwest Precinct Local Structure Plan.</p> <p>The Department of Education has reviewed the document and advises that the Wundowie primary school would be able to provide student accommodation to the additional students generated by the proposed rural residential development.</p>	<p>Comments noted. No modification is recommended to the structure plan.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
10	Heritage Council of WA	N/A	<p>Thank you for the referral received on 26 August 2011 regarding the above-mentioned structure plan.</p> <p>I wish to advise that we have no comment in relation to the proposal, as it does not appear to impact upon any place of State cultural heritage significance.</p> <p>You may wish to consider the impact (if any) upon any places of local heritage significance (I've had a look and there does not appear to be any local places affected), Please advise if you are aware of any heritage-related issues that we may be able to assist with.</p>	<p>Comments noted. No modification is recommended to the structure plan.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
11	Department of Environment and Conservation	N/A	<p>I refer to your correspondence of 23 August 2011 requesting comments on the local structure plan for the above lots. The Department of Environment and Conservation (DEC) has reviewed the referral and provides the following comments.</p>		

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>Previous Environmental Protection Authority (EPA) Referrals</p> <p>DEC is aware that the structure plan for Lot M2036 Golf Links road as referred to the Environmental Protection Authority (EPA), with the documentation for Amendment No. 21 Shire of Northam, Town Planning Scheme 3 (TPS 3), showed an average lot size of approximately four hectares. The current proposal involves smaller lot sizes and would require substantially more clearing of native vegetation for building envelopes, access, services and bushfire hazard reduction. The environmental impacts of the proposal are likely to be more significant, and thus require earlier and more comprehensive investigation than recommended by the EPA in its advice for Lot M2036, dated 28 April 2009. This advice stated that "a Level 1 Flora and Fauna survey must be undertaken prior to the commencement of site works and building envelopes should be assigned where possible in areas previously cleared. The survey is required to include Declared Rare Flora and nesting hollow potentials".</p> <p>DEC understands that the amendment of TPS 3 for Lot M2035 Golf Links Road was not referred to the EPA, and for Lots 2 and 3 Golf Links Road, Amendment No. 21 Shire of Northam, TPS 3 the assessment of native vegetation was deferred by the EPA, due to insufficient information, when it set the level of assessment.</p> <p>DEC notes that a preliminary biodiversity assessment undertaken by Landform Research has been provided to support the local structure plan report. DEC does not consider that this is adequate to identify critical conservation values for the site. Several declared rare flora (DRF) and priority species identified in the Landform Research assessment have not been recorded within 20 km of the proposal area, and some do not occur within the Perth Hills District. DEC has</p>	<p>A Level 1 Flora and Fauna Survey has been undertaken and the structure plan has been modified to ensure that minimal clearing is undertaken for infrastructure and building envelopes.</p> <p>Lot M2035 was rezoned as part of the creation of TPS3. TPS3 was referred to the EPA as part of the normal statutory process at the time.</p> <p>A Fauna Study has been undertaken and identified Black Cockatoo habitats present as well as Black Cockatoo populations.</p> <p>Building envelopes are required to be placed at subdivision stage on land which has remnant vegetation and will ensure that nesting trees are protected. The structure</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>conducted a preliminary database search for this area and found that several DRF and priority species have been recorded within 10 km of the site that have not been listed within the assessment.</p> <p>DEC does not support the survey conducted by Landform Research as adequate for a level 1 flora and fauna survey and as denser development is now proposed, DEC recommends that more comprehensive flora and fauna surveys be undertaken prior to finalisation of the structure plan. This should include a targeted survey for threatened Black Cockatoos species, nesting hollows and any declared rare and priority flora and their habitat determined likely to occur in the area. DEC can provide advice on how to conduct a targeted survey for Black Cockatoo species and review the results of the surveys once they have been completed.</p> <p>These surveys are crucial to inform the layout and density of the development, and the locations of building envelopes and access. These surveys will also assist with determining whether the proposal should be referred to the Department of Sustainability, Environment, Water, Population and Communities.</p> <p>Camaby's Black Cockatoo and Forest Red-tailed Black Cockatoo</p> <p>The site potentially provides habitat for Carnaby's Black Cockatoo (<i>Calyptorhynchus latirostris</i>) and also the Forest Red-tailed Black Cockatoo (<i>Calyptorhynchus banksii naso</i>). These are of State and national environmental significance, being listed as Endangered and Vulnerable respectively under the Australian <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). These species are also listed as Specially Protected under the <i>Western Australian Wildlife Conservation Act 1950</i>. The native vegetation on site includes potential foraging habitat for black cockatoos, and has the potential to provide roosting and breeding habitat. The</p>	<p>plan has been designed sympathetically with remnant vegetation areas.</p> <p>The structure plan has been redesigned to limit impact on Black Cockatoo species. It is considered that the design can adequately accommodate subdivision and retain Cockatoo habitat.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>biodiversity assessment undertaken by Landform Research is not sufficient for DEC to conclude that there will not be a significant environmental impact on these species. As noted above, DEC recommends a survey for threatened Black Cockatoo species be conducted prior to the structure plan being approved.</p> <p>Matters of State and National Environmental Significance Depending on the results of the flora and fauna surveys and any modification to the design of the development to reflect the results of the survey, there may be a need for the Shire to consider its obligation to refer the proposal to the EPA under <i>Environmental Protection Act 1986</i> (NB section 481), and the proponent may have obligations to make applications under the <i>Wildlife Conservation Act 1950</i> and the EPBC Act.</p> <p>In relation to matters of national environmental significance under the EPBC Act, it is recommended that the applicant/owner seek advice from the Commonwealth Department of the Sustainability, Environment, Water, Population and Communities.</p> <p>Woondowing Nature Reserve The proposed structure plan is adjacent to the Woondowing Nature Reserve which is a C - class nature reserve, vested with the Conservation Commission of Western Australia and managed by DEC for the conservation of flora and fauna. Approval of the development should not result in impositions being placed upon the management of the Nature Reserve by lot purchasers.</p> <p>It is important that the interface between any area of residential development and bushland is designed to minimise impacts on the conservation values of the reserve and the impacts of bushland management on local residents e.g. fire hazard reduction activities.</p>	<p>The Developer is at liberty to refer the application for assessment under the EPBC Act. Referral of proposals under the EPBC Act is not a Council consideration, however, it is officer opinion that the reduced lot configuration and reduced clearing will not result in significant impact to any threatened species.</p> <p>An Environmental Management Plan will be required to be submitted for approval prior to subdivision.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p><u>Fire</u> DEC notes that a hard road edge interface already exists adjacent to the nature reserve however appropriate setbacks in accordance with the "Planning/or Buslfire Protection" guidelines (WAPC, 2010) are required. A fire management plan will need to be prepared for the whole site and as an adjoining landholder, DEC requests the opportunity to provide advice on the draft fire management plan before it is approved.</p> <p><u>Fencing</u> DEC recommends that prior to development, any conditions of approval should include the construction of a fence and appropriate gates and signage along the boundary of the nature reserve to the satisfaction of the DEC to appropriately control access.</p> <p><u>70A Notice</u> Several of the proposed lots are adjacent to the Woondowing Nature Reserve. DEC recommends that prior to development, any conditions of approval should include lodging a notice on the title of these lots under Section 70A of the Transfer of Land Act, to advise prospective purchasers of activities that may occur on the adjacent Nature Reserve including:</p> <ul style="list-style-type: none"> ▪ Prescribed burning for conservation and/or fire hazard reduction purposes. ▪ Baiting with poison to control predators of native fauna. ▪ Application of herbicides and other chemicals for weed and plant disease control. <p><u>Recreation and other activities</u> The proposed development is likely to result in an increase in recreational pressures such as horse riding and trail bike riding in the adjacent Woondowing Nature Reserve and detrimental impacts such as rubbish dumping and illegal taking of fire wood may occur. DEC recommends that any conditions of development include the preparation and implementation of a management plan to the</p>	<p>Fire management issues will be dealt with through the Fire Management Plan(s) prepared as part of the subdivision.</p> <p>Any fencing requirements will be addressed as a condition of subdivision.</p> <p>Recommendations supported. Section 70A notifications, if appropriate, will be requested as part of the subdivision process.</p> <p>Comments noted. It is proposed that the subdivisional roads will be suitably wide to accommodate vehicular movement and horse riding activities. The structure plan is also proposing to accommodate POS which will likely involve the creation of a park area with play equipment.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>satisfaction of DEC to protect the values of the Nature Reserve.</p> <p>To reduce the likelihood of unsuitable recreational activities in the Nature Reserve DEC recommends that the structure plan makes provision for onsite recreational trails, for example bridal trails.</p> <p>Clearing of native vegetation Building envelopes and access roads should be placed, wherever possible, in cleared areas, to minimise the clearing of native vegetation.</p> <p>The north eastern remnant vegetation in the two proposed lots could be considered suitable for inclusion in the DEC nature conservation covenant program given their large size and minimal dissection of the bushland. According to the flora assessment by Landform Research, the central northern patch of remnant vegetation is in very good condition and DEC could consider a nature conservation covenant suitable in this location.</p> <p>Department of Water Referral DEC notes that there may be water management issues associated with this proposed development and there is a waterway on site. The proponent or Shire of Northam should refer the proposed structure plan to the Department of Water.</p>	<p>Comments noted. The structure plan has been designed to minimise the clearing process.</p> <p>Department of Water has provided a response to the referral.</p> <p>Officer recommendation is that no modification to the structure plan is necessary.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
12	Shire of Toodyay	N/A	Thank you for giving the Shire of Toodyay the opportunity to comment on the proposed Wundowie Northwest Precinct Local Structure Plan. The Shire of	Comments noted. A Traffic Impact Assessment has been undertaken and adequately addresses the traffic flow.	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>Toodyay has reviewed the proposal and wishes to make the following comments: The Shire of Toodyay would like to request that a traffic impact assessment is prepared so that the Shire of Toodyay can undertake an informed assessment on the potential impact the Local Structure Plan could have upon Shire of Toodyay local roads and the intersection of Toodyay Road and Fernie Road.</p> <p>It is requested that the Shire of Toodyay be provided with an opportunity to review the Traffic Impact Assessment and make a submission once this has been provided.</p>	<p>Officer recommendation is that no modification is required to the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
13	Land Owners	Lot 20 Fernie Road, Wundowie	<p>Re the proposed development plan Fernie Road Wundowie Block no lot 20. I have no intention of selling this area in the immediate future.</p> <p>In the future is there any reason why the whole area of lot 20 is not small rural holding of 1.0 – 1.5 ha as it is parkland cleared as per M 2035 along the boundary fence of lot 20.</p>	<p>Lot 20 contains significant remnant vegetation as detailed in the Structure Plan report.</p> <p>Lot 20 is currently zoned Agriculture-Local and will be required to undergo a rezoning process prior to any proposal for subdivision.</p> <p>However, any future subdivision will be governed by the structure plan unless a modification is undertaken by the landowners.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Dismiss the submission with no modification to the structure plan.</p>	
14	Water Corporation	N/A	<p>I refer to your letter of 23 August 2011 requesting comments from the Water Corporation regarding the above Local Structure Plan. The Corporation has no objections to the Local Structure Plan. The following comments are provided on the water servicing aspects of the proposed subdivision and development of this</p>	<p>The provision of reticulated water will be dealt with at subdivision stage.</p> <p>Comments noted. No modification to the structure plan is proposed as a result of this</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>land.</p> <p>Water reticulation is currently not available in the vicinity of the land and the existing water system that serves the Wundowie townsite and some surrounding rural residential subdivisions has not been designed, and does not have the capacity, to provide water services to the structure plan area.</p> <p>In 2010, at the request of the Shire and prospective developers of the land, the Corporation undertook some desk top technical investigations to determine if and how reticulated water could be extended to the proposed subdivision from the main Goldfields and Agricultural Water Supply conduit (GAWS pipeline).</p> <p>The provision of water to the site would essentially require construction of a new booster pumper station on the GAWS pipeline, a pipeline from the pump station to the Water Corporation's future storage tank on Jarrah Road, or alternatively to a smaller service tank at suitable high points in the structure plan area. The outcome of the Corporation's investigations, the various options that were considered, the approximate scope of works required, estimated costs and approximate timeframes have previously been communicated to the Shire's planning officers and the proponents.</p> <p>The proponent has also had recent discussions with the Corporation regarding alternative tank locations and staging options. The final system layout and costs are subject among other things to detailed engineering design, pipe routes, tank location and size.</p> <p>The Corporation notes that the structure plan indicates a possible water tank location. The final sites for the tank/s should be identified on future subdivision plans for transfer to the Corporation.</p>	<p>submission.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
15	Department of Mines and	N/A	The Geological Survey of Western Australia (GSWA) has assessed the proposal on behalf of the	The Local Government does not have jurisdiction over mining operations covered	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation																
	Petroleum		<p>Department of Mines and Petroleum (DMP) with respect to access to minerals and petroleum resources, geothermal energy and basic raw materials.</p> <p>The proposal area is highly prospective for bauxite mineralization and is covered by three active Exploration Licences (Table 1).</p> <p>Table 1 – Active Mining Tenements over proposal area</p> <table border="1" data-bbox="680 573 1186 695"> <thead> <tr> <th>Tenement</th> <th>Status</th> <th>Tenement Holder</th> <th>Applicat</th> </tr> </thead> <tbody> <tr> <td>E 70/2230</td> <td>LIVE</td> <td>MERCATOR METALS PTY LTD</td> <td>17/09/1</td> </tr> <tr> <td>E 70/3159</td> <td>LIVE</td> <td>BAUXITE RESOURCES LIMITED</td> <td>26/03/2</td> </tr> <tr> <td>E 70/3366</td> <td>LIVE</td> <td>FRAKA INVESTMENTS PTY LTD</td> <td>14/12/2</td> </tr> </tbody> </table> <p>DMP consulted all the tenement holders regarding this proposal and Bauxite Resources Limited (BRL) responded (on its own behalf for E70/3159, and on behalf of Mercator Metals Pty Ltd, in its capacity as Power of Attorney for E70/2230) that it had serious concerns regarding access to potentially significant bauxite mineralization. The Exploration Licence held by Franka Investments Pty Ltd covers a narrow corridor on the western side of the proposal area and Franka had no concerns regarding the proposal. BRL is actively exploring in the region both within and close to the proposal area.</p> <p>It is negotiating access agreements with freehold landowners, and conducting drilling programs on active mining tenements. It is in the process of identifying potential resources sufficient to feasibly support numerous projects including the development and operation of a refinery in the South West of Western Australia.</p> <p>BRL believes that this project could be of significant economic and social benefit to Western Australia and in particular, the communities directly involved.</p> <p>GSWA has assessed available geological information and concludes that most of the proposal area, and adjoining areas, have high potential for bauxite</p>	Tenement	Status	Tenement Holder	Applicat	E 70/2230	LIVE	MERCATOR METALS PTY LTD	17/09/1	E 70/3159	LIVE	BAUXITE RESOURCES LIMITED	26/03/2	E 70/3366	LIVE	FRAKA INVESTMENTS PTY LTD	14/12/2	<p>by the Mining Act. However, the comments are noted and it is suggested that any approved subdivision of the structure plan will result in reduced mining activities.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
Tenement	Status	Tenement Holder	Applicat																		
E 70/2230	LIVE	MERCATOR METALS PTY LTD	17/09/1																		
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Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>mineralization. Whilst there are currently no defined resources in these areas, based upon the current level of exploration activity and available geological information, resources of bauxite are likely to be defined nearby. Mining of such resources could be constrained by this proposal.</p> <p>It is regrettable that part of this proposal area has recently been rezoned from 'Agriculture-Local' to 'Rural Smallholding'. We cannot find any record of consultation regarding this change of zoning on Lot M2036 Golf Links Road (Amendment No 21 on 21/5/2010) and on Lots 2 and 3 Golf Links Road (Amendment No 22 on 03/09/2010).</p> <p>The Shire is reminded that in the Schedule in the Memorandum of Understanding between the Western Australian Planning Commission, Department of Mines and Petroleum and Department of Planning there is a requirement for referral of "Town Planning Schemes and Amendments" in the Shire of Northam to DMP.</p> <p>Furthermore, the Shire's Rezoning and Subdivision Criteria, as shown in the Ordinary Council Meeting Minutes on the initiation and adoption of each of these scheme amendments states - "Any proposal for rezoning and subdivision for rural smallholding ... will only be supported by the local government where it is able to satisfy the following criteria: ... xi) Where natural primary resources including prospective areas for mineralisation and basic raw materials, water catchments and areas of environmental significance are protected."</p> <p>In summary, GSWA has serious concerns about this proposal because of the potential it has to cause land use conflict and possible sterilization of State resources. For this reason we cannot support this proposal at this time and request a deferral of consideration of the structure plan until after the current phase of exploration is completed, and the extent of any resultant resources is known, and has been assessed by the GSWA.</p>		

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
16	Shire of Mundaring	N/A	<p>The Shire of Mundaring provides the following comments on the Wundowie North West Structure Plan. However, these comments are provided, without prejudice, based on the scenario that the land will be appropriately zoned to allow such development under the Shire of Northam's proposed new Local Planning Scheme No.6, once that Scheme is gazetted.</p> <p>The Shire of Mundaring intends to provide comments on the Shire of Northam's draft Local Planning Scheme No.6 and Local Planning Strategy. These comments on the Wundowie North West Local Structure Plan should not be interpreted as the Shire of Mundaring's support for the proposed zonings and provisions of Local Planning Scheme NO.6 or the Local Planning Strategy, as the Shire of Mundaring has not yet considered those documents.</p> <p>By way of background, the Shire of Mundaring has prepared and publicly advertised draft Local Planning Scheme No.4 and the associated draft Local Planning Strategy (herein referred to as 'the draft Scheme' and 'the draft Strategy' respectively).</p> <p>Notwithstanding that these documents have not yet been Gazetted, it is considered prudent for the Shire of Mundaring to consider the Wundowie North West Local Structure Plan in accordance with its draft provisions.</p> <p>The comments provided below aim to advance the objectives of the Shire of Mundaring's draft Scheme and Strategy and, where possible, unite the strategic planning objectives of the Shire of Mundaring and the Shire of Northam. It is considered that by advancing these objectives, the Shire of Mundaring will have given due consideration to the Structure Plan in accordance with the provisions and objectives of its currently operating Town Planning Scheme NO.3 and draft Scheme and draft Strategy.</p>	<p>The land will be appropriately zoned under LPS6.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

Attachment No 2

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			<p>The Shire of Mundaring's responses to the Structure Plan have been grouped by topic for ease of comprehension.</p> <p><u>Key Themes and Attributes</u> It is noted that the key themes and attributes of the Wundowie North West Local Structure Plan are to:</p> <ul style="list-style-type: none"> • Minimise land clearing and vegetation removal • Maximise Bushfire Safety • Diversify the mix of lot sizes and land uses <p>Recommendation 1: That the Shire of Northam registers the Shire of Mundaring's broad support for development which aims to protect the environment, enhance bushfire safety and provide housing and land use choice as the same are consistent with the Shire of Mundaring's draft Scheme and draft Strategy objectives.</p> <p><u>Bushfire Risk</u> It is noted that the properties within the Wundowie North West Local Structure Plan area are subject to bushfire risk. One thing that the Shire of Mundaring has found useful is to use Fire Management Plans and notices on certificates of title to alert future owners of properties to the existence of the Fire Management Plan covering their property.</p> <p>Recommendation 2: That the Shire of Northam considers incorporating fire hazard mitigating provisions into the technical guidelines of the Wundowie North West Structure Plan, namely:</p> <ol style="list-style-type: none"> 1. Preparation, endorsement and application of a specific Fire Management Plan 2. A requirement to place notices on the certificates of title of all proposed lots identifying that a Fire Management Plan applies to the property. <p>This will have the effect of ensuring that items 1 and 2, listed above in Recommendation 2, will be included on</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>The revised structure plan will have a number of lots declared as "Bushfire Prone" which will trigger the components of AS:3959 for building design.</p> <p>Fire Management Plans will be required at subdivision stage.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>any future subdivision as required by s6.6 of the Wundowie North West Local Structure Plan.</p> <p>It would be appropriate for the Shire of Northam to liaise with the Shire of Mundaring when preparing or assessing a Fire Management Plan for land abutting the Shire of Mundaring. This will enable the Shire of Mundaring to comment on fire management proposals and to coordinate these with any future fire management proposals for adjoining or nearby land within the Shire of Mundaring.</p> <p>Recommendations 3: That the Shire of Northam liaise with the Shire of Mundaring when preparing or assessing Fire Management Plans for land abutting the Shire of Mundaring.</p> <p><u>Environmental Responsiveness</u> Environmental provisions within the Shire of Mundaring's draft Strategy aim to strengthen existing Scheme provisions. In particular, to ensure that vegetation complexes, watercourses and fauna are sustained and their conditions improved. It is noted in the Wundowie North West Local Structure Plan that:</p> <p><i>The headwaters of nearby watercourses commence outside the subject site and drain to Wooroloo Brook.</i></p> <p>It is the view of the Shire of Mundaring that the quality of headwaters (and thus Wooroloo Brook), which commence outside of the subject site, are affected by the quality of the environment within the subject property.</p> <p>Recommendation 4: That the Wundowie North West Structure Plan ensures that natural environments within the subject area are enhanced to protect the quality of Wooroloo Brook and that land uses occurring in the same area will not lead to environmental degradation. In so doing, the Structure Plan will accord with the Shire's draft Strategy to:</p>	<p>A Local Water Management Strategy has been prepared and is considered to be adequate for water management.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p><i>Pursue a range of measures to maintain and improve water quality and the overall environmental health of watercourses and water bodies within the Shire.</i></p> <p><u>Proposed Strategies</u> The Shire of Mundaring's draft Scheme and draft Strategy do not contemplate further subdivision potential for the properties to the west of the subject properties. It is noted within the Wundowie North West Structure Plan that accesses are proposed.</p> <p>A strategic objective for Bailup and Wooroloo, localities in the Shire of Mundaring adjacent to the Shire of Northam's Municipal boundary, is to:</p> <p><i>Prepare a limited rural strategy for the General Agriculture zone (and larger adjacent Rural Small Holdings lots) in Bailup and Wooroloo to determine desirable agricultural and other rural uses and the lot sizes that will best facilitate those uses, but maintaining a very strong presumption against rural residential subdivision due to isolation from services and employment.</i></p> <p>The above has been provided for your information. Given that the Shire of Northam and the Shire of Mundaring are proposing disparate planning directions for adjacent parcels of land, the potential for land use conflicts should be taken into account. The same is addressed in more detail below.</p> <p><u>Transport</u> In accordance with the Shire of Mundaring's draft Strategy, the Shire intends to:</p> <p><i>Actively lobby for improved public transport services within the Shire</i></p> <p>Recommendation 5: That the Structure Plan</p>	<p>Comments noted.</p> <p>Public transport options will be investigated however are unlikely to be feasible. The development may enable services to run from the Wundowie Town centre and this will be investigated.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>advocates the extension of public transport services to service the structure plan area and surrounds.</p> <p>Recommendation 6: The Shire's Access Advisor has also recommended that the Wundowie North West Local Structure Plan ensures that new pedestrian infrastructure be coordinated so as to integrate with existing pedestrian infrastructure to reduce car dependency.</p> <p><u>Noise</u> The properties within the Shire of Mundaring, adjoining the Wundowie North West Local Structure Plan area, are zoned General Agriculture in the Shire of Mundaring's Scheme. One of the functions of land within the General Agriculture zone is to "provide for a diversity of agricultural and rural purposes." In accordance with Regulation 12 of the Environmental Protection (Noise) Regulations 1997, it is noted that agricultural land uses can produce noise impacts potentially deleterious to the amenity of noise sensitive premises i.e. those proposed in the Wundowie North West Local Structure Plan.</p> <p>Recommendation 7: That the Wundowie North West Local Structure Plan notes that the properties adjoining the Shire of Mundaring's boundary may be impacted by agricultural noise and makes provision for noise attenuation e.g. placing notices on certificates of title for affected lots or increasing the lot size of properties adjoining the Shire's boundary.</p> <p>The Shire would appreciate a written response to the above recommendations and an invitation to participate in any future deliberations the Council of the Shire of Northam may have regarding the Wundowie North West Structure Plan.</p> <p>Thank you again for the opportunity to provide comments on the Wundowie North West Structure</p>	<p>As it is a rural subdivision proposal, it is unlikely that pedestrians will be prevalent within the structure plan area. It is considered that distances are excessive for pedestrian travel.</p> <p>Comments are noted.</p> <p>Comments are noted.</p> <p>The above submission has been taken into consideration and it is not recommended to make any modifications to the structure plan.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			Plan.		
17	Department of Water	N/A	<p>Thank you for the above referral received 2 November 2011. The Department of Water (DoW) has considered the proposed local structure plan (LSP), and based on the level of risk posed by this site, a Local Water Management Strategy (LWMS) should be prepared in conjunction with the structure plan. Please note that there is insufficient information in the LSP report to meet the requirements of a LWMS.</p> <p>The LWMS should be consistent with the policy measures outlined in <i>State Planning Policy 2.9</i>;</p> <ul style="list-style-type: none"> • <i>"Planning to guide water resources management should be integrated with land use planning decisions to achieve more sustainable development and protection of our water resources."</i> • <i>" ... the implementation of water sensitive urban design principles for proposed or new development, including residential, industrial, commercial and special rural development, that is consistent with best practices in sustainable total water cycle management with particular regard to the functioning of stormwater management as well as the need to maximise control of stormwater at the source. "</i> <p>and <i>Liveable Neighbourhoods (WAPC)</i>;</p> <ul style="list-style-type: none"> • <i>"Subdivision and development should have regard to an urban water management strategy that forms part of the regional, district and/or local structure plans ... "</i> <p>The LWMS should contain a level of information that reflects the site constraints and risk to water resources and a commitment to prepare an Urban Water Management Plan at subdivision. The principles identified in the LWMS should be consistent with <i>Liveable Neighbourhoods (WAPC, 2007)</i>, the <i>Stormwater Management Manual for Western Australia (DoW 2004-2007)</i> and include, but not be</p>	<p>A Local Water Management Strategy has been prepared and is considered to be appropriate.</p> <p>Any water management will be required to be installed at subdivision stage.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p>Further LWMS provisions will be addressed and submitted to the Department of Water at subdivision stage.</p> <p><u>Council Resolution</u></p> <p>Dismiss the submission with no modification to the structure plan.</p>	

Attachment No 2

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			<p>limited to;</p> <ul style="list-style-type: none"> • Proposed development • Pre-development environment • Design Criteria • Water Sustainability Initiatives • Stormwater and groundwater management strategy • Monitoring • Implementation at subdivision and UWMP <p>Please note that there is a minor non perennial watercourse to the north west of the site, and a minor drain towards the south west of the site (see attached). It is DoWs preference that these are incorporated within the LSP.</p>		
18	Department of Planning	N/A	See Attached.	<p>The Department of Planning comments have largely been addressed satisfactorily.</p> <p>The only issue that remains outstanding is the placement of building envelopes on the structure plan.</p> <p>The structure plan has been modified to allow for further detailed plans to be adopted which will be accomplished by way of a modification to the structure plan prior to subdivision.</p> <p>This will facilitate the placement of building envelopes and will require Council's formal adoption prior to the subdivision approval.</p> <p><u>Council Resolution</u></p> <p>Accept the submission and resolve not to modify the structure plan.</p>	
<p>Second Round of Advertising 23.05.12 to 18.06.12</p>					

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
1	Hurricane Go Kart Club	99 Burma Road, Wundowie	<p><u>Submission 1</u></p> <p>Just wondering what HGKC needs to do to protect ourselves from possible conflict with new neighbours if the Northwest precinct plan lots 2-7 M2035-M2036 goes ahead? Does this also mean that more land may become available for subdivision closer to our property?</p> <p><u>Submission 2</u></p> <p>Our concerns are that this development may lead to future developments closer to our club. We wish to protect ourselves against possible future dwellings that in time may be opposed to our activities.</p>	<p>The structure plan is located approximately 2.5km to the north of the go kart track. The area in between the structure plan and the go kart track is the Woondowing Nature Reserve and will not be subdivided in the future as it is a DEC Reserve.</p> <p>This will result in little to no impact on the go kart track and will also result in no development in close proximity to the track.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Dismiss the submission with no modification to the structure plan.</p>	
2	Office of the Environmental Protection Authority	N/A	<p>I refer to your letter dated 23 May 2012 concerning the updated Wundowie Northwest Precinct Local Structure Plan, Revision 1 May 2012 (Planning Solutions).</p> <p>The Office of the Environmental Protection Authority (OEPA) recommends limited changes to the revised Local Structure Plan (LSP) on the basis that the area covered by the LSP has environmental values that require protection. The OEPA recognises that most of the LSP area has been cleared and can be developed without having a significant environmental impact.</p> <p>The environmental values in the LSP area include:</p> <p><i>Remnant Vegetation</i></p> <p>The LSP area contains approximately 500 hectares of remnant vegetation in at least Very Good conditions and is also bordered by several significant areas of native vegetation including the Woondowing Nature</p>	<p>Comments are noted.</p> <p>Comments are noted.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>Reserve on the southern boundary. The remnant vegetation is predominantly Jarrah-Marri forest and is likely to support a wide range of vertebrate fauna with the most intact faunal communities present in the large areas of forest. In the mainly parkland cleared areas individual trees are also likely to support fauna, including black cockatoos.</p> <p><i>Ecological linkage</i></p> <p>Figure 2 of the Western Wildlife Report April 2012 identifies an ecological linkage in the form of remnant vegetation linking Woondowing Nature Reserve to approximately 100 hectares of remnant vegetation on Lot M2035 and further to the northern vegetated parts of Lot M2036 and beyond. Reducing the size of and linkage to good quality habitat (the vegetation in very good or excellent condition) would jeopardise the ability of fauna to spread out and survive long term.</p> <p><i>Potential habitat trees for native fauna</i></p> <p>There is likely to be a large number of trees which have the potential for the endangered Carnaby's Black Cockatoo and the vulnerable Forest Red-Tailed Black Cockatoo to use for breeding. Both of these species are protected under the Wildlife Conservation Act 1950 and the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The site is within the daytime feeding range of these species of cockatoos that breed within the vicinity as well as providing food resources during the non-breeding season for Baudin's and Carnaby's Cockatoos. The proposal may need to be referred to the Department of Sustainability, Environment, Water Population and Communities under the EPBC Act.</p> <p>The OEPA acknowledges and supports the use of large lots and the location of building envelopes and infrastructure on land that has already been cleared. As noted on page 15 of the Planning Solutions report,</p>	<p>Comments are noted.</p> <p>Comments are noted.</p> <p>Comments are noted.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>"The extent of clearing (associated with development) is unknown at this stage, it is potentially quite small if building envelopes and infrastructure can be situated in land that has already been cleared."</p> <p>The OEPA recommends the following measure to protect and enhance the remnant vegetation so that the environmental values of the precinct can be maintained:</p> <ol style="list-style-type: none"> 1. A revegetated 300 metre wide corridor, suitably protected and fenced, within the ecological linkage that traverses Lot M2035 and links Woondowing Nature Reserve to the northern vegetated area of Lot M2036 (identified in Figure 2 of the Western Wildlife Report April 2012). The aim is to facilitate the movement of fauna. 2. Areas of remnant vegetation which is in at least Good condition to be retained. Clearing for development, including building envelopes, building protection zoned and hazard reduction zones should be confined to areas where the vegetation is Degraded and Completely Degraded. 3. Any clearing of native vegetation to be offset by re-vegetating other areas to create corridors for the movement of fauna, as recommended by the Western Wildlife Report April 2012 (recommendation 4). <p>The OEPA notes that Lots 4, 5, 7 and 20 are currently zoned Agriculture-Local. In order to facilitate development these lots will require re-zoning through a Shire of Northam scheme amendment. Any such amendment will require referral to the EPA in accordance with the Planning and Development Act 2005 for a decision on whether or not the amendment</p>	<ol style="list-style-type: none"> 1. A 300m wide corridor is not supported for exclusion from development. However, the identified area is accepted as a possible ecological link and may be designed to incorporate the safe movement of fauna. A modification has been undertaken to incorporate the area as an ecological link. <p>The structure plan has been modified to identify the possible ecological link and will be further investigated as part of an Environmental Management Plan.</p> <ol style="list-style-type: none"> 2. Clearing has been kept to a minimum and building envelopes will be required to be placed on lots with significant remnant vegetation via a modification to the structure plan in the future prior to subdivision approval. 3. An Environmental Management Plan is required to be submitted and approved as a condition of subdivision. Provisions will be made within the EMP to allow for suggested species to facilitate revegetation. However, it is not supported to create revegetation 	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			requires formal environmental assessment. The EPA will assess the potential environmental impacts of the proposed amendment on the environmental values of the site (including but not limited to the values listed above) before determining whether to assess the amendment or not in accordance with section 48A of the Environmental Protection Act 1986. Any comments made here by the OEPA on the LSP do not preclude the EPA's decision regarding any future scheme amendments.	<p>areas within the structure plan.</p> <p>Lots 4, 5 7 and 20 will be required to undertake a rezoning exercise prior to any proposal for subdivision. However, should this occur, subdivision will be required to be in the format outlined in the structure plan unless the landowners/developers undertake a modification to the structure plan.</p> <p><u>Council Resolution</u></p> <p>Accept the submission and resolve not to modify the structure plan.</p>	
3	JB Investments Pty Ltd	Lots 2 & 3 Golf Links Road, Wundowie	Fully support LSP as presented.	<p>Comments are noted.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
4	Lynette Hay	Lot 7 Golf Links Road, Wundowie	As owner of adjoining lot in Toodyay I strongly support the project and welcome the development as a much needed addition to the area. I suggest this development is well ahead of its time and I am sure we will see many more similar developments in the future.	<p>Comments are noted.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
5	Mark Hay Realty Group	M2035 Golf Links Road, Wundowie	As the adjoining property to the proposed development I would like to list our full support for the project.	<p>Comments are noted.</p> <p>It is not recommended to modify the</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>As a practicing real estate agent and part time farmer, I welcome the forward thinking of the project as it sees to capitalise on the uniqueness of the area and the highest and best use of unproductive farm land.</p> <p>This project will help open the region extremely well. I commend the Shire on its forward thinking.</p>	<p>structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
6	Department of Water	N/A	<p>The Department of water (DoW) has received the Local Water Management Strategy (LWMS) and requires the submission of an amended strategy that addresses the following issues:</p> <p>Design Criteria</p> <p>The design criteria and objectives for the 1 in 1 year ARI and the 1 in 100 year ARI stormwater events are inconsistent and unclear. Please provide clear statements on how these events will be managed, including interactions with onsite waterways, and linked with the flow path figures required in 6.3.4 below. These criteria should be consistent with the DoW's Stormwater Management Manual for WA (DoW, 2004-2007) and the Decision process for Stormwater Management (DoW, 2009) (copy attached).</p> <p>4.5 Hydrology</p> <p>4.5.2 Surface Water</p> <p>A waterway is present in the northwest corner of the study area (see attached map). This waterway has not been adequately discussed in the strategy. Please discuss options for possible retention of this waterway within the proposed subdivision.</p> <p>6.3 Stormwater Design</p> <p>6.3.4 Waste Water Management</p> <ul style="list-style-type: none"> Please provide more details of the recommended wastewater treatment systems and clarify whether 	<p>The final stormwater management system will be addressed at subdivision stage when further modifications to the structure plan will be required to be adopted by Council prior to subdivision taking place.</p> <p>Any waterway in this vicinity will be taken into account at a rezoning stage as these lots are not zoned for subdivision at this stage.</p> <p>The majority of the soil types are capable of</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>septic systems or alternative treatment units (ATU's are proposed;</p> <ul style="list-style-type: none"> • A figure should be provided showing areas requiring ATU's and areas suitable for septic systems; • Please summarise stormwater management, and provide figures of flow paths for the 1 in 1, 1 in 5 and 1 in 100 year ARI events, as per the example figures in the DoW's guidelines Interim: Development a Local Water Management Strategy; • Approximate basin sizes as well as locations should be provided in the report. <p>9.0 Monitoring</p> <ul style="list-style-type: none"> • The Department requires post development monitoring and the proponent is expected to commit to monitoring for surface water at the LWMS stage, for inclusion in the Urban Water Management Plan (UWMP); • Background pre-development monitoring of water quality parameters should be considered prior to the commencement of the subdivision and associated UWMP. This data will be required to compare against post development data to ensure there is no decrease in water quality from the subject site. <p>Further Information</p> <p>There are a number of key documents relevant to the preparation of a Local Water Management Strategy. A list of these documents can be found below. Please ensure that the revised LWMS is compliant with information contained within these documents and that all references to these documents are correct.</p> <ul style="list-style-type: none"> • Western Australian Planning Commission's Better Urban Water Management (2008); • Department of Water's Interim: Development 	<p>supporting septic systems. However, should an area be identified that is low capability, ATU systems will be required. A notification will be placed on the certificate of title at subdivision stage.</p> <p>Modifications will be required to the structure plan prior to subdivision which are to be adopted by Council and will address any detailed stormwater management and placement of ATU systems.</p> <p>The requirement for a UWMP may be imposed as a condition of subdivision.</p> <p>Comments are noted.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>a Local Water Management Strategy (2008); and</p> <ul style="list-style-type: none"> Department of Water's Stormwater Management Manual for Western Australia (2004). <p>Once the above issues have been addressed, please forward a hard and electronic copy of the amended LWMS along with a summary sheet outlining how and where these issues have been addressed to the Department of Water's Swan Avon regional office.</p>	<p>As further modifications in the future are required to be adopted by Council prior to subdivision, it is not considered necessary to make any modification to the structure plan.</p> <p><u>Council Resolution</u></p> <p>Accept the submission and resolve not to modify to the structure plan.</p>	
7	Department of Agriculture	N/A	<p>The Department of Agriculture and Food, WA (DAFWA) welcomes the opportunity to provide comment on the Wundowie Northwest Precinct.</p> <p>Firstly, I must apologise for the lateness of this document. While the letter was sent to the department on 23rd August 2011, it was not received by the appropriate officer until 17th October 2011. As the submission date had passed (23rd September 2011), the letter was filed. At a meeting with Mr William Baston in January, indicated that the department could provide comment which the Council may consider in future discussions concerning the precinct.</p> <p>DAFWA does not object to the proposal to subdivide lots zoned, under the Shire of Northam Town Planning Scheme number 3, as <i>rural small landholding</i>: Lots 2, 3, M2035 and M2036.</p> <p>DAFWA does not support the subdivision of the lots zoned as <i>Agriculture – Local</i>: Lots 4, 5, 7 and 20. We hope the following comments could be considered by the Shire:</p> <p>Subdivision of large agricultural lots for rural residential development under the guise of intensive agricultural lot development.</p>	<p>Comments are noted.</p> <p>Lots 4, 5 7 and 20 would be required to undergo a rezoning exercise should they wish to subdivision. However, any subdivision must be in accordance with the structure plan unless a modification is undertaken.</p>	

Attachment No 2

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			<p>DAFWA is unaware of evidence that subdivision of agricultural land increases the number of businesses engaged in agriculture. It seems likely that the proposed new lots on the land zoned <i>Agriculture – Local</i> in this application will be used for rural residential or lifestyle purposes rather than food production.</p> <p>There is a widespread perception that increasing the number of small lots in the rural zone increases the opportunity for development of high value, intensive agriculture. However DAFWA is unaware of any agricultural industry that is currently being restricted by a shortage of small blocks. DAFWA's analysis (Appendix 1) indicates an adequate number of small parcels of land are available for agriculture throughout the Shire of Northam and no further subdivision is required for agricultural development.</p> <p>Additional small lot development makes a negligible contribution to growth in the Western Australian food supply. DAFWA's analysis in the South West shows many new small rural lots have been created since 2000. However the Australian Bureau of Statistics estimates that there were 1145 horticultural businesses in South West in 2006/07 compared to 1196 in 2000/01. Small lot subdivision is not acting to increase horticultural business numbers. There is a perception that intensification of agriculture equates to a reduction in land area and enterprise scale. In fact, the opposite is more likely to be true. Western Australian survey data clearly show that future investment in the summer fruit industry will depend upon large orchards. Small orchards do not generate sufficient income to employ external labour. Most agricultural sectors show a consistent trend toward fewer, larger farm businesses. Reinvestment in agriculture and food production growth will be inhibited, not supported, by reduction of rural lot sizes. DAFWA's assessment is that it is undesirable to permit subdivision of agricultural land for any purpose, including agriculture.</p>	Comments are noted.	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>In the event that the subdivision of the Agricultural – Local lots is supported by the Shire, DAFWA recommends that the lots are rezoned to <i>rural residential</i> in line with Shire of Northam Local Planning Scheme 6.</p> <p>Intrusion of residential and tourist development into agricultural production areas</p> <p>This proposal does not allow for adequate buffer areas to limit landuse conflict between the proposed uses. Agricultural practices can require the use of toxic substances or create noise, dust and odours that should be separated from sensitive land uses such as residential areas (EPA, 2005). Development that places residences near farms without providing buffer zones of at least 500m can result in the imposition of restrictions on agricultural practices based on proximity to those residences. This can place serious limits on the freedom of action of individual farmers and the potential for investment in new infrastructure of enterprises. Each new dwelling can potentially restrict agriculture for 500m in every direction (equivalent to 78 ha of farm area).</p> <p>To ensure agricultural operations on land next to the precinct are not restricted, DAFWA recommends that minimum setbacks/buffers should be incorporated into the precinct area in accordance with the EPA guidelines: <i>Separation Distances between Industrial and Sensitive Land Uses</i>. These guidelines set out minimum separation distances for a range of agricultural activities including market gardens and orchards and are available on the EPA's website at www.epa.wa.gov.au/docs/1840_GS3.pdf</p> <p>The precinct contains three potential tourist sites (Vineyards / Olive Groves). DAFWA notes that no separation buffers have been allowed in the structural plans. Appendix 1 presents a map of the precinct with a 500 m buffer applied in accordance with the EPA guidelines for vineyards (viticulture) and orchards.</p>	<p>Comments are noted.</p> <p>The Vineyards/Olive Groves are not proposed to be manufacturing large amounts of produce. It is not the intention that the vineyards will be operating on any large scale but will rather be a "tourist" type</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>The map also shows a 500 m buffer around the precinct to demonstrate the potential rural area where landuse conflict may occur.</p> <p>Proliferation of non-farming residences in the rural zone also increases biosecurity threats to agriculture and biodiversity while making those threats harder to manage. Landholders generally consider pest plants and animals to be the biggest threat to their viability. Animal and plant pests are the second biggest threat to biodiversity after land clearing.</p> <p>Pest plants and animals are most effectively managed over large areas (ie hundreds or thousands of hectares). Cost of management is magnified significantly and effectiveness is diminished when smaller subdivisions are involved.</p> <p>The main issue for established pests is that control options will be reduced as semi rural residential areas grow. For example, restrictions on the use of herbicides and insecticides or the shooting and poisoning of animal pests as residential areas spread narrows control options and increases cost. The cost of responding to incursions of exotic pests or diseases also increases as rural residential areas proliferate.</p> <p>Rural residential developments adjacent to farmland and ad hoc approval of dwellings in the rural zone pose the largest risk in this category.</p> <p>Application for Rural Pursuit</p> <p>DAFWA recommends that the Shire require that the owner (or lessee) of the newly created lots submit an application for any rural pursuit be conditional upon compliance with the terms and conditions of an approved Environmental Management Plan. Approval to carry out proposed rural pursuits should not transfer with ownership to new owners; an appropriate review period should be set to ensure that the rural pursuit is conducted in accordance of accepted standards.</p>	<p>attraction.</p> <p>An Environmental Management Plan is required to be submitted at subdivision stage which will address rural pursuit type activities. All rural pursuits will be in accordance with relevant stocking rates.</p> <p>It is not considered necessary to modify the structure plan as a result of this submission.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
				<p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
8	Porter Consulting Engineers	N/A	<p>We have reviewed the updated version of the Local Structure Plan as provided on the CD and the associated technical appendices. We are pleased to see that it now includes a Local Water Management Strategy and a detailed Traffic Impact Assessment. These two inclusions have addressed our initial concerns.</p> <p>In relation to the new document, we make the following comments:</p> <ol style="list-style-type: none"> 1. A number of the technical documents refer to the lot yield as being 655, the traffic report and the ultimate planning report refer to the lot yield as being 572. It would be appropriate for that to be clarified. 2. The traffic report makes particular reference to traffic management initiatives being included on the long straight sections of the existing roads. We suggest this should include Golf Links Road, the primary access road to the site. The traffic report also recommends the roundabout at the entry to the subdivision road where it forms an intersection with Golf Links Road and Jarrah Road. This should be indicated on the structure plan as it will require a larger land footprint than is currently reflected. 3. The traffic management plan indicates that roads external to the site may need to be upgraded as demand required. We suggest that it should be very clear that Golf Links Road and the road network feeding Stage 1 should be constructed as 	<p>Updated plans and figures will be required and will also be addressed by future modifications prior to subdivision.</p> <p>The traffic management devices can be incorporated into future modification plans which are required to be adopted by Council prior to subdivision.</p> <p>Upgrading of roads will be dealt with at subdivision stage and at modification of the structure plan stage prior to subdivision.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>part of Stage 1. The other existing roads could be progressively developed as they abut the subdivision stages.</p> <p>There are several important items in the technical documents that are not reflected in the structure plan and will require attention in the later subdivision plans. These are:</p> <ul style="list-style-type: none"> - Location of any traffic management devices deemed necessary on the local road network; - Identification and location of scour protection required in open unlined drains on road reserves and through properties; - Requirement for power upgrade for stages beyond the initial 200 lot development. There may need to be a high voltage power upgrade which could affect roadside infrastructure; - Careful location of habitat trees that are required for retention within the lots or future road reserves. <p>We also make comment regarding contribution to upgrading existing roads. The servicing report suggests that a 50% contribution allowance be made in the costings for upgrading Golf Links Road. We are of the opinion, however, that the subdivision will create a major increase in traffic on all abutting road networks (in relation to current traffic). The cost contribution to those upgrades should be based on the proportional increase in traffic volume. Council will also need to allocate funds to enable it to make their contribution as the upgrading works are required.</p> <p>The fairly large increase in population is likely to also warrant an extension of the school bus service. At the subdivision stage, it may be appropriate to identify pick up and set down points for such a bus service. There may need to be minor local widening in the road reserve to accommodate off road pick up and set</p>	<p>These issues will be dealt with by a modification to the structure plan prior to subdivision.</p> <p>Golflinks Road is an integral part of the structure plan area. It is proposed that the developer undertake necessary upgrading of the entire length of Golflinks Road.</p> <p>Similarly, any other external road affected by the structure plan may be required to be upgraded at subdivision stage.</p> <p><u>Council Resolution</u></p> <p>Accept the submission and resolve not to modify the structure plan.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>down facilities.</p> <p>Overall, we consider that the structure plan documentation now provided to be comprehensive and contains the information that would enable Council to allow the development to progress further.</p>		
9	Department of Environment and Conservation	N/A	<p>Carnaby's Black Cockatoo and Forest Red-tailed Black Cockatoo</p> <p>DEC notes that the proposal falls within known breeding habitat for the Threatened Carnaby's cockatoo and it is also highly likely that the lot contains habitat for Baudin's cockatoo and forest red-tailed cockatoo which are classified as vulnerable under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).</p> <p>As it is likely that the proposed subdivision will involve one or more of the following:</p> <ul style="list-style-type: none"> - Clearing of any known nesting tree; - Clearing of any part or degradation of breeding habitat; - Clearing of more than 1 hectare of quality foraging habitat; or - Clearing of degradation (including pruning the top canopy) of a known roosting site; <p>the proposal should be referred to the Commonwealth for assessment under the EPBC Act as it is likely to significantly impact upon a matter of national environmental significance.</p> <p>Any proposal likely to have a significant impact on black cockatoo habitat is required to be referred to the Commonwealth Department of Sustainability, Environment, Water, Populations and Communities.</p> <p>DEC recommends that the proponent refer to the</p>	<p>Comments are noted.</p> <p>Clearing has been kept to a minimum and it is accepted that it is not likely that significant impact will occur to any species listed under the EPBC Act.</p> <p>In any event, it is the developer/landowner's responsibility to forward the proposal to the Commonwealth should they determine that there is likely to be a significant impact.</p> <p>The structure plan incorporates a possible ecological link allowing fauna to traverse lots and to move between areas of vegetation.</p> <p>A modification has been incorporated into the structure plan to compel the developers to submit a modified structure plan area prior to subdivision which will show where building envelopes are proposed. It is at</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>"Environment Protection and Biodiversity Conservation Act 1999 draft referral guidelines for three threatened black cockatoo species: Carnaby's Cockatoo (endangered) <i>Calyptohynchus latirostris</i>, Baudin's Cockatoo (vulnerable) <i>Calyptohynchus baudinii</i>, Forest Red-Tailed Black Cockatoo (vulnerable) <i>Calyptorhynchus Banksii</i> Naso" (Commonwealth of Australia 2011) for further information.</p> <p>Implementation of the Planning for Bushfire Protection Guidelines</p> <p>DEC encourages the proponent to implement the Planning for Bush Fire Protection Guidelines (WAPC 2010), DEC recommends this proposal be forwarded to FESA for their comments.</p> <p>The proponent and the clearing agency are advised to liaise with the Department of Environment and Conservation regarding fire management requirements in relation to the adjoining Woondowing Nature Reserve prior to finalisation of the Fire Management Plan. DEC prefers that all building envelopes are to be located no closer than 100 metres from the boundary of the adjacent Woondowing Nature Reserve to ensure adequate space for bush fire hazard mitigation and bush fire control activities.</p> <p>Fencing</p> <p>DEC recommends that prior to development, any conditions of approval should include the construction of a fence and appropriate gates and signage along the boundary of the nature reserve to the satisfaction of the DEC to appropriate control access.</p> <p>70A Notice</p> <p>The proposed precinct is adjacent to the Woondowing Nature Reserve. DEC recommends that prior to development, any conditions of approval should</p>	<p>this stage that the placement of building envelopes will be undertaken such that any identified trees of significance will be avoided.</p> <p>A number of the lots have been declared "Bushfire Prone" which will compel landowners to place dwellings the required 100m from extreme bushfire hazards or employ the provisions of AS:3959 to enable reduced separation distances.</p> <p>An Environmental Management Plan is required to be undertaken prior to subdivision which will address this issue.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>include lodging a notice on the title of all proposed lots under Section 70A of the Transfer of Land Act, to advise prospective purchasers of activities that may occur on the adjacent Nature Reserve including:</p> <ul style="list-style-type: none"> ▪ Prescribed burning for conservation and/or fire hazard reduction purposes; ▪ Baiting with poison to control predators of native fauna; ▪ Application of herbicides and other chemicals for weed and plant disease control. <p>Recreation and Other Activities Likely Impacts In such a large proposed development with between 128-168 lots (1.5ha or greater) having the capacity to stock a horse for example, it is likely to result in a significant increase in recreational pressures and illegal activity (such as horse riding, off road motor cycle riders, rubbish dumping and illegal taking of fire wood) which are not consistent with the conservation purpose and management of the adjacent Woondowing Nature Reserve and cause substantial detrimental impacts.</p> <p>DEC recommends that to reduce the likelihood of this significant impact the proposed structure plan should incorporate as a condition of development a net work of bridal trails and paths to accommodate recreational pursuits such as horse riding and that this could be integrated into the road reserve traffic network.</p> <p>DEC recommends that any conditions of development include the preparation and implementation of a management plan to the satisfaction of DEC to protect the values of the Nature Reserve.</p> <p>Clearing of Native Vegetation DEC supports planning actions such as the creation of</p>	<p>Any Section 70A Notifications will be considered as part of the subdivision approval process.</p> <p>It is considered that the road reserves are adequate for horse riding activities as well as catering for vehicle movements.</p> <p>A Environmental Management Plan may also address the issues in relation to preventing unauthorised access to the Woondowing Nature Reserve.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>larger lots that result with building envelopes and access roads being placed, where possible, in cleared areas to minimise the clearing of native vegetation.</p> <p>DEC recommends that as a condition of development nature conservation covenants (ie: DEC Conservation covenant) should be placed over the areas of native vegetation (very good condition) on the north western northern and north eastern proposed lots to protect their conservation values.</p> <p>DEC wishes to advise that clearing of native vegetation in Western Australia is prohibited unless the clearing is authorised by a clearing permit obtained from the Department of Environment and Conservation or is of a kind that is exempt in accordance with Schedule 6 or Regulation 5 Environmental Protection (Clearing of Native Vegetation) Regulations 2004.</p>	<p>The design of the structure plan has been undertaken to accommodate as much remnant vegetation as possible and reduce clearing. The areas that have been identified as good or very good have been either incorporated into larger lots or configured such that a building envelope is able to be placed in an area that is classed as degraded.</p> <p>Degraded vegetation is permitted to be cleared.</p> <p>Any clearing will be required to have a clearing permit issued at subdivision stage.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Accept the submission and resolve not to modify the structure plan.</p>	
10	Department of Planning	N/A	<p>Thank you for the opportunity to provide further comment on the draft Wundowie Northwest Precinct local structure plan (20 May 2012). With the exception of three issues, the modifications made to the structure plan generally address the submission made by the Department of Planning on 24 October 2011.</p> <p>The revised structure plan is responsive to the quality and condition of remnant vegetation on site and minimal clearing of the lower quality vegetation is proposed to facilitate new roads and building envelopes. No declared rare, priority species, significant flora or threatened or priority complexes were recorded during the flora and vegetation assessments. The structure plan report states at section 4.2.1 that a number of management actions</p>	Comments are noted.	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			<p>are proposed for the subdivision that will assist in maintaining linked vegetation and fauna habitats. It is recommended that these management actions be expanded on in the structure plan report to give further guidance and certainty at subdivision stage.</p> <p>It is likely this development will have an impact on the neighbouring nature reserve with residents undertaking recreational pursuits in the reserve. Preparation and implementation of an environmental management plan will be required as a condition of subdivision to address potential impacts of access and use, which may include fencing, gates and signage. The management plan should be developed in consultation with the Department of Environment and Conservation.</p> <p>The following items raised in the Department's submission of 2011 remain outstanding, and should be addressed:</p> <ol style="list-style-type: none"> 1. Building envelopes (or building exclusion areas) - should be shown on the structure plan for the heavily vegetated lots to address performance based criteria for vegetation, separation distance and bushfire risk and to demonstrate that new lots can accommodate hazard separation with minimal clearing. This modification will also address some of the issues raised in submissions from the Office of the Environmental Protection Authority and the Department of Environment and Conservation. 2. A hazard separation distance (100m) from areas of extreme bush fire risk should be identified on structure plan, particularly along the southern boundary. 3. A notation should be provided on the structure plan indicating that Lots 4, 5, 7 Golf Links Road and Lot 20 Fernie Road cannot be subdivided until appropriately zoned. 	<p>A modification has been undertaken to the structure plan such that a modification will be required which will address building envelopes prior to subdivision. The modification will be required to be adopted by Council.</p> <p>A number of lots have been identified as bushfire prone and will account for either 100m separation distances or the employment of AS:3959 provisions for reduced hazard separation distances.</p> <p>The structure plan has been modified to show "future" zoning requirements.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
				<p>It is not recommended to modify the structure plan as a result of this submission as all issues have been adequately addressed.</p> <p><u>Council Resolution</u></p> <p>Accept the submission with no modification to the structure plan.</p>	
11	Shire of Toodyay	N/A	<p>Concerns are raised in regards to the methodologies used to calculate the distribution of the traffic movements, with particular regard as to how this would impact upon traffic movements along Fernie Road (and potentially Bailup Road). As you would be aware the subdivision intersection on Fernie Road is approximately 8km to Toodyay Road. Great Eastern Highway is likely to be a longer travel time for vehicles destined for the metropolitan region as there are several towns to go through and additional traffic lights. The time of the trip is also extended due traffic going down Greenmount Hill.</p> <p>The Shire therefore submits that the trip distribution ratio for Fernie Road should be reviewed and would assume a 50% ratio would be more appropriate. Based on this consideration, the Shire believes that the requirement to upgrade Fernie Road should occur in the earlier stages of the development proposed within the Local Structure Plan rather than the later and that this forms a condition of the Local Structure Plan.</p> <p>There is approximately 4.5km portion of unsealed road within the Shire of Toodyay. This road would be unsuitable to cater for the increase in traffic movements and therefore the Shire would seek that this is upgraded.</p> <p>In addition to this, Main Road Western Australia have</p>	<p>Comments are noted. It is not considered to be correct that 50% of the projected traffic generated by the structure plan will use Fernie Road to exit the structure plan area.</p> <p>It is considered that the projected traffic flow may be more than 5% but would not be such that upgrades to the intersection of Fernie Road and Toodyay Road would be necessary.</p> <p>It is generally considered that the majority of the traffic generated will progress down Golflinks Road and through Wundowie townsite to Great Eastern Highway rather than travel east along the subdivision road to Fernie Road and then North to Toodyay Road.</p> <p>It is not recommended to modify the structure plan as a result of this submission.</p> <p><u>Council Resolution</u></p> <p>Dismiss the submission with no modification to the structure plan.</p>	

Attachment No 2

No.	Name	Description of Affected Property	Summary of Submission	Council's Recommendation	Commission's Recommendation
			raised concerns in regards to the safety of the intersection of Fernie Road and Toodyay Road and has communicated with the Shire that it is reluctant to support further proposals resulting in increase in traffic movements through this intersection without the safety issues being addressed.		

Attachment No 3

1. COMPARISON OF SCHEME 3 AND DRAFT SCHEME 6 (DTPS6) AND THE STRUCTURE PLAN

Lots 2, 3, M2035 and M2036 Golf Links Road				
	Scheme 3 (current)	draft Scheme 6	draft Structure Plan	DoP comment
Zoning	Rural smallholding	Rural residential	Rural smallholding, tourist, rural smallholding with additional use of rural home business	<ol style="list-style-type: none"> RR zoning in Scheme 6 will allow for a wide range of lot sizes and permissibilities. Tourist zoning not supported as future RR zoning will provide for a range of tourist-type uses, and there is no strategic basis for a tourist zone. Additional use (RHB) not required, as RR zone provides for RHB.
Development Standards	<ul style="list-style-type: none"> Scheme is silent on lot size Schedule 11 sets out specific devel reqs for RSH zoned land. Lot sizes set via Local Planning Strategy which suggests 2 -5 ha in this area (2 - 5km from Wundowie). clause 5.20.1 - development shall comply with objectives of the zone and requirements in Schedule 11. clause 5.20.3 - building must be contained with the building envelope defined on approved subdivision plan. 	<ul style="list-style-type: none"> clause 4.2.10 - RR zone - lot size range 1 - 4 ha clause 5.38 - Development in the RR zone (envelopes, setbacks, clearing, FMP, LWMS, EMP, livestock etc) clause 5.39 - structure plan reqs 	5000m ² minimum for rural home business and tourist sites.	<ol style="list-style-type: none"> Minimum lot size should be 1ha to accord with requirements of Scheme 6 Lot sizes, layout, building envelopes must address performance standards determined by EMP, FMP etc Need for building envelopes to be addressed through structure plan and requirements at 3.38.8 of Scheme 6 reconsidered as they are inflexible and perhaps not required in all instances. Council may need to consider discretion to meet existing scheme requirements.
Schedule 11 requirements (No requirements for M2035)	Lot M2036 <ul style="list-style-type: none"> SGP required Retic water required building envelopes FMP required as condition of 	Lots 2 and 3 <ul style="list-style-type: none"> SGP required Retic water required building envelopes FMP required as condition of 	SCHEDULE 11 streamlined significantly RR16 (M2035 / M2036) <ul style="list-style-type: none"> Retic water Upgrade Gof Links Rd RR17 (Lots 2 & 3) Retic water Upgrade Gof Links Rd 	addresses Schedule 11 requirements as appropriate, and/or Scheme 6 requirements as they've been translated <ol style="list-style-type: none"> Additional studies to be completed as required prior to subdivision. Some studies may inform lot layout and sizes.

Attachment No 3

Lots 2, 3, M2035 and M2036 Golf Links Road					
	Scheme 3 (current)		draft Scheme 6	draft Structure Plan	DoP comment
	subdivision • Environment Management Plan prior to subdivision • LWMS required • Golf Links Road upgrade	subdivision • land management plan as condition of subdivision			
Commercial-type land uses permitted in Use Class Table	RURAL SMALLHOLDING ZONE • Agriculture - intensive (A) • Agro forestry (A) • Animal husbandry (A) • Bed and breakfast (D) • Home occupation (P) • Industry - cottage (P) • Industry - rural (A) • home occupation (P) • Tourist accommodation (A) • Tourist development (A)		RURAL RESIDENTIAL ZONE • Agriculture - extensive (A) • Agriculture - intensive (A) • Animal establishment (A) • bed and breakfast (D) • equestrian activity (A) • family day care (A) • holiday home (A) • home business (D) • home occupation (P) • home office (P) • industry - cottage (D) • produce stall (A) • holiday home (A) • rural home business (A) • veterinary centre (A) • winery (A)	• Designates Tourist zone • Designates areas where Rural Home Business would be "additional uses"	9. As per comments 1 - 3 10. As part of scheme review, consideration will be given to permitting "Restaurant" or "Reception Centre" as a A use in the RR zone, or as an additional use in portion of the structure plan area. 11. Need to consider buffer requirements for existing agriculture - intensive land uses so they are not impacted by new development

Attachment No 3

Lots 4, 5 and 7 Golf Links Road and Lot 20 Fernie Road				
	TPS3	DLPS6	Structure Plan	Comment
Zoning	Agriculture - Local	Agriculture - Local	Agriculture - Local	12. no subdivision of rural land contemplated under the scheme - rezoning would be required.
Development Standards	<ul style="list-style-type: none"> • Silent on lot size • Development shall comply with objectives of the zone 	<ul style="list-style-type: none"> • clause 4.2.8 - objectives generally and to control fragmentation • clause 5.37 - development in keeping with zone objectives 	<ul style="list-style-type: none"> • 2ha minimum 	13. N/A - specified by scheme

Attachment No 3

2. LAND USE AND ZONING

2.1. ADDITIONAL USE - RURAL HOME BUSINESS

In order to provide for this land use under Scheme 3, a scheme amendment would be required.

However, *rural home business* is an A use in the rural residential and rural smallholding zone in Scheme 6 (clause 4.3) therefore an amendment would not be required, and land use would be permitted across the entire zone (and therefore structure plan area).

As development within the structure plan area is likely to occur under Scheme 6, it is recommended that the "additional use - rural home business" be deleted from the structure plan as it will not be required.

Development of a local planning policy may be desirable to provide guidance for rural home business proposals.

2.2. TOURIST ZONE

Development of tourism-type land uses is supported in the structure plan area. Both Scheme 3 and Scheme 6 provide for this. The existing rural smallholding zone and proposed rural residential zone provide for a range of these uses as detailed in the table at section 1 (commencing on page 3).

However, a "tourist" zone in both schemes provides for a range of land uses that could be problematic in a rural living context, especially in regard to the intensity of tourist accommodation and commercial activity. On this basis, the proposed "tourist" zone is not supported. Designation of an area on the structure plan where tourist uses (permitted under the rural residential zoning) are to be encouraged is supported.

An action identified in the draft local planning strategy is to *prepare a local planning policy for tourism in the Shire to direct the location and level of development*. This should be progressed before tourist zoning occurs.

As part of the scheme review, consideration can be given to permitting "Restaurant" or "Reception Centre" as a A use in the RR zone, or as an additional use in portion of the structure plan area. As per the strategy, a local planning policy would assist in this regard.

2.3. EXISTING AGRICULTURE-LOCAL ZONED LAND

Neither Scheme 3 or Scheme 6 contemplate subdivision of Agriculture - local zoned land. The land is designated for rural living in the draft local planning

Attachment No 3

strategy, so it is assumed a scheme amendment will be progressed prior to the land being subdivided. A notation should be provided on the structure plan indicating that Lots 4, 5, 7 Golf Links Road and Lot 20 Fernie Road cannot be subdivided until appropriately zoned.

3. LOT SIZES AND LAYOUT

LPS3 is silent on minimum lot size in the Rural Smallholding zone and Schedule 11 states subdivision shall be in accordance with a subdivision guide plan. In the Shire of Northam it has been practice for lot sizes to be determined via the Local Planning Strategy. To this end, clause 5.8 states larger size rural residential lots (i.e. 2ha to 5ha) can be considered within a 2 to 5 km radius of the town centre. The structure plan does not accord with the existing strategy requirements for lot sizes.

However, Scheme 6 proposes a rural residential zone and specifies lot sizes in the 1 to 4ha range. It is therefore reasonable that 1ha be the minimum lot size for the structure plan area, as this will be the future zoning of the land.

Lot sizes will also need to take into account various performance-based standards for matters such as protection of remnant vegetation, bushfire risk and building envelopes.

Larger lots along the boundary of the structure plan area are supported as these provide an adequate separation distance from the neighbouring agricultural land uses.

4. BUILDING ENVELOPES

Building envelopes are required by both Scheme 3 (Schedule 11) and Scheme 6 (clause 5.38.8). Given the site is mostly cleared farmland, there may not be much value in designating building envelopes, except where remnant vegetation, slope, bush fire hazard separation, and separation distances for intensive agriculture are factors. Future requirements for building envelopes should be reconsidered as part of the scheme review.

5. BUSH FIRE

The *Planning for Bush Fire Protection Guidelines* edition 2 require development to be avoided in areas of extreme bush fire risk. This plan proposes development within areas of extreme bush fire risk at the north of Lot M2036, portions along west of M2036 and south-west of Lot M2035. The plan should be amended to avoid development in these areas.

Attachment No 3

6. ENVIRONMENTAL MANAGEMENT

An Environmental Management Plan (EMP) is required for Lot M2036 prior to subdivision to identify the areas of highest vegetation conservation requiring protection. The lot layout may need to be reconfigured in accordance with the EMP, while avoiding areas of extreme fire risk.

7. VINEYARD

EPA guidance statement no. 3 recommends generic separation distances between industrial and sensitive land uses. A generic separation distance of 500m is suggested for vineyards in the absence of any other buffer study. The structure plan should take into account the ongoing operation of the vineyard and avoid development in areas that may be affected by spray drift from the vineyard's operation.

8. STAGING

Clause 5.21.5(m) of LPS3 indicates that a staging plan may be required - an indicative staging plan may assist servicing agencies and provide a guide for subdivision approvals, and should be submitted with the structure plan.

9. REQUIRED MODIFICATIONS - STRUCTURE PLAN MAP

- 9.1. A minimum lot size of 1 ha is required.
- 9.2. Building envelopes, or lots requiring building envelopes (as appropriate) should be shown on structure plan, to address performance based criteria for vegetation, separation distance and bushfire risk. Building envelopes should be avoided within the generic vineyard buffer.
- 9.3. A hazard separation distance (100m) to extreme bush fire risk area should be identified on structure plan, particularly along southern boundary.
- 9.4. A notation should be provided on the structure plan stating Lots 4, 5, 7 Golf Links Road and Lot 20 Fernie Road cannot be subdivided until appropriately zoned.
- 9.5. Remove Rural Home Business designation;
- 9.6. Remove tourist zone and tourist sites - or clarify that this is intended as a tourist precinct rather than a zone in the scheme.
- 9.7. Insert 500m generic buffer around vineyard.

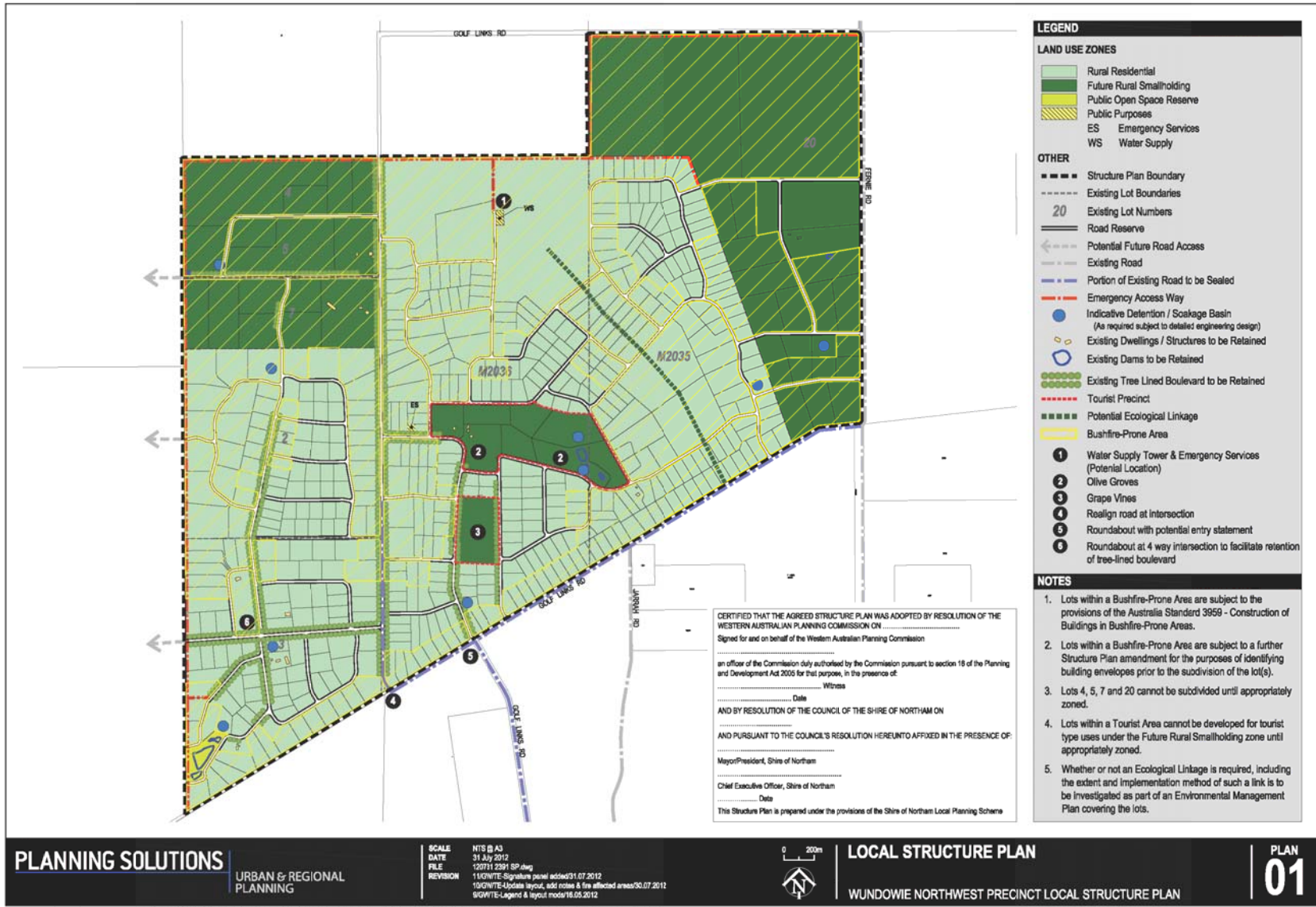
10. REQUIRED MODIFICATIONS - TEXT

- 10.1. Insert descriptions of new scheme and strategy
- 10.2. The following sections require modification to address the comments listed above
 - 10.2.1. Section 6.2.1, p 21-22
 - 10.2.2. Section 6.2.2, p 22

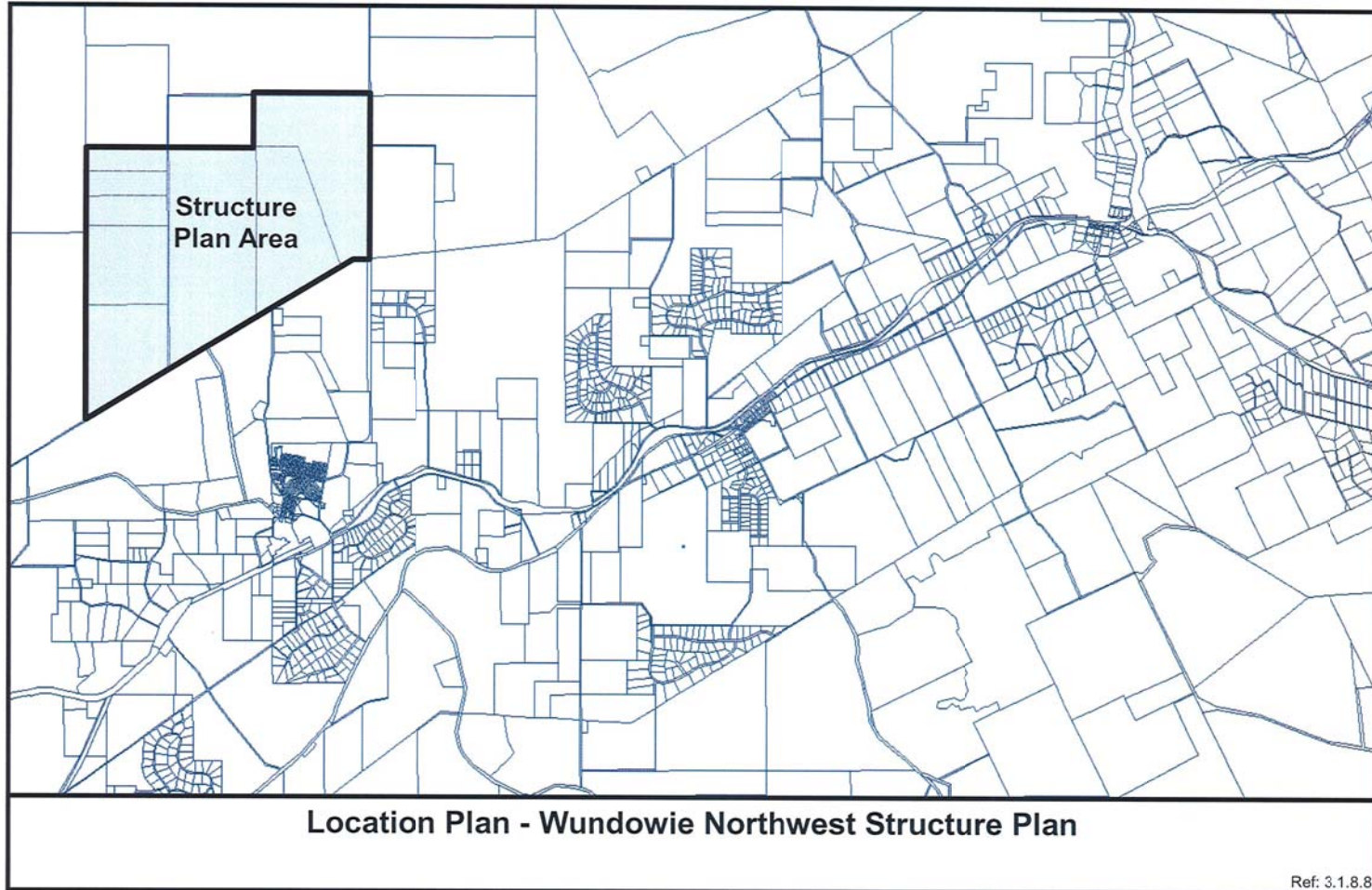
Attachment No 3

- 10.2.3. Section 6.3, p 22
- 10.2.4. Section 6.3.1, p 29
- 10.2.5. Section 6.3.2, p 29
- 10.2.6. Section 6.3.3, p 29
- 10.2.7. Section 6.3.4, p 29
- 10.2.8. Section 6.4, p 29
- 10.2.9. Section 6.6, p 33
- 10.2.10. Section 10.2.1, p 38

Attachment No 4



Attachment No 5



Cr S Pollard declared an 'Impartiality' Interest in Item 13.2.4 - Proposed renovation of existing garden shed, toilet, veranda, shade sails, compost bays and pizza oven for use of Community Garden - Lot 6 (95) Wellington Street, Northam - applicant has been known to him for many years.

13.2.4 PROPOSED RENOVATION OF EXISTING GARDEN SHED, TOILET, VERANDA, SHADE SAILS, COMPOST BAYS AND PIZZA OVEN FOR USE OF COMMUNITY GARDEN - LOT 6 (95) WELLINGTON STREET, NORTHAM

Name of Applicant:	Northam Church of Christ Inc
Name of Owner:	Shirley Smyth
File Ref:	A12534
Officer:	Phil Steven / Austin Donaghey
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

The applicant is requesting that Council grant planning approval for the renovation of existing garden shed to include internal alterations, new toilet, veranda, pergola, shade sails, compost bays and pizza oven for use of community garden at Lot 6 (95) Wellington Street, Northam.

BACKGROUND

Background of Key Dates and Determinations

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

Date	Item / Outcome
17/03/11	Council grant permission for community garden
07/06/12	Planning Application received by the Shire.
27/06/12	Application advertised to adjacent landowners
12/07/12	Application Assessed by Shire Officers
15/08/12	Report prepared for Council.

The site is zoned "Business" under the Shire's Town Planning Scheme No. 5 and has a total land area of 390sqm. The lot is presently in use as a community garden which was granted planning approval at Council on 17 March 2010.

The community garden is accessed to the rear of Lot 6 (95) Wellington Street, Northam with the front section of the property and existing building on Lot 6 currently being utilised as an office by Holyoake Wheatbelt Community Drug Service Team. The garden is currently accessed from the rear of Bridgeley Community Centre adjoining the site.

STATUTORY REQUIREMENTS

The site is classified as a 'Business' zone under the Shire's Town Planning Scheme No.5. The use of a community garden is defined as a 'Community Purpose' under Town Planning Scheme No.5 and is listed as a 'D' use under Table 1 – Zoning Table.

Community Purpose is defined under Town Planning Scheme No.5 as the "use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit".

A 'D' use means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval.

Fees for building licences and planning applications are set by the Planning and Development Regulations 2009, the Local Government Act 1995 and the Building Regulations 1989. Regulation 52 of the PDR states that:

"A local government may waive or refund, in whole or in part, payment of a fee for a planning service."

In previous similar circumstances, the Shire has required payment of the Building Licence fees including levies from the Builders Registration Board and provided a donation equal to the fees levied by the Shire.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

The proposal will provide an increase in the lifestyle amenity of the Northam community to assist in the development of the Shire of Northam's population growth.

BUDGET IMPLICATIONS

The applicant has requested that the fees be waived due to their community group status. Planning fees as set in the Shire's Annual Budget 2011-12 are \$139. Building Licence fees are \$90.

These amounts would either be waived or reimbursed by way of donation to the applicant. The applicant will still be required to pay the Builder's Registration Board levy of \$40.50 and the BCTIF levy of \$40, which the applicant can seek reimbursement from the respective levy collecting agencies.

OFFICER'S COMMENT

The proposed development is located within the "Business" zoning under Town Planning Scheme No.5 and can be permitted under the discretion of Council. The application was advertised to adjoining landowners with 2 submissions received, which did not raise any objections to the proposal. It is considered that the proposal will enhance the current use of the community garden and will have no impact on adjoining landowners.

It is also considered that waiving or reimbursing the fees for this application would demonstrate the Shire's support for encouraging the community to develop its own sense of pride through activities that enhance the appeal of Northam.

In conclusion it is considered the proposal will provide an increase in lifestyle amenity for the Northam community and it is recommended for approval.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1828

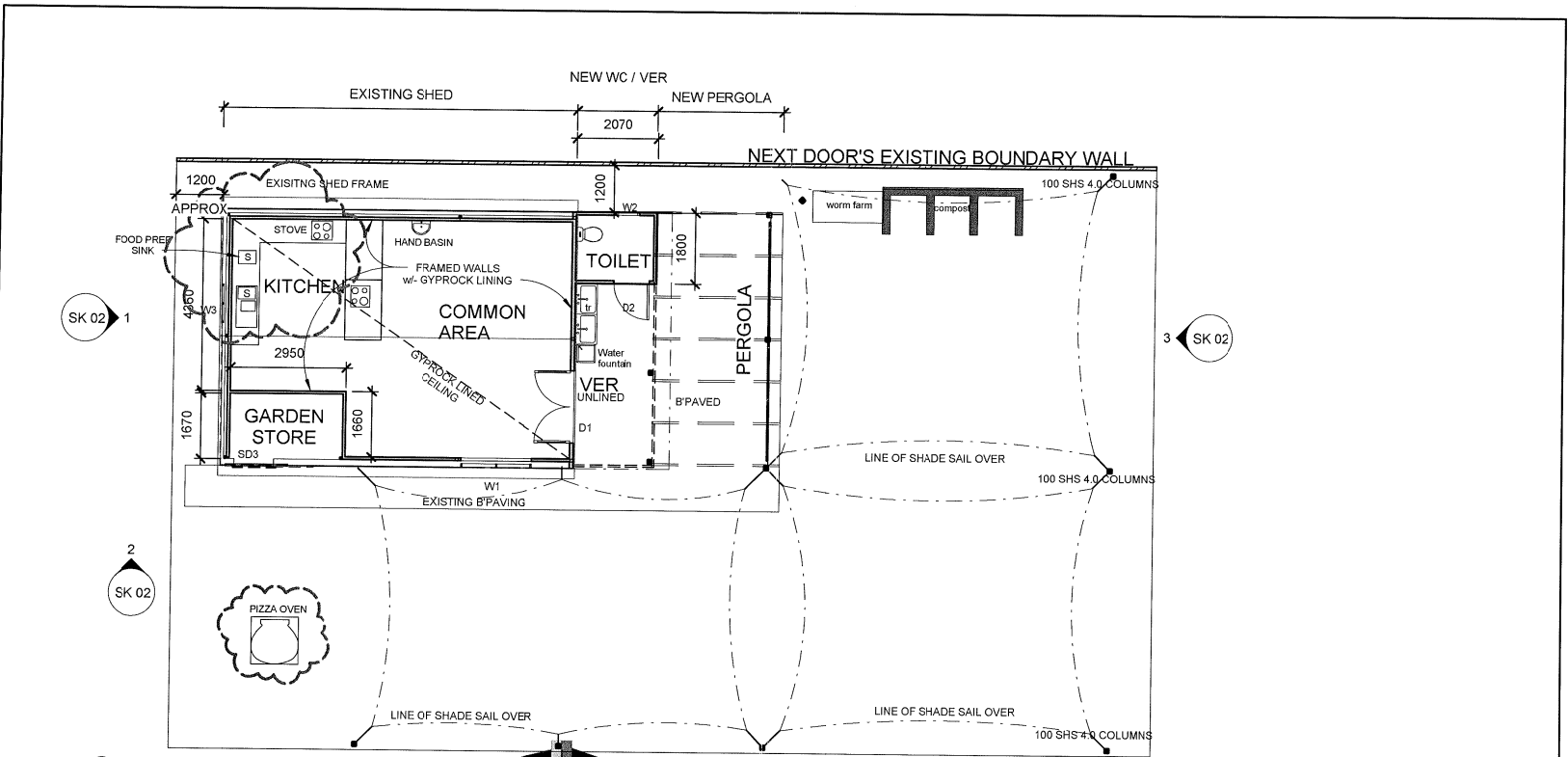
Moved: Cr D Hughes

Seconded: Cr R Tinetti

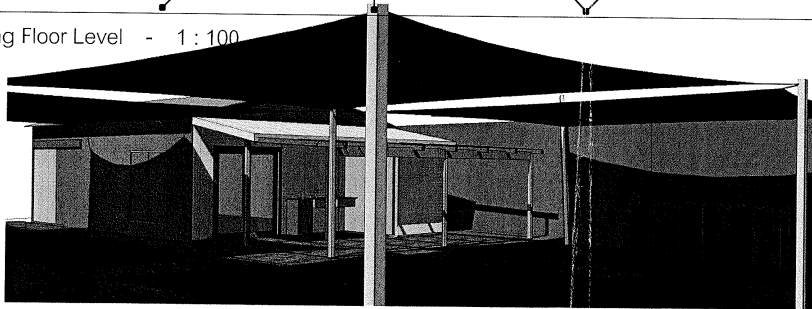
That Council issue planning approval for the proposed renovation of existing garden shed to include internal alterations, new toilet, veranda, pergola, shade sails, compost bays and pizza oven for use of community garden at Lot 6 (95) Wellington Street, Northam subject to the following conditions:

- 1. development shall be carried out only in accordance with the terms of the application as approved herein including any approved plan;**
- 2. that Council does not waive the planning and building fees, but donates \$209, being the cost of the planning and building licence application for works at Lot 6 (95) Wellington Street, Northam to the applicant; and**
- 3. the proposed food preparation area as shown on SK01 is to comply with the requirements of the Food Act 2008.**

CARRIED 8/0



1 Existing Floor Level - 1:100

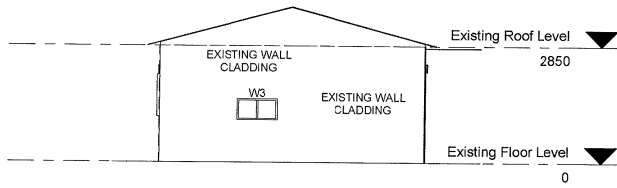


2 3D View 1 -

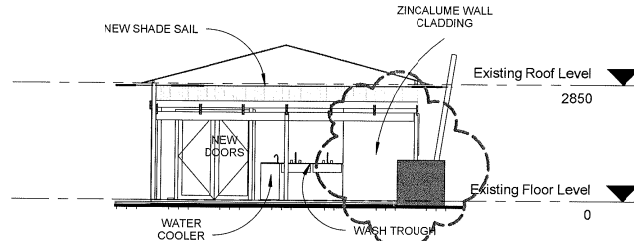
P. SMYTH
41 Leawood Cres, BOYA 6056

REVISIONS
01.06.2012

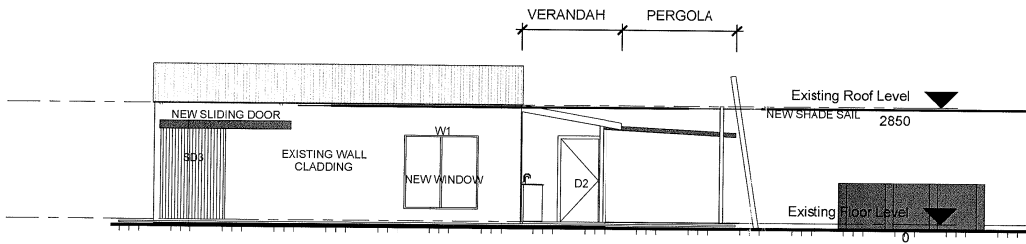
PROJECT: COMMUNITY GARDEN		DRAWING NO.	
CLIENT:		SK 01	
DRV: P.S.	SCALE: 1:100	DATE: 04.05.2012	
PLAN			



① Elevation 1 - 1 : 100



③ Elevation 3 - 1 : 100



② Elevation 2 - 1 : 100

P. SMYTH
41 Leawood Cres, BOYA 6056

REVISIONS
01.06.2012

PROJECT: COMMUNITY GARDEN			DRAWING NO. SK 02
CLIENT:			
DRN: P.S.	SCALE: 1 : 100	DATE: 04.05.2012	ELEVATIONS



13.2.5 RESERVE 37450 CORNER OF BYFIELD STREET & BROOMHALL ROAD, NORTHAM

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	A10209
Officer:	Phil Steven / Austin Donaghey
Officer Interest:	Nil
Policy:	Draft Land Rationalisation Strategy
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

For Council to consider an option to submit a request to the Department of Regional Development and Lands to purchase Reserve 37450 located on the Corner of Byfield Street and Broomhall Road, Northam as freehold and dispose of the land in accordance with section 152 of the Land Administration Act 1997.

BACKGROUND

Background of Key Dates and Determinations

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

Date	Item / Outcome
11 January 2007	Council recommends sale of reserve and closure and sale of Broomhall Road.
13 th June 2007	Council resolves not to proceed with closure of Broomhall Road
19 th June 2007	Council advertise disposal of reserve
August 2007	Objections received by Council
11 th October 2011	Council receive request to purchase reserve and adjoining road
18 th August 2012	Report prepared for Council.

The site of Reserve 37450 is zoned "Light & Service Industry" under the Shire's Town Planning Scheme No. 5 and has a total land area of 3200sqm. The reserve is presently undeveloped and Broomhall Road has not been constructed. The townsite is currently in a period of growth and development and with Supertown Status there are needs for additional employment opportunities and for business expansion.

The Shire of Northam has been discussing the option of purchasing Reserve 37450 from the State and approved a resolution to sell the reserve in 2007. The Shire has received a further request to acquire the Reserve by a local resident on 17th October

2011. The Shire under its Land Rationalisation Strategy has identified the reserve as unutilised and recommended it be converted to freehold and dispose of landholding.

STATUTORY REQUIREMENTS

The site is zoned "Light & Service Industry" under the provisions of TPS 5 and is approximately 3200sqm.

This acquisition would be subject to meeting the requirements of section 52 of the Land Administration Act 1997.

The disposal of land would be subject to meeting the requirements of Section 3.58 of the Local Government Act.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To partner with business stakeholders to identify opportunities for economic growth and continuously improve the presentation of the Shire of Northam to attract new residents and investment.

The proposal will assist in the development of the Shire of Northam's population growth

BUDGET IMPLICATIONS

At this point, no funding is required though it should be noted that to purchase the land requires an outlay of 5% of the market value.

A valuation would need to be undertaken to determine the 5% acquisition cost and additionally the local government would be required to meet all transfer costs, which would be sought as a reimbursement from the successful purchaser.

OFFICER'S COMMENT

The reserve was originally acquired by the Crown as Public Open Space under Section 20A of the Previous Town Planning and Development Act (1928). The location of the reserve is not fully utilised by the existing community as it is located adjacent to an industrial area and large special Residential lots.

At present the reserve is vested with the Shire for public recreation but is zoned as "Light & Service Industry". It is considered that this reserve is underutilised and has no recreational amenity value to the townsite of Northam. The Shire has identified this reserve as unutilised under the Land Rationalisation Strategy and recommends the reserve be converted to freehold and dispose of the landholding.

It is therefore the Officer's recommendation that the Shire supports the acquisition of Reserve 37450 to enable the reserve to be sold.

The attached plan identifies the location of the Reserve 37450. Should Council agree to proceed with the proposed land acquisition, the proceeds from the future sale could be retained by the Shire, in trust, to help fund future community facilities. This acquisition would be subject to meeting the requirements of section 52 of the Land Administration Act 1997.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1829

Moved: Cr R Tinetti
Seconded: Cr D Hughes

That the Shire of Northam lodges an expression of interest to the Department of Regional Development & Lands to purchase Reserve 37450 and undertake the necessary processes to acquire the land as required by section 52 of the Land Administration Act 1997.

CARRIED 8/0

4.215 Northam Reserve #43 – Lot 400 Byfield Street, Northam A10209

4.215.1 Summary

Owner	CT Details	Adjoining Zoning	Area	Condition	Services
Shire of Northam	Volume / Folio: Plan: 13407 Reserve: 37450	Industrial	3123m ²	Vacant Industrial	
Photograph:					
Recommendation:					

4.215.2 Comment

Northam Reserve No.43 (Lot 400 Byfield Street) is currently unutilised vacant industrial land. The site is located approximately 3 kilometres north east of the Northam town centre. The topography of the site is practically level and the site is cleared. It is currently being utilised for the grazing of horses. The site is next to the currently unconstructed Broomehill Road reserve.

4.215.3 Recommendation

Convert Lot 400 to freehold and dispose of landholding. Retain Broomehill Road Reserve.



13.2.6 ADOPTION OF SUBDIVISION GUIDE PLAN - LOT411 (35) NORTHAM-PITHARA ROAD, IRISHTOWN

Name of Applicant:	Internal Report
Name of Owner:	Mrs G Posselt
File Ref:	3.1.5.28
Officer:	Phil Steven / Austin Donaghey
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

Council is required under the Schedule 11 of TPS 3 to adopt a Subdivision Guide Plan for Lot 411 (35) Northam- Pithara Road, Irishtown.

BACKGROUND

Background of Key Dates and Determinations

Lot 411 was the subject of a scheme amendment (Amendment 28) for rezoning under TPS 3 from “Agriculture - Local” to “Rural Smallholdings”.

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

Date	Item / Outcome
18th October 2009	Applicant submitted proposed Scheme Amendment to the Shire of Northam.
25 th November 2009	Shire of Northam Council initiates the Scheme Amendment No 28 to rezone the property from Agriculture Local to Rural Smallholdings zone.
17 th November 2010	Shire of Northam Council finally adopts the Scheme Amendment No 28 and recommends to Minister for Planning to endorse the amendment.
25 th June 2012	Minister for Planning had granted final approval of Scheme Amendment with modifications.
3rd July 2012	Applicant submitted Subdivision Guide Plan to Shire for assessment.
15 th August 2012	Report prepared for Council.

The indicative Subdivision Guide Plan (“SGP”) that was previously presented to Council as part of the rezoning process has been modified by the requirements of the Western Australian Planning Commission (“WAPC”). The indicative SGP was advertised to

service providers and surrounding property owners, however, the current SGP has not undergone advertising.

Scheme amendment 28 was adopted by Council on 17 November 2010 has been adopted in final by the Minister for Planning on 21 June 2012. In order for the WAPC to consider an application for subdivision, it requires Council to adopt a SGP and for the WAPC to endorse it.

STATUTORY REQUIREMENTS

A condition added to the Schedule 11 of TPS 3 as and by way of Scheme Amendment No 28 requires Council to adopt a SGP as follows:

“Lot 411 Northam-Pithara Road, Irishtown Subdivision shall generally be in accordance with the Subdivision Guide Plan prepared for the subject land as adopted by the Local Government and endorsed by the Western Australian Planning Commission and any approved modification thereto.”

SGP's must be created in accordance with the requirements of the Shire of Northam's Local Planning Strategy.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To anticipate the land use needs within the Shire and implement planning decisions that ensures availability of appropriately zoned land that complements orderly and environmentally sustainable growth and development.

Lot 411 Northam-Pithara Road has been rezoned to enable suitable growth and development of the Shire of Northam and the town site of Northam.

BUDGET IMPLICATIONS

The applicant paid an upfront fee of \$2,000. In addition to this they will be required to meet any additional costs including staff costs, advertising and gazettal costs.

OFFICER'S COMMENT

The issues of the SGP are as follows:

Number and Size of Proposed Lots

The overall number of lots is 58. The lots range in size from 2ha to 6.39ha. The proposed lot sizes comply with the Shire's Local Planning Strategy and complies with condition 2 of the Schedule 11 requirements adopted under the Scheme amendment process.

Building Envelopes

Building Envelopes have been allocated in accordance with the setback requirements of TPS 3 for the size and zoning of the property. Each envelope is 40m x 50m and avoids where possible all existing native vegetation.

Road Design

The subdivisional road reserves are 20m wide as per the Shire's specifications for rural roads. An additional linkage to allow for future road connection to Harper Street to the south has been provided. A 10m wide easement has also been created to Irishtown Road to allow for emergency access.

Vegetation Planting

A "Landscaping Buffer" is proposed to run along the northern boundary adjacent to the Great Eastern Highway. This buffer will be required to be planted as part of the subdivision works to protect the rural amenity of the land.

Airstrip Buffer

The building envelopes for proposed Lots 22, 24, 25, 26, 27 & 49 have been altered to comply with condition 18 of Schedule 11 relating to the airstrip buffer. As part of condition 18 restrictive covenants are to be placed on these lots to implement the required construction requirements relating to aircraft noise intrusion.

Conclusion

In conclusion it is considered that the Subdivision Guide Plan has not substantially changed in design from the previous advertising period during the rezoning process. The only changes made include the introduction of an airstrip buffer to the north east boundary of the site as per WAPC recommendation.

Town Planning Scheme No. 5 does not require the Shire to formally advertise the Subdivision Guide Plan to surrounding landowners and service providers, and a similar version has been advertised previously. It is recommended that Council adopt the Subdivision Guide Plan subject to the following conditions.

RECOMMENDATION/COUNCIL DECISION

Minute No C.1829

Moved: Cr K Saunders
Seconded: Cr U Rumjantsev

That Council,

- 1. resolve to adopt the Subdivision Guide Plan prepared for Lot 411 (35) Northam- Pithara Road, Irishtown.**
- 2. authorise the Executive Manager of Development Services to endorse the Subdivision Guide Plan and forward the endorsed SGP to the Western Australian Planning Commission for final endorsement by the Minister.**

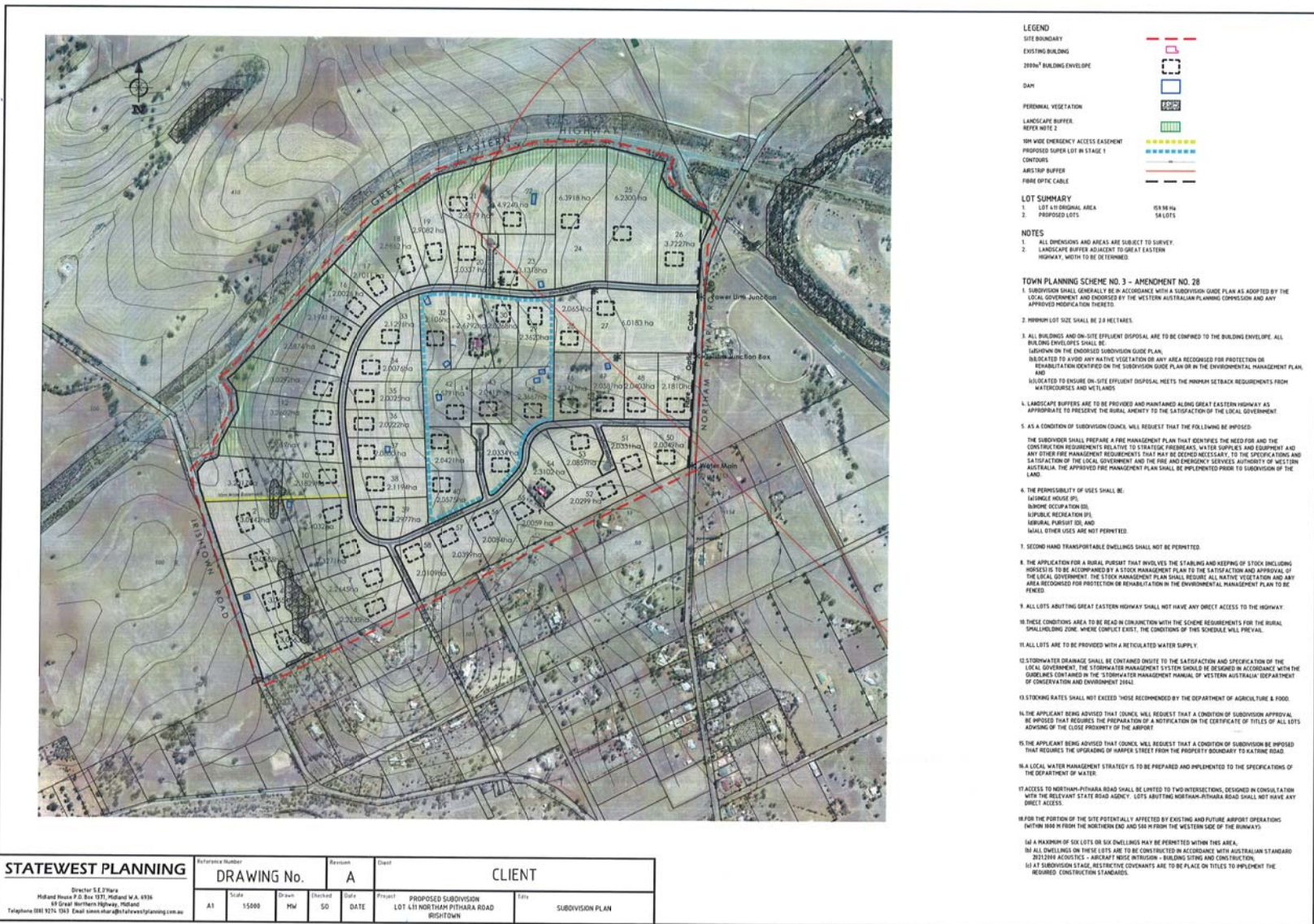
CARRIED 8/0



Lot 411

Location Plan - Lot 411 Northam-Pithara Road, Irishtown

Ref. 3.1.5.28



13.2.7 ADOPTION OF SHIRE OF NORTHAM DEVELOPMENT CONTRIBUTION PLAN

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	3.1.8.14
Officer:	Phil Steven / William Baston / Blair Stone
Officer Interest:	Nil
Policy:	Western Australian Planning Commission State Planning Policy 3.6 – Development Contributions for Infrastructure
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

For Council to consider the adoption of the draft Shire of Northam Development Contributions Plan as a long term document guiding the contribution of funds from developers toward community infrastructure within the Shire of Northam.

The Shire of Northam Development Contributions Plan (table which is inserted into Schedule 13 of the Local Planning Scheme 6), Community Infrastructure Plan and Development Contributions Plan Report have been prepared by staff, and are attached.

BACKGROUND

With the recent adoption of structure plans and scheme amendments within the Shire of Northam it is evident that there is likely to be a great degree of residential development over the next 20 years. As such, community infrastructure will need to be upgraded to meet the needs of the growing population.

Upon conducting a community infrastructure survey and analysis it has been noted that there are many infrastructure items that will need upgrading, developing or modifying to suit the future population of the Shire. Key areas of growth that have been identified in the Community Infrastructure plan include the Northam Townsite, Wundowie, Bakers Hill and Clackline Localities.

The objectives of the Shire of Northam’s Development Contributions Plan are:

- To provide funding for improvements to community infrastructure;
- To outline who should fund items of community infrastructure;
- Provide justification for community infrastructure development;
- Outline the methods and justification for costs to be attributed by developers;
- Identify the items of infrastructure that are needed in the future;

- Detail the timeframe of implementing community infrastructure; and
- To recommend a plan that addresses the objectives mentioned above.

Background of key dates and determinations:

The following table outlines key dates regarding the process of making the Shire of Northam's Development Contributions Plan.

Date	Item/Outcome
July 2011	Blair Stone was appointed to develop a strategy in regards to community infrastructure.
August 2011	Staff conducted assessment of the current provision of community infrastructure within the localities of Wundowie and Bakers Hill.
Aug/Sept 2011	Staff assessed the future dwelling and population yield within the Shire.
Oct/Nov 2011	Draft Northam Development Contributions Plan background was undertaken
July 2012	Draft Northam Development Contributions Plan was developed and a draft forwarded to the Department of Planning for comment

STATUTORY REQUIREMENTS

The Shire of Northam's Development Contributions Plan sets out the manner in which contributions can be sought for infrastructure, the items of infrastructure that can be funded by development contributions and the amount in which they should provide. The Plan acknowledges other planning documents, concurrent studies, technical reports and strategic community reports.

As the document is of strategic importance it is proposed that an annual review is conducted by the Development Services staff to ensure the Development Contributions Plan is updated with the latest information and provides accurate information regarding the future population predictions and costs of infrastructure items.

WAPC State Planning Policy 3.6 – Development Contributions for Infrastructure sets out development contribution provisions for standard infrastructure items applied by the Western Australian Planning Commission (WAPC) on the subdivision, strata subdivision, or development of land and provides a consistent, accountable and transparent system for local governments to plan and charge for community infrastructure items which are not included in the standard provisions through development contribution plans.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To ensure that the future development of infrastructure items is justified by the needs of the Northam community and that funding for such items can be proportionately levied according to the demand induced by future development.

Goal: To ensure that community infrastructure is provided for in a sustainable, timely and efficient manner for the growing Northam community.

BUDGET IMPLICATIONS

Implementation of the Development Contributions Plan will largely impact on the budgeting of the Shire’s Resources. The implementation of the plan will enable community infrastructure items to be funded in a manner which will add support to current funding measures of infrastructure. The contributions from developers will enable infrastructure items to be improved or developed which otherwise would not have been funded by the Shire.

The costs to be paid by developers is to be proportioned according to the demand that their development creates. This demand is generally justified by the population their development will yield. These yield estimates are outlined within the Development Contributions Plan.

The current fees listed in the 2012/13 Budget for Development Contributions are \$1,500 per residential lot and \$1,000 for all other lots.

The following table shows the population trends and developer contributions referred to in the Developer Contribution Plan Report:

DCA	Dwelling Units/Population Year 2012 (2011)		Dwelling Units/Population Year 2032 (2031)		New Dwelling Units	DCP
Northam Townsite	2,935	6,580	3,599	8,069	664	\$4,349
Bakers Hill/Clackline	686	1478	841	1,812	155	\$4,464
Wundowie	542	1281	665	1,571	123	\$4,781

The contributions are population - based. As a comparison only, the following correlates with the Supertown aspirational population targets:

DCA	Dwelling Units/Population Year 2012 (2011)		Dwelling Units/Population Year 2032 (2031)		New Dwelling Units	DCP
Northam Townsite	2,935	6,580	8,921	20,000	5,986	\$1,983
Bakers Hill/Clackline	686	1478	2,085	4,492	1,399	\$1,822
Wundowie	542	1281	1,647	3,894	1,105	\$2,022

OFFICER’S COMMENT

The Shire of Northam’s Development Contributions Plan recognises the key issues associated with the current provision of community infrastructure items and the future population growth within the Shire of Northam.

Future Population Growth

- *Rural land is becoming rezoned to accommodate small-holding lots and residential structure plan developments;*
- *The future population of these lots will require community infrastructure provisions to meet their local needs and aspirations;*
- *The future population of the Northam Shire has been predicted at around 12,300 people;*
- *Population growth is predicted to be concentrated around Wundowie, Bakers Hill and Clackline, as well as the Northam townsite itself; and*
- *Particularly important growth areas include the Wundowie North-West Structure Plan area as well as other structure plans throughout the Shire. Those with structure plans are likely to be developed in the near future.*

Infrastructure Items

- *Infrastructure items to be funded by the plan have been justified by the Shire of Northam’s Community Infrastructure Plan*

Growth Areas

- *The key growth areas that have been outlined by the Plan include Wundowie, Bakers Hill - Clackline and the Northam Townsite; and*
- *The infrastructure items to be funded are outlined the Development Contributions Plan Overview below.*

Development Contributions Plan Overview

Below is a brief overview of some of the key components of the Development Contributions Plan and what it will mean when adopted. Infrastructure items that will be funded by the Development Contributions Plan include the following:

Northam Aquatic Centre-	Stage 2 of the recreation centre will require regional funding and will see the construction of an indoor swimming pool.
Northam Cultural Centre	The history and culture of Northam has been collected for inclusion in a dedicated centre.

Northam Seniors Centre	A new Seniors Centre would be located close to the new Recreation Centre to cater for an ageing population.
Northam Youth Space upgrades and Youth Centre	New Youth Centre to be located in close proximity to the new recreation centre. Development of youth facilities also in this space for wheeled sports (skateboarding, BMX etc.).
Bakers Hill Recreation Centre expansion	The Bakers Hill Recreation Centre will require improvements for a growing population. Key upgrades will require the reticulation of the Bakers Hill oval.
Bakers Hill Youth Space	At the Recreation Centre, it is proposed to create a space for youth to use, including wheeled sports and obstacle course.
Bakers Hill hardcourt upgrades	The hardcourts in Bakers Hill and Clackline will require upgrading in the next few years, including tennis and basketball courts.
Wundowie Sports Pavilion	The current clubrooms at the Wundowie oval are run down and inadequate for sporting teams in a growing population. Clubrooms will need redevelopment.
Wundowie Swimming Pool	Pool facilities require several improvements for an expanding population. These include improvements to the office, changerooms and chemical shed.
Wundowie Resource Centre	The resources centre will require upgrades for an expanding population. More resources to be made available (Computers, training rooms, books etc.)
Wundowie Youth Space	The youth space in Wundowie could use upgrades for a growing population. Other activities could be included at the youth space, including wheeled sports such as skateboarding.
Wundowie North-West Precinct Fire Shed	The North-West structure plan is located in an area where the development of a new fire shed will be appropriate, either in that subdivision or within the Wundowie town Fire Station.
Wundowie Hardcourt upgrades	Current hardcourt provisions in Wundowie are not to a standard for competition or for an expanding population. Resurfacing is required to bring the facilities to the required quality, particularly for basketball and netball.

These items of infrastructure are justified within the Shire of Northam's Community Infrastructure Plan.

Objective of the Development Contributions Plan

The Development Contributions Plan sets out to ensure that the contributions are applied consistently and transparently across all Development Contribution Areas. To ensure this the development contributions have been formulated and agreed, whereby this plan prescribes the cost contributions for owners, and these costs are envisaged to be calculated and applied by way of conditions of subdivision, strata subdivision or development.

To ensure that owners are only required to contribute to infrastructure that is partly attributable to its development, the DCA area has been broken down into the following sub-areas, as depicted on the Development Contribution Area map. The sub-areas have generally been broken down in a manner reflecting the Locality Boundaries. These areas include the following;

- a) The Northam sub-area (DCA1)
- b) The Bakers Hill/Clackline sub-area (DCA2)
- c) The Wundowie sub-area (DCA3)

The three areas have been justified as they are the three sub-areas (localities) which will likely see the most of the development in the Shire over the next 20 years. Local infrastructure items within these locations have been justified according to the predicted population increase within the localities.

Items of infrastructure have been divided into hierarchal categories of regional, district, sub-district and local catchments. Most of the infrastructure items within the Development Contributions Plan fit in the Local category, meaning that the catchment in which they will receive developer contributions from, is within the same Contributions Boundary. Sub-District items of infrastructure may justify the need for contributions from more than one contributions boundary and District items require contributions from all contribution areas.

Guiding Principles:

The Development Contributions Plan has been prepared in accordance with the following principles as required by State Planning Policy 3.6 -

- (a) Need and the nexus:
the Shires draft Community Infrastructure Plan 2011/2012-2020/21 has clearly identified the need for new community infrastructure resulting from projected growth in the Shire.
- (b) Transparency:
the proposed Development Contribution Plan, by incorporating calculation equations that form part of the Scheme, ensure that the methodology for calculating contributions is clear, transparent and relatively simple.
- (c) Equity:
the Development Contribution Plan is proposed to apply to all development within the Shire of Northam that involves a residential component
- (d) Certainty:
the infrastructure to which contributions are required are set out in the proposed Development Contribution Plan, along with the methodology for calculating owners contributions.
- (e) Efficiency
Development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs.
- (f) Consistency:
a consistent methodology has been applied to the calculation contributions across the Development Contribution Area, along with the identification of infrastructure for various areas.
- (g) Right of consultation and review:
Owners have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to seek a review by an independent third party if they believe the calculation of the costs of the contributions is not reasonable.
- (h) Accountable:
There must be accountability

Goals:

- Guide the development, timing, design and location of community infrastructure over the next 20 years;
- Clearly identify the services and facilities required for the Shire's emerging population based upon supply/demand analysis and identification of service catchments;

- Specifically identify the capital costs associated with proposed community infrastructure to ensure consistency and integration with the Shire's Integrated Plan Making processes; and
- Meet the requirements of State Planning Policy 3.6 – Development Contributions for Infrastructure.

Outcomes:

The outcomes of the Development Contributions Plan include the following:

- a) enable the applying of development contributions for the development of new, and the upgrade of existing infrastructure, which is required as a result of increased demand generated in the development contribution area;
- b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) coordinate the timely provision of infrastructure.

Conclusion

The Development Contributions Plan has involved a survey of the current infrastructure items in the Shire of Northam, justification of future community infrastructure needs, the determination of future dwelling and population projections toward the year 2032 and the proportion of infrastructure demand that will be created by new development.

- Current infrastructure provision meet most needs of the community, however it is noted that future population increase will require more community infrastructure provision.
- This community infrastructure will require funding. The Development Contributions Plan will ensure that a proportion of funding can be derived from the need development will create for such infrastructure items.
- An important note is that costs of community infrastructure do not have to be contributed toward by community members who are not developing. Costs are only apportioned to new development.

In conclusion the Development Contributions Plan will become an important document in ensuring the future sustainability of community infrastructure provision throughout the Shire of Northam. It will aid in guiding the future development of Community Infrastructure items and the funding which is generated by future development for these items.

Based on the abovementioned comments it is recommended the Development Contributions Plan be formally adopted by the Council and that the Council resolve to initiate the process of enforcing development contributions upon future developments within the Development Contributions Areas.

RECOMMENDATION/COUNCIL DECISION

Minute No. C1831

Moved: Cr T Little

Seconded: Cr A Llewellyn

That Council resolve to,

- 1) formally adopt the Shire of Northam's Draft Development Contributions Plan and Report and its recommendations as follows:**
 - a) infrastructure Items listed for development or improvement be done so in accordance with the timeframe listed in the Development Contributions Plan Report;**
 - b) development Contributions be proportioned in line with the provisions outlined within the Development Contributions Plan Report (DCA1, DCA2, DCA3);**
 - c) amend Local Planning Scheme No. 6 to include the provision of the Development Contributions Plan; and**
 - d) the Development Contributions Plan be reviewed annually to ensure population and dwelling projections are as accurate as possible and also to ensure that new structure plans or subdivision plans are taken into account when determining dwelling and population yields.**
- 2) advertise the Development Contributions Plan Report for public comment for a period of forty two (42) days in the local newspapers, with the report available for public inspection during business hours at the Shire office and for Council to consider submissions thereto prior to formal adoption.**
- 3) note that Shire staff will liaise with developers within the Shire to achieve the recommendations of the Development Contributions Plan Report.**

CARRIED 8/0



Development Contributions Plan Report

Shire of Northam

July 2012

Contents:

1. Overview

- 1.1 Background**
- 1.2 Purpose**
- 1.3 The Development Contribution Areas (DCA's)**
- 1.4 Infrastructure Delivery**
- 1.5 The DCA map**
- 1.6 The DCP timeframe**
- 1.7 The imposition of Development Contributions**
- 1.8 Review**
- 1.9 Calculation Methodology**

2. Guiding Principles

3. Statutory Framework

- 3.1 State Planning Policy 3.6 Context**
- 3.2 Local Strategic Context**
- 3.3 Local Planning Context**

4. Population Yields and Estimates

- 4.1 Introduction**
- 4.3 Residential Dwelling Yield and Population**

5. Infrastructure Items to be funded by the DCP

- 5.1 Infrastructure Items**
- 5.2 Administrative Items**

6. Capital Expenditure Plan

7. Cost Apportionment Schedule

1. Overview

1.1 Background

This Northam Development Contributions Plan (NDCP) has been developed to support the funding of community infrastructure in the Shire of Northam.

Scheme amendments and structure plans within the Northam Shire have been developed which set out the long-term strategic framework for the development of the Shire in relation to the following:

- Land Use (Including residential development of varying densities, open space and community facilities);
- Lot allocations; and
- Lot sizes

This DCP applies to the entire Northam Shire and requires contributions from all developers in the Shire.

It is envisaged that improved social, economic, environmental and urban design outcomes will be achieved through the provision of community infrastructure early in the development of the expanding Wundowie community. The delivery of key community infrastructure in a timely manner is fundamental to sustainable outcomes in growth areas such as the Wundowie Locality.

1.2 Purpose

The purpose of the development contribution plan is to-

- a) enable the applying of development contributions for the development of new, and the upgrade of existing infrastructure, which is required as a result of increased demand generated in the development contribution area;
- b) provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- c) ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area; and
- d) coordinate the timely provision of infrastructure.

1.3 The Development Contributions Areas (DCA's)

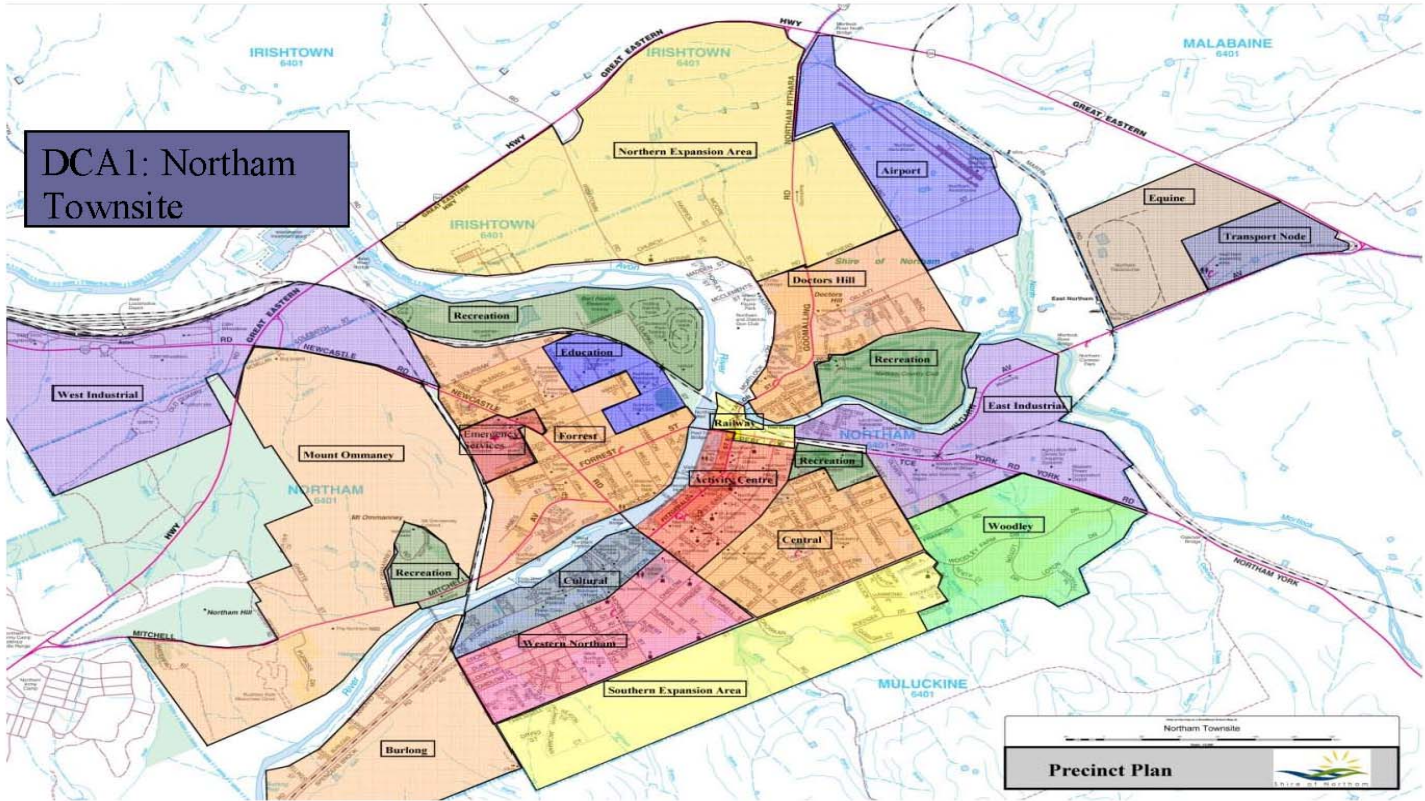
The Development Contribution Plan is intended to apply to all land within the Shire of Northam which is capable of being developed with a dwelling or dwellings.

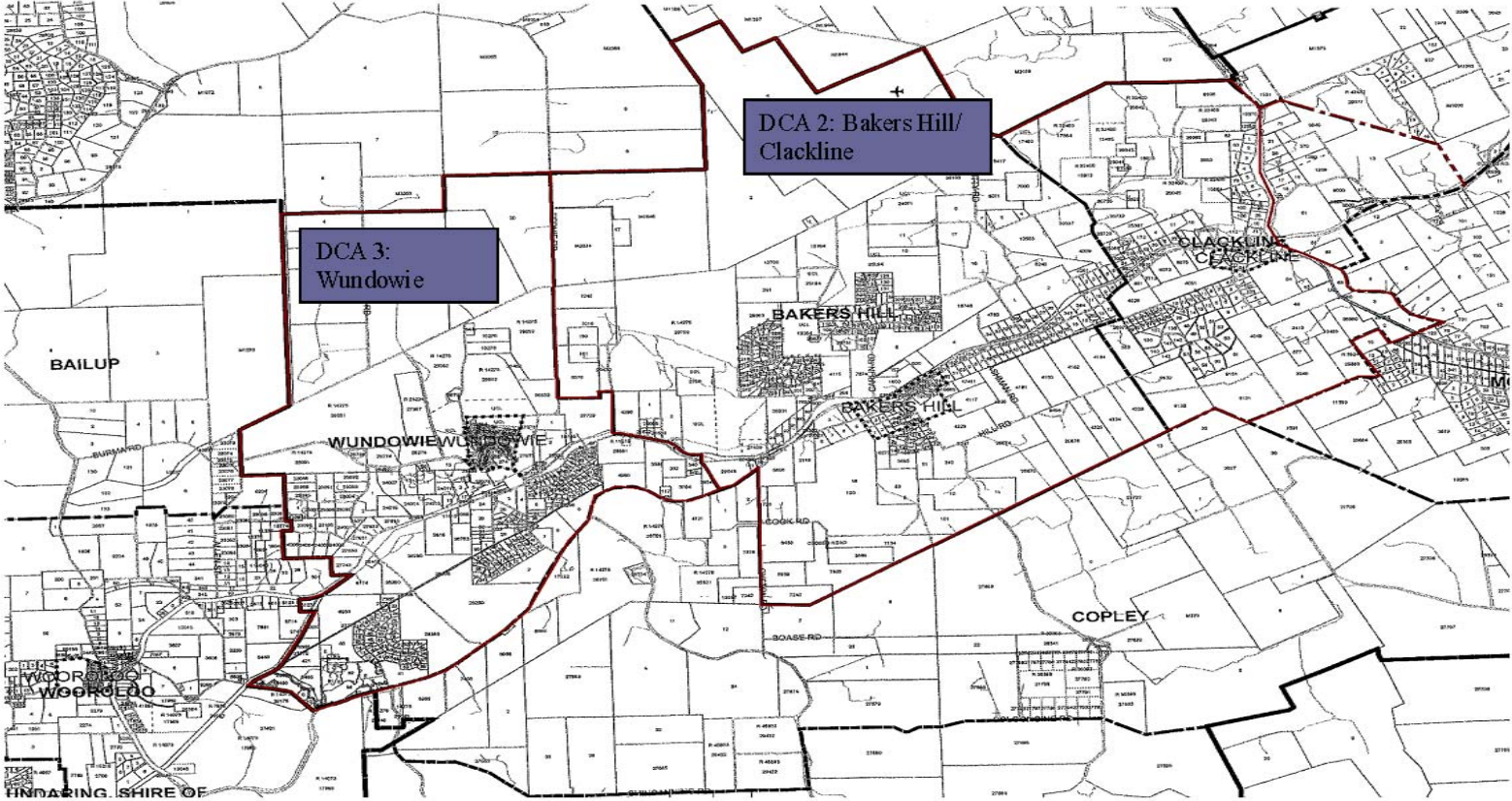
To ensure that owners are only required to contribute to infrastructure that is partly attributable to its development, the DCA area has been broken down into the following sub-areas, as depicted on the Development Contribution Area map. The sub-areas have generally been broken down in a manner reflecting the Locality Boundaries. These areas include the following;

- a) The Northam sub-area (DCA1)
- b) The Bakers Hill/Clackline sub-area (DCA2)
- c) The Wundowie sub-area (DCA3)

The Development Contribution Areas are shown on the Scheme map as DCA1, DCA2 and DCA 3.

The Shire's Community Infrastructure Plan classifies catchments for the various infrastructure in terms of 'Regional', 'District', and 'Local'. The 'Regional' catchment is considered to comprise of the entire Development Contribution area as well as some hinterland regions, this classification applies to infrastructure items that are likely to be used by not only Northam residents but also residents from surrounding areas. The 'District' Classification applies to infrastructure items that are likely to create use from more than one DCA area. The 'Local' classification applies to items that will be used by residents within a single DCA area.





1.6 Imposition of development contributions

This DCP sets out to ensure that the contributions are applied consistently and transparently across all Development Contribution Areas. To ensure this the development contributions have been formulated and agreed, whereby this plan prescribes the cost contributions for owners, and these costs are envisaged to be calculated and applied by way of conditions of subdivision, strata subdivision or development.

1.7 Review

In accordance with clause 6.6 of Town Planning Scheme No. 6, the information contained within the Development Contribution Plan Report is to be reviewed at least every 5 years.

1.8 Calculation Methodology

In accordance with State Planning Policy 3.6, developers should only be required to contribute to community infrastructure proportional with the demand generated by new development. Accordingly, the Development Contribution Plan seeks to fund the costs of community infrastructure, less:-

- (b) an amount that is proportional to the demand for the Infrastructure that is generated by the current population;
- (c) an amount that is proportional to the demand for the Infrastructure that is generated from outside of the main catchment area; and
- (d) an amount that is proportional to the demand for the Infrastructure that is generated by future development that is outside of the development contribution timeframe.

2. Guiding Principles

This Development Contributions Plan has been prepared in accordance with the following principles as required by State Planning Policy 3.6 -

- (a) *Need and the nexus: the Shires draft Community Infrastructure Plan 2011/2012-2020/21 has clearly identified the need for new community infrastructure resulting from projected growth in the Shire.*
- (b) *Transparency: the proposed Development Contribution Plan, by incorporating calculation equations that form part of the Scheme, ensure that the methodology for calculating contributions is clear, transparent and relatively simple.*
- (c) *Equity: the Development Contribution Plan is proposed to apply to all development within the Shire of Northam that involves a residential component*
- (d) *Certainty: the infrastructure to which contributions are required are set out in the proposed Development Contribution Plan, along with the methodology for calculating owners contributions.*
- (e) *Efficiency: Development contributions should be justified on a whole of life capital cost basis consistent with maintaining financial discipline on service providers by precluding over recovery of costs.*
- (f) *Consistency: a consistent methodology has been applied to the calculation contributions across the Development Contribution Area, along with the identification of infrastructure for various areas.*
- (g) *Right of consultation and review: Owners have the right to be consulted on the manner in which development contributions are determined. They also have the opportunity to seek a review by an independent third party if they believe the calculation of the costs of the contributions is not reasonable.*
- (h) *Accountable: There must be accountability*

3. Statutory Framework

3.1. The State Planning Policy 3.6: Development Contributions for Infrastructure Context.

This plan has been prepared in accordance with *State Planning Policy 3.6 Development Contributions for Infrastructure*. It will come into effect on the date of amendment to the Shire of Northam's Town Planning Scheme 6 to incorporate the plan.

3.2 Local Planning Context

A number of strategic documents have been prepared for the Wundowie Locality that identifies the need, standard and costs for the infrastructure items that are included in this DCP. The strategic documents that have informed the provision of infrastructure items to be financed by the DCP are:

- Wundowie North-West Precinct Local Structure Plan (2011)
- Shire of Northam Town Planning Scheme 6 (2012)
- Northam Development Plan (2011)
- Northam Plan for the Future (2011)
- Wundowie Community Masterplan (2003)
- Wundowie Community Infrastructure Plan
- Northam Plan for the Future 2010-2020
- Bakers Hill Strategic Plan (2002)

This DCP has been prepared in close consultation with Council officers from relevant departments of the Shire of Northam. Council officers have also provided strategic information and advice regarding costs for this DCP where appropriate.

4. Population Yields and Estimates

Local government requirements for development contributions for community infrastructure are calculated on the basis of—

1. the need for that infrastructure based on an analysis of the demand;
2. the nexus where the relationship between the need for infrastructure and the new development has been clearly established;
3. catchment areas that the infrastructure will service, identifying both existing demand and new demand that is associated with the development; and
4. the cost of providing the infrastructure, which is based on the latest or best estimates available to the Shire of Northam and include provision for regular adjustments to account for cost escalation over time (SPP 3.6).

The need of infrastructure items is supported by the Shire of Northam's Community Infrastructure Plan. The community profile has been assessed and infrastructure items needed for the future community identified. The Community Infrastructure Plan will support the Development Contributions Plan by providing the background to the nexus for infrastructure items.

4.1 Introduction

Council has identified a need for each of the community and development infrastructure items that have been included in this DCP. Council has identified that each item is needed in order to provide for the wellbeing, health and safety of the future community.

The cost apportionment methodology which has been adopted in this DCP relies on the nexus principle. The main catchment area for this DCP is

deemed to have a nexus with an infrastructure item if the occupants of the Locality are likely to make use of the infrastructure item.

A standard 'per dwelling' unit is used for the assessment of the community infrastructure levy.

The land area within the locality and the projected dwelling yield are outlined in this section.

4.2 Residential Dwelling Yield and Population

Population projections prepared by the Western Australian Planning Commission indicate that the total population in the Northam townsite will increase from 6,866 persons in 2010 to 7,300 persons by 2021 and approximately 8,069 in 2031 (Local Planning Strategy 2012, p13-14).

Population projections prepared by the Western Australian Planning Commission indicate that the total population in the Shire will increase by 27.5% to 12,300 persons by 2021 which is larger than the projected growth rate for both the Wheatbelt Region and the State generally during the same period (i.e. 17.1% and 23.7% respectively), and 13,200 in 2031 (WA Tomorrow Population Report).

4.3 Development Area Yield Estimate

The Development Area Yield is defined in Development Contribution Plan as "the Shire of Northam's estimate, from time to time, of the number of dwellings that are likely to be developed within the Development Area during the operation of this Plan".

A description of the figures in the table below is outlined in the Community Infrastructure Plan 2012-2032.

4.4 Dwelling and Population Estimates

Table 1

DCA	Dwelling Units/Population Year 2012 (2011)		Dwelling Units/Population Year 2032 (2031)		New Dwelling Units
Northam Townsite	2935	6,580	3,599	8,069	664
Bakers Hill/Clackline	686	1478	841	1,812	155
Wundowie	542	1281	665	1,571	123
TOTAL	4163	9,339	5,105	11,452	942

4.5 Application Requirements

Where a subdivision, strata subdivision or development application or an extension of land use is lodged which relates to land to which this plan applies, Council shall take the provisions of the plan into account in making a recommendation on or determining that application.

5. Infrastructure Items to be funded by the DCP

5.1 Community Infrastructure Items

A definition of Community Infrastructure, for the purposes of this Development Contributions Plan, has been taken from SPP 3.6: Development Contributions for Infrastructure;

Community infrastructure includes recreational facilities; community centres; child care and after school centres; libraries and cultural facilities and such other services and facilities for which development contributions may reasonably be requested having regard to the objectives, scope and provisions of State Planning Policy 3.6 Development Contributions for Infrastructure

Development contributions can be sought for items of infrastructure that are required to support the orderly development of an area. This includes the standard requirements for infrastructure contributions as outlined in appendix 1 of SPP 3.6. In addition, local governments can seek contributions for the capital costs of *community infrastructure* which is defined as: *'the structures and facilities which help communities and neighbourhoods to function effectively, including-*

- *Sporting and recreational facilities*
- *Community centres*
- *Child care and after school centres*
- *Libraries and cultural facilities; and*

Such as services and facilities for which development contributions may reasonably be requested having regard to the objectives, scope and provisions of SPP 3.6.

Furthermore, development contributions can be sought for –

- A new item of infrastructure
- Land for infrastructure
- An upgrade in the standard of provision of an existing item of infrastructure
- An extension to existing infrastructure
- The total replacement of infrastructure once it has reached the end of its economic life
- Other costs reasonably associated with the preparation, implementation and administration of a development contribution plan

The contributions are for the initial capital requirements only and not for the ongoing maintenance and/or operating costs of the infrastructure.

From within the definition outlined above the following community infrastructure items have been identified to be funded by Development Contributions within the DCA.

- Aquatic Centre
- Senior Citizens Centre
- Cultural Centre
- Recreation Centres replacement or expansion
- Hardcourt upgrades
- Wundowie Pool Upgrade
- Resource Centre / Library upgrade
- Emergency Services-Bushfire Sheds
- Youth space and/or youth centre upgrades including wheeled sports areas upgrades
- Community Centre (Or upgrade of existing Telecentre)

Regional

Not applicable

District

Bakers Hill Recreation Centre extension	
Catchment Area	DCA2, DCA3
Location	Bakers Hill
Building / Facility Area	453m2
Land Area Required	600m2
Concept Plan	Avon Valley Design & Drafting 11069
Facility Uses	Passive sport activities, community meeting spaces, preparedness for sport
Functional Areas	Enclosed viewing area, storage, changerooms and toilets, lobby, servery
Capital Cost Estimate	\$50,000 planning & design \$1,300,000 building works \$300,000 external works (\$550,000 external funding) \$1,100,000 total
External Funding	CSRFF \$550,000

Wundowie Sports Pavilion Redevelopment	
Catchment Area	DCA2, DCA3
Location	Wundowie Sports Pavilion
Building / Facility Area	1340m2
Land Area Required	2000m2
Concept Plan	GD Hayward
Facility Uses	Football, events, school sports, structured events (football matches), unstructured sport and recreation (unstructured football or other sports i.e. kick to kick), health and fitness, community meeting spaces
Functional Areas	Changerooms, Umpires room, women's changeroom, Showers, seated areas, toilet blocks, paved viewing area, grassed viewing area
Capital Cost Estimate	\$51,000 planning & design \$1,200,000 building works \$300,000 external works (\$517,000 external funding) \$1,034,000 total
External Funding	CSRFF \$517,000

Wundowie Swimming Pool Upgrade	
Catchment Area	DCA2, DCA3
Location	Wandoo Parade Wundowie
Building / Facility Area	2000m2
Land Area Required	2500m2
Concept Plan	Wundowie Community Masterplan

	(2003)
Facility Uses	Swimming events, school sports, health and fitness, recreation, first aid training, multi purpose hall
Functional Areas	Swimming pool, canteen, pool office, first aid room, seated areas
Capital Cost Estimate	\$50,000 planning & design \$1,930,000 building works \$1,320,000 total (\$660,000 external funding)
External Funding	1/3 CSRFF \$660,000

Wundowie Community Resource Centre Upgrade	
Catchment Area	DCA2 / DCA3
Location	Boronia Avenue, Wundowie
Building / Facility Area	250m2
Land Area Required	300m2
Concept Plan	Gough
Facility Uses	community group meetings and events, arts/culture activities, playgroups, recreation activities (yoga, pilates, dance), lifelong learning and education, community services delivery
Functional Areas	multipurpose room, function room, office space, kitchen, storage, foyer, outdoor play area, toilets, car parking
Capital Cost Estimate	\$20,000 Building design \$180,000 Building works inc fitout \$200,000 total
External Funding	No external funding confirmed

Local

Northam Aquatic Centre Redevelopment / Relocation	
Catchment Area	All Development Control Areas (DCA's)
Location	Peel Terrace, Northam
Building / Facility Area	2000m2
Land Area Required	4000m2
Concept Plan	Community Masterplan
Facility Uses	Swimming training/competition, aquatic and fitness programs, therapeutic activities, learn to swim, community meetings, education & training programs
Functional Areas	25m indoor heated pool, multipurpose room, changerooms & toilets, cafe/kiosk, office space, spectator seating, foyer/reception, concourse, pool & mechanical plant room.
Capital Cost Estimate	\$4,600,000 (total \$7,200,000) including design, building works, external works and fitout
External Funding	CSRFF \$2,400,000

Northam Seniors Centre Redevelopment / Relocation	
Catchment Area	All Development Control Areas (DCA's)
Location	Peel Terrace, Northam
Building / Facility Area	945m ²
Land Area Required	1600m ²
Concept Plan	Community Masterplan, Gough
Facility Uses	Seniors group meetings and events, arts/culture activities, recreation activities, learning and education, community services delivery
Functional Areas	Multipurpose room, function room, office space, kitchen, storage, foyer, craft room, toilets, computer room, carparking
Capital Cost Estimate	\$50,000 planning & design \$2,600,000 building works \$200,000 external works (\$950,000 external funding) \$1,900,000 total
External Funding	Lotterywest \$950,000

Northam Cultural Centre	
Catchment Area	All Development Control Areas (DCA's)
Location	Grey Street, Northam
Building / Facility Area	800m ²
Land Area Required	1000m ²
Concept Plan	Supertown Plan
Facility Uses	Arts/culture activities, lifelong learning and education, historical displays, environmental education, community group interaction.
Functional Areas	Storytelling node, environmental education room, Aboriginal interpretation centre, storage, viewing platforms.
Capital Cost Estimate	\$2,400,000 (total \$3,500,000) including design, building works, external works and fitout
External Funding	Culture / Lotterywest \$1,100,000

Northam Youth Space and Youth Centre	
Catchment Area	DCA1
Location	Northam Recreation precinct
Building / Facility Area	1700m ²
Land Area Required	2000m ²
Concept Plan	Community masterplan
Facility Uses	Unstructured wheeled sports facilities (Skate park/BMX track), Structured wheeled activities (Skate competitions), youth group meetings and activities, community services delivery
Functional Areas	Skate park, Seated Areas, Shade structure, passive surrounds, toilets, youth centre (kitchen, meeting room), carparking

Capital Cost Estimate	\$50,000 planning & design \$2,350,000 building works \$1,600,000 total (\$800,000 external funding)
External Funding	1/3 Lotterywest \$800,000

Wundowie Youth Space Upgrades	
Catchment Area	DCA3
Location	Wundowie Oval
Building / Facility Area	300m2
Land Area Required	500m2
Concept Plan	GD Hayward
Facility Uses	Unstructured wheeled sports facilities (Skate park/BMX track), Structured wheeled activities (Skate competitions)
Functional Areas	Skate park, Seated Areas, Shaded areas, passive surrounds
Capital Cost Estimate	Design \$22,000 Building works \$180,000 External works \$50,000 \$168,000 total
External Funding	1/3 LotteryWest \$84,000

Bakers Hill Youth Space Upgrades	
Catchment Area	DCA2
Location	Reserve near Hooper Park
Building / Facility Area	300m2
Land Area Required	500m2
Concept Plan	GD Hayward
Facility Uses	Unstructured wheeled sports facilities (Skate park/BMX track), Structured wheeled activities (Skate competitions)
Functional Areas	Skate park, Seated Areas, Shaded areas, passive surrounds
Capital Cost Estimate	Design \$22,000 Building works \$180,000 External works \$50,000 \$168,000 total
External Funding	1/3 LotteryWest \$84,000

Wundowie Hardcourt upgrades	
Catchment Area	DCA3
Location	Wundowie Recreation Centre
Building / Facility Area	2300m2
Land Area Required	3000m2
Concept Plan	GD Hayward
Facility Uses	School sports, structured events (Netball matches), unstructured sport and recreation (unstructured football or other sports i.e. kick to kick), health and fitness, community meeting spaces

Functional Areas	Basketball courts (2), Tennis courts (2), change rooms, seated areas, paved viewing area, lighting
Capital Cost Estimate	Two upgrades in DCP period \$10,000 planning & design \$180,000 building works \$20,000 external works \$140,000 total
External Funding	1/3 CSRFF \$70,000

Bakers Hill Hardcourt upgrades	
Catchment Area	DCA2
Location	Bakers Hill Recreation Centre
Building / Facility Area	2000m2
Land Area Required	3000m2
Concept Plan	Avon Valley Drafting
Facility Uses	School sports, structured events (Netball matches), unstructured sport and recreation (unstructured football or other sports i.e. kick to kick), health and fitness, community meeting spaces
Functional Areas	Basketball courts (2), Tennis courts (2), change rooms, seated areas, paved viewing area, lighting
Capital Cost Estimate	Two upgrades in DCP period \$10,000 planning & design \$150,000 building works \$20,000 external works \$120,000 total
External Funding	1/3 CSRFF \$60,000

Fire Shed Development	
Catchment Area	DCA3
Location	North-West Wundowie
Building / Facility Area	200m2
Land Area Required	1000m2
Concept Plan	North-west structure plan
Facility Uses	Housing of fire trucks, maintenance of fire trucks
Functional Areas	Shed area, wash down area, front verge, area for maintenance and preparation
Capital Cost Estimate	Site acquisition \$70,000 \$70,000 total
External Funding	FESA for building, but not land

5.2 Administrative Items

State Planning Policy 3.6 Outlines that Development Contributions are also payable for the administrative costs of preparing and undertaking a Development Contributions plan. The Wundowie Locality Development Contributions Plan includes the following "Administrative Items":

- (a) preparation, administration and review of the Development Contribution Plan;
- (b) preparation and review of the Development Contribution Plan and Costs Apportionment Schedule;
- (c) any arbitration and valuation with respect to this Plan; and
- (d) advice and representation with respect to this Plan including legal accounting, planning

Administration Costs

Estimates indexed 3.41% annually

	DCP Coordinator	Legal Costs	Consultant costs	Audit costs	Total
2012/13	\$ 4,000	\$ 5,000	\$ 4,000	\$ -	\$ 13,000
2013/14	\$ 4,136	\$ 2,000	\$ 1,000	\$ 400	\$ 7,536
2014/15	\$ 4,277	\$ 2,068	\$ 1,034	\$ 414	\$ 7,793
2015/16	\$ 4,423	\$ 2,139	\$ 1,069	\$ 428	\$ 8,059
2016/17	\$ 4,574	\$ 2,212	\$ 1,106	\$ 442	\$ 8,334
2017/18	\$ 4,730	\$ 2,287	\$ 1,144	\$ 457	\$ 8,618
2018/19	\$ 4,891	\$ 2,365	\$ 1,183	\$ 473	\$ 8,912
2019/20	\$ 5,058	\$ 2,446	\$ 1,223	\$ 489	\$ 9,216
2020/21	\$ 5,231	\$ 2,529	\$ 1,265	\$ 506	\$ 9,530
2021/22	\$ 5,409	\$ 2,615	\$ 1,308	\$ 523	\$ 9,855
2022/23	\$ 5,594	\$ 2,705	\$ 1,352	\$ 541	\$ 10,191
2023/24	\$ 5,784	\$ 2,797	\$ 1,398	\$ 559	\$ 10,539
2024/25	\$ 5,982	\$ 2,892	\$ 1,446	\$ 578	\$ 10,898
2025/26	\$ 6,185	\$ 2,991	\$ 1,495	\$ 598	\$ 11,270
2026/27	\$ 6,396	\$ 3,093	\$ 1,546	\$ 619	\$ 11,654
2027/28	\$ 6,615	\$ 3,198	\$ 1,599	\$ 640	\$ 12,051
2028/29	\$ 6,840	\$ 3,307	\$ 1,654	\$ 661	\$ 12,462
2029/30	\$ 7,073	\$ 3,420	\$ 1,710	\$ 684	\$ 12,887
2030/31	\$ 7,315	\$ 3,537	\$ 1,768	\$ 707	\$ 13,327
2031/32	\$ 7,564	\$ 3,657	\$ 1,829	\$ 731	\$ 13,781
TOTAL	\$ 112,078	\$ 57,257	\$ 30,129	\$ 10,451	\$ 209,916

6. Total Catchment Area Yield Estimates

The Total Catchment Area Yield is defined in Development Contribution Plan No.2 as 'in relation to a Catchment Area, means the sum of the Shire's estimate, from time to time, of:

- (a) the number of dwellings likely to be developed within the Catchment Area during the operation of this Plan; plus
- (b) the number of dwellings existing within the Catchment Area immediately prior to this Plan coming into operation".

For the purpose of calculating the Total Catchment Area Yield, the Shire has included zoned land that is not yet included in the forecasts and calculated dwelling yield at the highest possible density of development.

CAPITAL EXPENDITURE PLAN (PRIORITY & TIMING) WITH INDEXATION																					
Forecast CPI %	4.74	4.98	3.45	4.58	3.59	5.00	4.40	5.26	5.00	4.76	5.00	5.00	5.00	5.00	5.30	5.00	5.00	5.00	5.00	5.00	
Cumulative CPI	5	10	13	18	21	26	31	36	41	46	51	56	61	66	71	76	81	86	91	96	
Indexation	105	110	113	118	121	126	131	136	141	146	151	156	161	166	171	176	181	186	191	196	
Infrastructure Item	coe: at 12/13	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Northam Aquatic Centre	\$ 4,600,000			\$ 5,205,820																	
Northam Seniors Centre	\$ 1,900,000																			\$ 3,529,440	
Northam Cultural Centre	\$ 2,400,000								\$ 3,384,000												
Northam Youth Space upgrades and Youth Centre	\$ 1,600,000													\$ 2,572,160							
Bakers Hill Recreation Centre expansion	\$ 1,100,000		\$ 1,206,920																		
Bakers Hill Youth Space	\$ 168,000										\$ 253,277										
Bakers Hill hardcourt upgrades	\$ 120,000		\$ 65,832										\$ 93,456								
Wundowie Sports Pavilion and clubrooms	\$ 1,034,000						\$ 1,306,336														
Wundowie Swimming Pool	\$ 1,320,000																\$ 2,386,032				
Wundowie Resource Centre	\$ 200,000														\$ 331,520						
Wundowie Youth Space	\$ 168,000						\$ 219,643														
Wundowie Hardcourt upgrades	\$ 148,000							\$ 100,640												\$ 137,462	
Wundowie North-West Precinct Fire Shed	\$ 70,000			\$ 79,219																	
TOTAL	\$ 14,828,000	\$ 1,206,920	\$ 5,285,039			\$ 1,306,336	\$ 219,643	\$ -	\$ 174,912	\$ 253,277	\$ -	\$ 331,520	\$ 252,715	\$ 2,386,032	\$ 3,529,440						

Indexation based on 10 year average CPI for Perth (ABS) 2000-2010 of 3.41%

7. Cost Apportionment Schedule

	Infrastructure item	Contribution breakdown		Costs per dwelling unit by sub-area					
		Net project cost	Total catchment area dwellings	\$ per dwelling unit	Municipal	DCP	DCA1	DCA2	DCA3
DCA2/3	Bakers Hill Recreation Centre expansion	\$ 1,206,920	1,506	\$ 801	\$ 984,203	\$ 222,717		\$ 801	\$ 801
DCA2/3	Wundowie Sports Pavilion	\$ 1,306,356	1,506	\$ 867	\$ 1,065,289	\$ 241,066		\$ 867	\$ 867
DCA2/3	Wundowie Swimming Pool	\$ 2,386,032	1,506	\$ 1,584	\$ 1,945,729	\$ 440,303		\$ 1,584	\$ 1,584
DCA2/3	Wundowie Resource Centre	\$ 331,520	665	\$ 499	\$ 177,298	\$ 154,222		\$ 499	\$ 499
DCA1	Northam Aquatic Centre	\$ 5,205,820	3,599	\$ 1,446	\$ 4,245,172	\$ 960,648	\$ 1,446		
DCA1	Northam Seniors Centre	\$ 3,529,440	3,599	\$ 981	\$ 2,878,140	\$ 651,300	\$ 981		
DCA1	Northam Cultural Centre	\$ 3,384,000	3,599	\$ 940	\$ 2,759,539	\$ 624,461	\$ 1,072		
DCA1	Northam Youth Space & Youth Centre	\$ 2,572,160	3,599	\$ 715	\$ 2,097,511	\$ 474,649	\$ 627		
DCA2	Bakers Hill Youth Space	\$ 253,277	841	\$ 301	\$ 206,539	\$ 46,738		\$ 301	
DCA2	Bakers Hill hardcourt upgrades	\$ 159,288	841	\$ 189	\$ 129,894	\$ 29,394		\$ 189	
DCA3	Wundowie Youth Space	\$ 219,643	665	\$ 330	\$ 179,112	\$ 40,532			\$ 330
DCA3	Wundowie Hardcourt upgrades	\$ 238,102	665	\$ 358	\$ 194,165	\$ 43,938			\$ 358
DCA3	Wundowie North-West Precinct Fire Shed	\$ 79,219	665	\$ 119	\$ 64,566	\$ 14,653			\$ 119
	Admin Costs		942	\$ 223	\$ -	\$ 209,916	\$ 223	\$ 223	\$ 223
	TOTAL						\$ 4,349	\$ 4,464	\$ 4,781

Reference No.	DCP 1
Area Name	DCA1 Northam Townsite
Relationship to other planning instruments	The Development Contributions Plan generally conforms to the Shire of Northam Community Infrastructure Plan and Development Contributions Plan Report
Infrastructure and other administrative items to be funded	<p>Purpose: Land Developers within DCA1 set out in this schedule shall make contributions to the following items;</p> <p>Local Facilities Northam Aquatic Centre Northam Cultural Centre Northam Seniors Centre Northam Youth Space & Youth Centre</p> <p>Administration costs including-</p> <ul style="list-style-type: none"> • Costs to prepare and (for standard items only) administer the DCP during the period of operation (including legal, expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering DCP) • Costs to prepare and review estimates • Costs to prepare the 'Cost Apportionment Schedule' • Valuation costs
Method for calculating contributions	<p>The Council's Community Infrastructure Plan and Development Contributions Plan Report identified the needs that impact on the development contribution plan. The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the development contributions plan. This calculation excludes the-</p> <ul style="list-style-type: none"> • Demand for a facility that is generated by the current population • Demand created by external usage-the proportion of use drawn from outside of the main catchment area; and • Future usage- the proportion of usage that will be generated by future development outside of the development contribution plan timeframe
Period of operation	20 years 2012-2032
Priority and timing	In accordance with the Shire of Northam Community Infrastructure Plan and Development Contributions Plan Report
Review process	The plan will be reviewed when considered appropriate, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing. The estimated infrastructure costs shown in the Development Contributions Plan Report will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

Reference No.	DCP 2
Area Name	DCA2 Bakers Hill/ Clackline
Relationship to other planning instruments	The Development Contributions Plan generally conforms to the Shire of Northam Community Infrastructure Plan and Development Contributions Plan Report
Infrastructure and other administrative items to be funded	<p>Purpose: Land Developers within DCA2 set out in this schedule shall make contributions to the following items;</p> <p>District Facilities Bakers Hill Recreation Centre expansion Wundowie Recreation Centre & Clubrooms Wundowie Swimming Pool upgrade Wundowie Resource Centre upgrade</p> <p>Local Facilities Bakers Hill Youth Space Bakers Hill Hardcourt upgrades</p> <p>Administration costs including-</p> <ul style="list-style-type: none"> • Costs to prepare and (for standard items only) administer the DCP during the period of operation (including legal, expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering DCP) • Costs to prepare and review estimates • Costs to prepare the 'Cost Apportionment Schedule' • Valuation costs
Method for calculating contributions	<p>The Council's Community Infrastructure Plan and Development Contributions Plan Report identified the needs that impact on the development contribution plan. The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the development contributions plan. This calculation excludes the-</p> <ul style="list-style-type: none"> • Demand for a facility that is generated by the current population • Demand created by external usage-the proportion of use drawn from outside of the main catchment area; and • Future usage- the proportion of usage that will be generated by future development outside of the development contribution plan timeframe
Period of operation	20 years 2012-2032
Priority and timing	In accordance with the Shire of Northam Community Infrastructure Plan and Development Contributions Plan Report
Review process	The plan will be reviewed when considered appropriate, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing. The estimated infrastructure costs shown in the Development Contributions Plan Report will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

Reference No.	DCP 3
Area Name	DCA3 Wundowie
Relationship to other planning instruments	The Development Contributions Plan generally conforms to the Community Infrastructure Plan and Development Contributions Plan Report
Infrastructure and other administrative items to be funded	<p>Purpose: Land Developers within DCA3 set out in this schedule shall make contributions to the following items;</p> <p>District Facilities Bakers Hill Recreation Centre expansion Wundowie Recreation Centre & Clubrooms Wundowie Swimming Pool upgrade Wundowie Resource Centre upgrade</p> <p>Local Facilities Wundowie Youth Space Wundowie Bushfire Brigade Shed Wundowie Hardcourt upgrades</p> <p>Administration costs including-</p> <ul style="list-style-type: none"> • Costs to prepare and (for standard items only) administer the DCP during the period of operation (including legal, expenses, valuation fees, proportion of staff salaries, computer software or hardware for purpose of administering DCP) • Costs to prepare and review estimates • Costs to prepare the 'Cost Apportionment Schedule' • Valuation costs
Method for calculating contributions	<p>The Council's Community Infrastructure Plan and Development Contributions Plan Report identified the needs that impact on the development contribution plan. The contributions outlined in this plan have been derived based on the need for facilities generated by additional development in the development contributions plan. This calculation excludes the-</p> <ul style="list-style-type: none"> • Demand for a facility that is generated by the current population • Demand created by external usage-the proportion of use drawn from outside of the main catchment area; and • Future usage- the proportion of usage that will be generated by future development outside of the development contribution plan timeframe
Period of operation	20 years 2012-2032
Priority and timing	In accordance with the Shire of Northam Community Infrastructure Plan and Development Contributions Plan Report
Review process	The plan will be reviewed when considered appropriate, having regard to the rate of subsequent development in the area since the last review and the degree of development potential still existing. The estimated infrastructure costs shown in the Development Contributions Plan Report will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by the qualified person undertaking the certification of costs.

13.2.8 RIDING FOR THE DISABLED BAKERS HILL CARRIAGE DRIVING CENTRE

Name of Applicant:	Paula Whittington
Name of Owner:	Crown land vested in the Shire of Northam
File Ref:	A1201
Officer:	Phil Steven / Roy Djanegara
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

The Shire has received a request from the Riding for the Disabled Bakers Hill Carriage Driving Centre Inc (RDBHCDC) for Council to grant an approval for using a portion of land that is zoned as Parks and Recreation in Shingle Hill Road, Bakers Hill.

BACKGROUND

The Bakers Hill Carriage Driving Centre was established in 2006, and has been operating from a private property. It would like to move to the area where the Bakers Hill Equestrian Centre is located as it has a similar land use.

Allowing Riding for the Disabled Bakers Hill Carriage Driving Centre Inc (RDBHCDC) to move to the Equestrian Centre would facilitate the organisation to gain more exposure and provide more opportunities for the estimated 2,000 people with disabilities believed to be in the Shire of Northam.

Riding for the Disabled Bakers Hill Carriage Driving Centre Inc (RDBHCDC) is a voluntary, non-profit organisation which is dedicated to providing therapeutic and recreational benefits through equestrian activities to people with disabilities.

Riding for the Disabled Bakers Hill Carriage Driving Centre Inc (RDBHCDC) is a member of Riding for the Disabled Australia (RDA) and in conjunction with Riding for the Disabled Western Australia (RDAWA) is striving to build therapeutic and recreational programs in support of therapeutic equestrian activities in Northam to meet the increasing demand throughout our state.

Equine therapy is used to treat a variety of diseases and disorders including mental illness, cerebral palsy, and brain and physical injuries. RDAWA currently assists over 1,000 riders with disabilities, including children as young as 2 years and adults in their sixties and seventies as welcome participants in its specially designed programs.

The key benefits of horse riding activities for people with a disability are educational, physical, psychological and social including improved hand-eye coordination, improved balance, strengthened muscles, reduction of the abnormal movement patterns, sensory integration, improved self confidence, self-discipline, friendships, development of respect, a love for animals and enjoyment.

Carriage driving gives those who are unable to mount a horse the opportunity to experience the fun and enjoyment of equestrian activities. This opportunity will give participants a feeling of independence which can increase their levels of self-esteem and confidence.

The land area required for the proposed activity is approximately 6,521m² or 1.61 acres. The applicant has advised that the equipment and facilities needed for this facility are as follows:

Sea container	12m x 3m
Transportable building with toilets	12m x 3m
Paved Patio Area	12m x 12m with sea container and transportable being used in an L shape.
Sand Arena	100m x 40m
Games Arena	40m x 40m
Parking Area for 15 cars	37.5m x 16m
Holding Yards (4 horses)	16 x 5m

The site of the Bakers Hill Equestrian Centre was previously used as a rubbish tip, therefore, some of the areas are not suitable for the proposed activity. The chosen location is the most suitable area for this purpose, and is shown on the attached map.

STATUTORY REQUIREMENTS

The Reserve 25785 is approximately 22.6 hectares and zoned as Parks and Recreation under the provisions of Town Planning Scheme No. 3 (TPS 3).

This application requires Council's determination due to the land vested with the Shire of Northam and Carriage Driving or Horse Riding for disabled not a listed use in the Town Planning Scheme No 3.

Sporting and Recreational facilities is classified to be part of the definition of "Community Infrastructure" in the Town Planning Scheme No. 3 which means the structures and facilities provided should help communities and neighbourhoods to function effectively. The provision for facilities for disabled is conforming to the objective of the zone.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

Strategy: Encourage a collaborative approach with residents and special interest groups to identify projects, challenges and solutions.

Strategy: Encourage the community involvement through volunteering.

BUDGET IMPLICATIONS

Riding for the Disabled Bakers Hill Carriage Driving Centre Inc (RDBHCDC) is not seeking any funding from the shire to establish its Centre at the Bakers Hill Equestrian Centre. Its funding will come from local donations, volunteers, fundraising and assistance from National and State bodies of Riding for the Disabled.

On 25th September 2009 the Shire of Northam donated a community grant to Riding for Disabled for the amount of \$6,050.00. The recipient was the same organisation as the applicant.

OFFICER'S COMMENT

At present there is an Equestrian Centre operating from the site, this facility is used by two horse riding club, the Horse & Pony Club and the Adult Riding Club. An additional horse riding facility for disabled will complement the existing facility.

The existing arena set aside for the Bakers Hill Equestrian Centre is not suitable for sharing with the RDBHCDC as the ground is too soft to be used for the carriage driving activities, therefore they need their own facility.

An advertising letter has been sent to the adjacent landowners with a submission period of 14 days. A total of two of submissions received and both supported the proposal.

It is recommended that Council approve the request in principle as it is providing an opportunity for the less fortunate to enjoy life and improve their quality of life.

Following this approval, the Disabled Bakers Hill Carriage Driving Centre Inc (RDBHCDC) will need to obtain an appropriate Planning Approval and lease prior to commencing any works on the site.

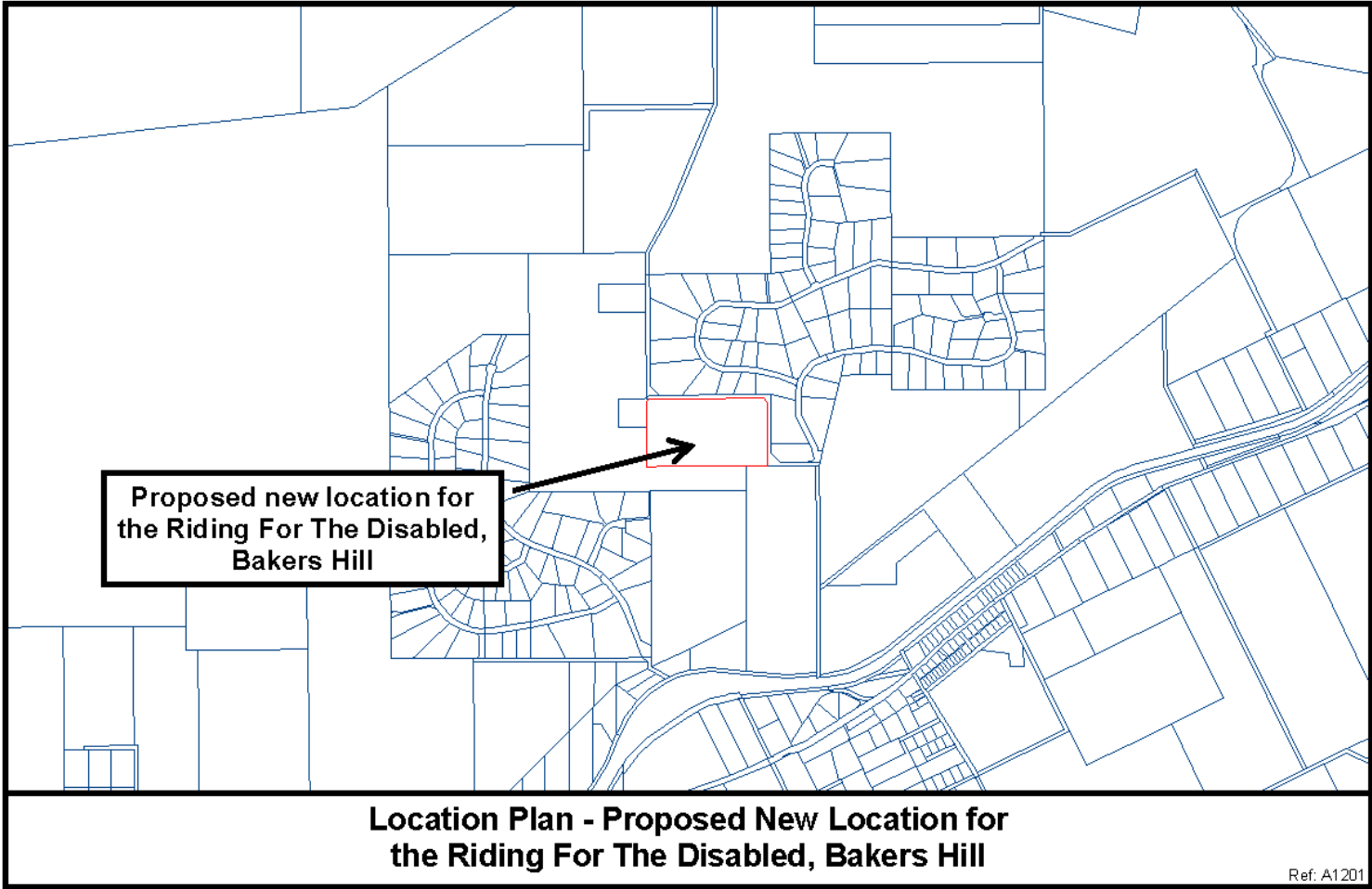
RECOMMENDATION/COUNCIL DECISION

Minute No C.1832

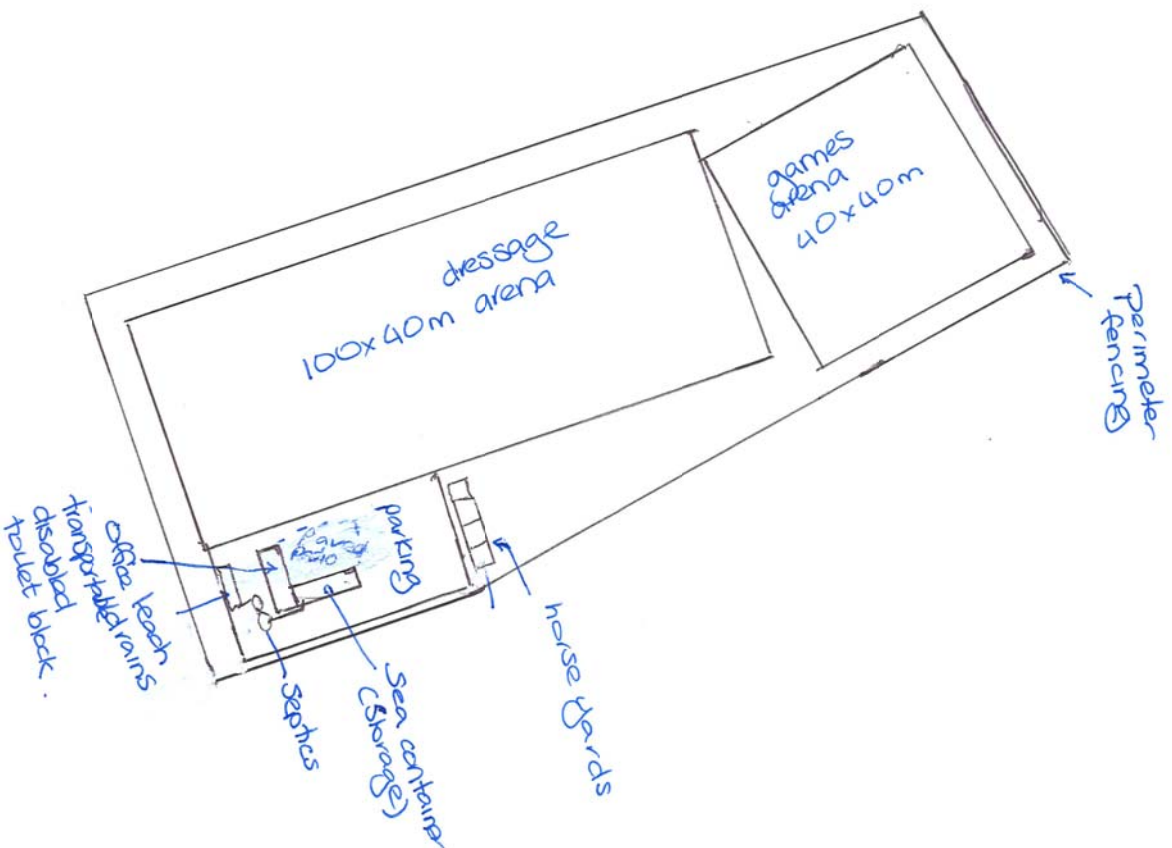
Moved: Cr T Little
Seconded: Cr D Hughes

That Council grant in principle approval for Riding for the Disabled Bakers Hill Carriage Driving Centre Inc (RDBHCDC) to undertake their proposed activity on Reserve 25785, Bakers Hill.

CARRIED 8/0



Scale : 1mm = 1m





13.2.9 PROPOSED DISPOSAL OF COUNCIL PROPERTY LOT 258 GREGORY STREET, NORTHAM

Name of Applicant:	Vivian Sprigg
Name of Owner:	Vivian Sprigg
File Ref:	A1369
Officer:	Phil Steven / Roy Djanegara
Officer Interest:	Nil
Policy:	Draft Shire of Northam Land Rationalisation Strategy.
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

The applicant is requesting that Council accept their offer of Five Hundred Dollars (\$500.00) to purchase an 85 m² piece of land located at Lot 258 (3) Gregory Street, Northam from the Shire of Northam.

BACKGROUND

Background of Key Dates and Determinations

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

Date	Item / Outcome
3 May 2007	The Council resolves to dispose of lot 258 Gregory Street, Northam.
28 November 2011	The valuation of land received by the Shire.
8 December 2011	A letter requesting the applicant to submit a formal offer was sent to the applicant.
22 May 2012	Letter from the Applicant was received enquiring about the progress of the process.
26 July 2012	The Shire received a formal offer from the Applicant.
30 July 2012	A report is prepared for the Council.

Council has received a request to consider the proposed sale of Lot 258 Gregory Street, Northam to the adjoining landowner.

Lot 258 is a triangular piece of land which is approximately 85m² in area and is zoned Residential R15/30 under the provisions of Town Planning Scheme No 5. The property is owned freehold by Council.

The owner of the directly adjoining lot, the applicant, has approached Council with the proposal to purchase the property with the intention of amalgamating it into their current premises.

At its meeting on 3 May 2007, Council agreed to sell the property provided that the applicant met all the costs of disposal. A rate price of the land was not specified, Council may not have been seeking any contribution.

Staff are unaware of the history behind this lot being created, although it is apparent that the land is surplus to Council requirements.

Due to the process of amalgamation of the Shire and the Town of Northam the application had not been processed until 10th October 2011.

As required by the Local Government Act, a valuation of the land in question needed to be conducted prior to the disposition of the Land. For that purpose in 14 October 2011 Glendinning Property Valuers and Consultant won a bid to value the property, and the valuation was conducted in October 2011.

The valuation was received by the Shire in December 2011 as requested by the Council in their resolutions. The applicant agreed to meet all the cost associated with the disposal of the land, subsequently the applicant paid the valuation fee to Glendinning Property Valuers.

The Land was valued at three thousand dollars (\$3,000.00).

In the Draft Shire of Northam Land Rationalisation Strategy, Lot 258 is recommended to be transferred to the owner of 3 Gregory Street (the applicant).

STATUTORY REQUIREMENTS

Section 3.58 of the Local Government Act 1995 specifies the manner in which Councils can dispose of property.

1.1.1.1.3. "3.58. *Disposing of property*

(1) *In this section —*

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

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

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

(a) *the highest bidder at public auction; or*

- (b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
 - (a) *it gives local public notice of the proposed disposition —*
 - (i) *describing the property concerned; and*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*

and

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

The Local Government (Function and General) Regulations 1996, section 30 provides an exemption of Dispositions of property excluded from section 3.58 of the Act.

1.1.1.1.1. “30. Dispositions of property excluded from Act s. 3.58

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

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

CONFORMITY WITH THE PLAN FOR THE FUTURE

Goal: To develop strategic and asset management plans that reflect community aspirations.

Strategy: A sustainable balance is achieved through use of reserve funds, loan funds, grants and rate increases.

BUDGET IMPLICATIONS

The applicant paid for the cost of the valuation of the land which was \$990.00 in December 2011. However, as the valuation was conducted more than six months ago, the valuation needs to be updated.

If the valuation again shows the value of the land is less than five thousand (\$5,000), then the sale is exempt from the Act, and the Chief Executive Officer can arrange sale, subject to Council acceptance of the proposal.

OFFICER’S COMMENT

As stated previously, the existing landholding is of a configuration and location which suggests that the only viable option is for the land to be amalgamated into the adjoining property.

The land was valued at \$3,000.00, and the applicant has spent \$990.00 for the valuation. Staff consider that since the land is not of value to anyone else except the applicant (the owner of the adjoining property), the applicant has expended funds to fulfil requirement of the Local Government Act, and it allows to rationalise one of its landholdings, then Council could consider a lesser offer.

It is recommended that Council counter offer the proposal proposed by the applicant for \$1,000.00.

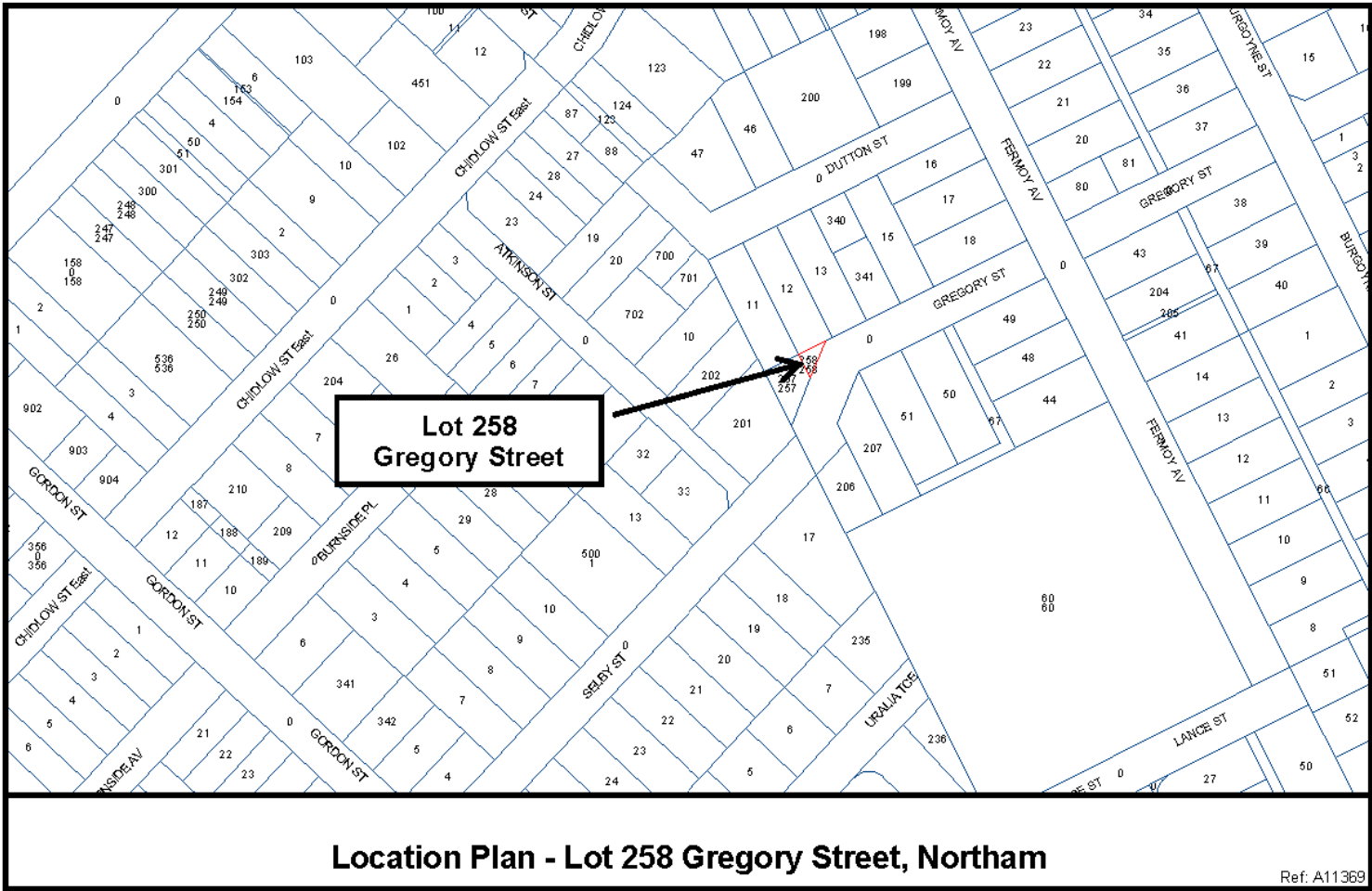
RECOMMENDATION/COUNCIL DECISION

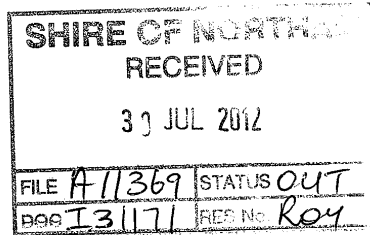
Minute No C.1833

Moved: Cr D Hughes
Seconded Cr R Tinetti

That Council advise the applicant that it would accept an offer of \$1,000.00 for Lot 258 (3) Gregory Street, Northam, and if this is accepted then the land is disposed of in accordance with section 3.58 (or exemption) of the Local Government Act, provided the applicant meets all land transfer costs.

CARRIED 8/0





Viv & Ann Sprigg
 3 Gregory Street
 PO Box 1001
 Northam WA 6401
 Home: 08 9621 2055
 Ph: 0439 421 700
 Email: viv@megafix.com.au

Dated: 26/07/2012
Shire of Northam

Mr. Roy Djanegara,

Dear Sir,

Re: Purchase of lot 25 Gregory Street Northam Vol 1074 Folio 614.

Further to your visit on 18/07/2012 we would like to submit an offer and acceptance of \$500 being full price for this piece of land.

As we discussed we were told previously that if we paid all costs involved this piece of land would be included in our house lot. Only later to be told we had to have a valuation, the Council nominating who the Valuers were. This being the case we paid \$990.00 to have this done on 19th October 2011. We have been asking for a copy of this valuation since it was done and have been refused by Council saying this was their property. We went to the Valuers ourselves was told that as having paid for it we were entitled to a copy and that we should request a copy off the Shire Of Northam.

We understand now from our Legal Advisers that it is our right to see this valuation as we paid for it with our own money. With all this taken into consideration and the costs of settlement, stamp duty, surveyors' costs of over \$2,500.00 would put this piece of land beyond its actual value.

We have only just now received a copy of this valuation. As reading the report this land is of no value to anyone else neither to the Shire of Northam and will only remain a burden for you to care for. Our only intention is that we make it tidy and presentable for the betterment of the street and for easier access for ourselves as we are rapidly getting elderly. Not to mention how dangerous this corner is when trying to drive off the verge. Our plan to turn it into a curved driveway will make this so much safer!

We urge you to be considerate and reasonable when reading this letter and to accept our offer as such.

We only wish to be able to speak to others of the shire and the council of Northam with high regard and respect.

Thank-you for your time,

Yours Sincerely,

Mr. Vivian Neil Sprigg

Mrs. Dorothy Ann Sprigg

FOR USE BY
NON-MEMBERS OF REIWA

**CONTRACT FOR SALE OF LAND OR
STRATA TITLE BY OFFER AND ACCEPTANCE**

06/09 810
APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
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TO:

SHIRE OF NORTHAM
PO Box 613
NORTHAM WA 6401

As Agent for the Seller / Buyer

THE BUYER (FULL NAME AND ADDRESS) VIVIAN NEIL & DOROTHY ANN SPRIGG 3 GREGORY
STRAAT NORTHAM WA 6401
PO BOX 1001 NORTHAM WA 6401

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

SCHEDULE

The Property at:

LOT 258 - 3 GREGORY STREET NORTHAM WA 6401

Lot 258 Deposited/Survey/Strata/Diagram/Plan 258/DP/158183 Whole/Part Vol 1074 Folio 614

A deposit of \$..... of which \$..... is paid now and \$..... to be paid within days of acceptance

to be held by.....
("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price \$500

Settlement Date SAP

Property Chattels including.....

FINANCE CLAUSE IS IS APPLICABLE

FINANCE CLAUSE IS NOT APPLICABLE

LENDER

LATEST TIME: 4pm on:

AMOUNT OF LOAN:

SIGNATURE OF BUYER

Signature of the Buyer if Finance Clause IS NOT applicable

.....

.....

SPECIAL CONDITIONS

AS PER LETTER ATTACHED:-

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NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES

13.3. CORPORATE SERVICES

13.3.1 ACCOUNTS & STATEMENTS OF ACCOUNTS

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	2.1.3.4
Officer:	Denise Gobbart / Leasa Osborne
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

The Accounts due and submitted to the Ordinary Council Meeting on Wednesday, 15 August 2012 are attached.

RECOMMENDATION/COUNCIL DECISION

Minute No. C.1834	
Moved: Cr D Hughes	
Seconded: Cr K Saunders	
That Council endorse the payments for the period 1 July 2012 to 31 July 2012, as listed, which have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42)	
Municipal Fund Bank Vouchers 31659 to 31745	\$ 262,262.54
Trust Bank Vouchers 1644 to 1659	\$ 14,773.76
EFT Trust Bank Vouchers EFT11667 to EFT11669	\$ 3,000.00
Municipal Fund Bank Electronic Fund Transfer EFT11638 to EFT11666 and EFT11670 to EFT11895	\$ 1,088,879.04
Direct Debit Fund Transfer 4566.1 and 4624.1	\$ 4,439.12
Municipal Fund Bank Electronic Fund Transfer Payroll 05/07/2012	\$ 159,032.71
Municipal Fund Bank Electronic Fund Transfer Payroll 11/07/2012	\$ 3,187.97
Municipal Fund Bank Electronic Fund Transfer Payroll 19/07/2012	\$ 164,267.17
Municipal Fund Bank Electronic Fund Transfer Payroll 20/07/2012	\$ 422.25
Municipal Fund Bank Electronic Fund Transfer Payroll 25/07/2012	\$ 689.63
TOTAL	\$1,700,954.19
	CARRIED 8/0

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
1644	17/07/2012	BUILDER'S REGISTRATION BOARD OF WA	BUILDING FEES FOR JUNE 2012	-\$ 1,208.18
1645	17/07/2012	BUILDING & CONSTRUCTION INDUSTRY	BUILDING FEES FOR JUNE 2012	-\$ 1,809.58
1646	17/07/2012	CANCELLED PAYMENT		
1647	17/07/2012	MARIE JEAN FOX	CURB BOND REFUND BL#11235 FOR 44 CHIDLOW ST NORTHAM	-\$ 1,000.00
1648	17/07/2012	NICHOLAS JOSEPH NORRISH	CURB BOND REFUND BL#10162 FOR 13 FERMOY AVE NORTHAM	-\$ 500.00
1649	17/07/2012	RONALD JAMES WITHNELL	CURB BOND REFUND BL#11221 FOR 46/64 FITZGERALD ST NORTHAM	-\$ 2,500.00
1650	17/07/2012	RORY EUGENE WILLIAMS	CURB BOND REFUND BL#11263 FOR 245 WELLINGTON ST NORTHAM	-\$ 1,000.00
1651	17/07/2012	SHIRE OF NORTHAM	BUILDING COMMISSION FOR JUNE 2012	-\$ 156.00
1652	25/07/2012	CANCELLED PAYMENT		
1653	25/07/2012	DM CIVIL	REIMBURSEMENT FOR DEPOSIT FOR STANDPIPE KEY - RETURNED ON 19/07/2012	-\$ 50.00
1654	25/07/2012	JOANNE HOLLANDS	REFUND FOR DEPOSIT FOR SMALL ANIMAL TRAP HIRE	-\$ 50.00
1655	25/07/2012	KIMBERLEY JAMES HOLTEN	CURB BOND REFUND FOR BL#070080 31 LOTON DRIVE NORTHAM	-\$ 500.00
1656	25/07/2012	LORRAINE ANN PAGE	REFUND OF BOND FOR OUT BUILDING WITHOUT DWELLING (BA540) FOR LOT 34 GLEESON HILL ROAD BAKERS HILL	-\$ 4,000.00
1657	25/07/2012	CANCELLED PAYMENT		
1658	25/07/2012	MICHAEL DOUGLAS CASEY	CURB BOND REFUND FOR BL#11332 FOR 111 WOODLEY FARM DRIVE NORTHAM	-\$ 1,000.00
1659	25/07/2012	WES'S DEMOLITION	CURB BOND REFUND FOR BL#11220 FOR 238 DUKE ST NORTHAM	-\$ 1,000.00
			TOTAL TRUST CHEQUE	-\$ 14,773.76
EFT11638	02/07/2012	ALCHEMY TECHNOLOGY COMPUTER	RENEWAL OF ALCHEMY TECHNOLOGY	-\$ 1,786.40
EFT11639	02/07/2012	DENIS GRAHAM BERESFORD	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 808.32
EFT11640	02/07/2012	DESMOND ARNOLD HUGHES	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 808.32
EFT11641	02/07/2012	JULIE ELLEN WILLIAMS	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 1,965.68
EFT11642	02/07/2012	LITTLE T M	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 1,224.98
EFT11643	02/07/2012	LLEWELLYN A W	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 808.32
EFT11644	02/07/2012	POLLARD S B	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 3,083.31
EFT11645	02/07/2012	QK TECHNOLOGIES	PROFESSIONAL SUPPORT SOFTWARE - OSH NORTHAM VACATION CARE - 01/07/12 - 30/06/13	-\$ 880.00
EFT11646	02/07/2012	RAYMOND MILNE HEAD	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 808.32
EFT11647	02/07/2012	ROBERT WAYNE TINETTI	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 808.32
EFT11648	02/07/2012	SAUNDERS K D	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 808.32
EFT11649	02/07/2012	TOURISM COUNCIL	VISITOR ACCREDITATION - ATAP FEE TO 30/06/13	-\$ 778.00
EFT11650	02/07/2012	ULO RUMJANTSEV	COUNCILLOR MONTHLY PAYMENTS JUNE 2011 - 2012	-\$ 1,052.52
EFT11651	03/07/2012	CANCELLED PAYMENT		
EFT11652	03/07/2012	CANCELLED PAYMENT		
EFT11653	03/07/2012	CANCELLED PAYMENT		

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11654	03/07/2012	CANCELLED PAYMENT		
EFT11655	03/07/2012	CANCELLED PAYMENT		
EFT11656	03/07/2012	CANCELLED PAYMENT		
EFT11657	03/07/2012	CANCELLED PAYMENT		
EFT11658	03/07/2012	CANCELLED PAYMENT		
EFT11659	03/07/2012	CANCELLED PAYMENT		
EFT11660	03/07/2012	CANCELLED PAYMENT		
EFT11661	03/07/2012	CANCELLED PAYMENT		
EFT11662	03/07/2012	CANCELLED PAYMENT		
EFT11663	03/07/2012	CANCELLED PAYMENT		
EFT11664	03/07/2012	CANCELLED PAYMENT		
EFT11665	03/07/2012	CANCELLED PAYMENT		
EFT11666	03/07/2012	CANCELLED PAYMENT		
SUB TOTAL EFT MUNICIPAL				-\$ 15,620.81
EFT11667	17/07/2012	JOANNE BENNELL	REFUND OF BOND FOR TOWN HALL - 14TH JULY 2012	-\$ 1,000.00
EFT11668	17/07/2012	MULTICON COMMERCIAL CONSTRUCTIONS	CURB BOND REFUND BL#10338 FOR 46 GOOMALLING ROAD NORTHAM	-\$ 1,000.00
EFT11669	17/07/2012	STALLION HOMES	CURB BOND REFUND BL#11228 FOR 50 FAIRWAY BEND NORTHAM	-\$ 1,000.00
TOTAL TRUST EFT				-\$ 3,000.00
EFT11670	17/07/2012	AGED AND COMMUNITY SERVICES WA INC	2012/2013 MEMBERSHIP SUBSCRIPTION	-\$ 440.00
EFT11671	17/07/2012	CROSSLAND & HARDY PTY LTD	CONTOUR SURVEY AFTER CELL DIGGING WORKS AT THE OLD QUARRY ROAD LANDFILL SITE JUNE 2012	-\$ 1,524.60
EFT11672	17/07/2012	DEPARTMENT OF ENVIRONMENT AND	DEC LANDFILL LEVY APRIL-JUNE 2012	-\$ 4,595.58
EFT11673	17/07/2012	LEWIS MOTORS	45,000KM SERVICE ON KILLARA WAGON - 10/HOLDEN/VE OMEGA SPORTWGN 3L SIDI V6	-\$ 1,192.60
EFT11674	17/07/2012	ROWLANDS TV & VIDEO REPAIRS	5X 4.5DB UHF FIBREGLASS MOBILE ANTENNA	-\$ 100.00
EFT11675	17/07/2012	ABBOTT & CO PRINTERS	500 X BLACK & WHITE BUILDING ENVELOPES	-\$ 416.90
EFT11676	17/07/2012	ACCENT RUBBER STAMPS AND TROPHIES	SELF INKING STAMPS	-\$ 59.50
EFT11677	17/07/2012	ADT SECURITY	SECURITY MONITORING FOR THE PERIOD 01/06/12 TO 31/08/12	-\$ 785.27
EFT11678	17/07/2012	AG IMPLEMENTS NORTHAM PTY LTD	REMOVE MOWER DECK AND STRAIGHTEN, REPLACE MOWER BLADES, REPAIR THREADS ON SPINDLE SHAFT	-\$ 988.57
EFT11679	17/07/2012	ALIA LTD	INSTITUTIONAL RENEWAL 2012/2013 JOURNAL SUBSCRIPTIONS ALIA AND INCITE	-\$ 636.00
EFT11680	17/07/2012	ALL-WAYS FOODS	LOLLIES FOR AVON RIVER FESTIVAL STREET PARADE FOR SHIRE OF NORTHAM FLOAT	-\$ 603.03
EFT11681	17/07/2012	ANDY'S PLUMBING SERVICE	RECTIFY SUMP LIDS AS REQUIRED TO FOOTPATH LEVEL NEWCASTLE RD	-\$ 13,013.00
EFT11682	17/07/2012	ANNA KATE MCCULLOUGH	REIMBURSEMENT FOR PURCHASE OF GROCERIES AT COLES	-\$ 24.28

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11683	17/07/2012	ANNA PAINTER	9 HOURS OF CRAFT TUITION AT KILLARA ADULT DAY CARE & RESPITE CENTRE	-\$ 315.00
EFT11684	17/07/2012	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	LEGAL ADMINISTRATION FEES FOR A10509 WILLIAM PATRICK DEMPSTER & KATHLEEN MARY HOLTOM & ESTATE OF MADELINE ANNE LENNELL 22/6/2012 A13191	-\$ 941.60
EFT11685	17/07/2012	AUSTRALIA POST	AUSTRALIAN POST ACCOUNT JUNE	-\$ 1,318.44
EFT11686	17/07/2012	AV-SEC SECURITY SERVICES	EAST STREET OVAL PATROLS ON 08/05/12 TO 19/06/12	-\$ 1,067.00
EFT11687	17/07/2012	AVON DEMOLITION & EARTHMOVING	MANAGEMENT OF INKPEN ROAD WASTE FACILITY FOR THE PERIOD 12/06/12 TO 24/06/12	-\$ 1,568.00
EFT11688	17/07/2012	AVON HOME IMPROVEMENT CENTRE	LAY TILES IN KITCHEN OF UNIT 2 - REPLACE LINO FROM KITCHEN FLOOR	-\$ 805.95
EFT11689	17/07/2012	AVON SERVICE SPECIALISTS	70,000KM SERVICE FOR N.10034 ON 21/6/12	-\$ 246.60
EFT11690	17/07/2012	AVON SPICE CAFE	COUNCIL MEETING BUDGET DINNER ON 04/07/12	-\$ 352.00
EFT11691	17/07/2012	AVON TELECOMS PTY LTD	SECURITY MONITORING FOR NORTHAM REC CENTRE FOR THE PERIOD 28/07/12 TO 27/08/12	-\$ 47.19
EFT11692	17/07/2012	AVON VALLEY BAKERY	SANDWICHES FOR COUNCIL	-\$ 385.00
EFT11693	17/07/2012	AVON VALLEY CONTRACTORS	RETURN OF OVERPAYMENT OF INVOICE 8574 & 8426	-\$ 4,137.60
EFT11694	17/07/2012	AVON VALLEY GLASS	ADMIN RECEPTION SECURITY GLASS OVER COUNTER WITH SIX OPENINGS	-\$ 10,837.86
EFT11695	17/07/2012	AVON VALLEY NISSAN	2011 NISSAN NAVARA D22 2.5LTDI MANUAL 2WD CHAS/CAB INCLUDING FIRST AID KIT, TINTED WINDOWS, CANVAS SEAT COVERS, FIRE EXTINGUISHER, TWIN BEACON MOUNTED ROTATING LIGHTS FOR CONSTRUCTION SUPERVISOR	-\$ 25,295.45
EFT11696	17/07/2012	AVON WASTE	AVON WASTE RUBBISH COLLECTION JUNE 2012	-\$ 57,401.00
EFT11697	17/07/2012	BEAUREPAIRES	N9387 MASSEY FERGUSON TRACTOR-REPAIR PUNCTURE	-\$ 284.14
EFT11698	17/07/2012	BESAM AUSTRALIA PTY LTD	ROLLER DOOR REPAIRS. TECHNICIAN REPAIRED FAULTS ONSITE	-\$ 783.75
EFT11699	17/07/2012	BLACKWELL PLUMBING PTY LTD	UNBLOCK SEWER PIPE - KILLARA	-\$ 225.50
EFT11700	17/07/2012	BOOEASY AUSTRALIA PTY LTD	BOOEASY BOOKING RETURNS COMMISSION/MONTHLY FEES - JUNE 2012	-\$ 361.37
EFT11701	17/07/2012	BUSY BODY KIDS	CRAFT SUPPLIES FOR CHILDCARE AT NORTHAM RECREATION CENTRE	-\$ 210.73
EFT11702	17/07/2012	C.Y.O'CONNOR INSTITUTE	MURESK LECTURE SPONSORSHIP	-\$ 849.90
EFT11703	17/07/2012	CADD'S FASHIONS	NETBALL BIB SET FOR NORTHAM REC CENTRE	-\$ 160.00
EFT11704	17/07/2012	CANNON HYGIENE AUSTRALIA PTY LTD	HYGIENE SERVICES - SANITARY MONTHLY SERVICE FOR VISITOR CENTRE FROM 14/05/12	-\$ 216.84
EFT11705	17/07/2012	CENTRAL DISTRICTS AIRCONDITIONING	SPLIT SYSTEM AIR CONDITIONER - INSTALLED AND SUPPLIED	-\$ 1,702.50
EFT11706	17/07/2012	CHITIBIN HEIGHTS GETAWAY	10 NIGHTS ACCOMODATION FOR JEFF HUNT	-\$ 579.00
EFT11707	17/07/2012	COMMUNITYWEST (INC)	SPARK OF LIFE REGISTRATION	-\$ 150.00
EFT11708	17/07/2012	CORPORATE EXPRESS	STATIONARY ORDER	-\$ 2,611.03
EFT11709	17/07/2012	COUNCIL ON THE AGEING (WA)	COUNCIL OF THE AGING MEMBERSHIP 2012/2013	-\$ 275.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11710	17/07/2012	COUNTRY COPIERS NORTHAM	SERVICE OF KILLARA PHOTOCOPIER	-\$ 1,464.09
EFT11711	17/07/2012	COURIER AUSTRALIA	CORPRATE SERVICES STATIONARY DELIVERY CHARGES	-\$ 72.62
EFT11712	17/07/2012	COVS PARTS PTY LTD	24X BATTERY 6V SUPER H/D BLACK(1209) AND 2X BATTERY ENERGIZER MAX AA PK 10(E91HP10TN)	-\$ 247.40
EFT11713	17/07/2012	CUNDERDIN NIPPERS ASSOCIATION (INC)	KIDSPORT FUNDING FOR CUNDERDIN NIPPERS NETBALL ASSN & NIPPERS FOOTBALL ASSN	-\$ 820.00
EFT11714	17/07/2012	CUTLINE ENGRAVING	NAME BADGES FOR KILLARA DAY CENTRE STAFF	-\$ 99.00
EFT11715	17/07/2012	DONALD VEAL CONSULTANTS PTY LTD	BICYCLE MASTER PLAN	-\$ 8,217.00
EFT11716	17/07/2012	DORMA AUTOMATICS PTY LTD	REPAIRS TO LIBRARY AUTOMATIC DOOR	-\$ 313.50
EFT11717	17/07/2012	DUN & BRADSTREET AUSTRALIA	TRACE FEE TO CLIENT- A11945 DARREN ROBERT FRASER, 15/06/2012- ATTEMPTED SERVICE FEE- A11945 DARREN ROBERT FRASER AND 15/06/2012- SERVICE FEE- A11945 DARREN ROBERT FRASER.	-\$ 484.93
EFT11718	17/07/2012	DUNNING INVESTMENTS PTY LTD	DUNNINGS ACCOUNT JUNE 2012	-\$ 23,168.57
EFT11719	17/07/2012	E. & M.J. ROSHER PTY LTD	6 X BLADES FOR PN1005	-\$ 216.20
EFT11720	17/07/2012	EAGLE BOYS PIZZA	MEAL FOR BUDGET MEETING ON 02/07/12	-\$ 76.00
EFT11721	17/07/2012	ENVIRONMENTAL HEALTH AUSTRALIA	SUBSCRIPTION TO I'M ALERT FOOD SAFETY TRAINING ONLINE 2012/2013	-\$ 330.00
EFT11722	17/07/2012	EXTREME MAKEOVER CLEANING SERVICES	EXTREME MAKEOVER CLEANING SERVICES TO THE NORTHAM LIBRARY - 6XCHAIRS, 1X 2SEATER LOUNGE/HALLWAY AND 1X CHAIR/LOUNGE ROOM	-\$ 215.00
EFT11723	17/07/2012	FRANCES ESTHER IRWIN	VISITOR CENTER STOCK PURCHASES	-\$ 211.00
EFT11724	17/07/2012	FRONTLINE SAFETY & TRAINING SERVICES	ONLINE TRAINING WHITE CARD - PHIL STEVEN	-\$ 240.00
EFT11725	17/07/2012	GARY BATT & ASSOCIATES	ASSISTANCE WITH TENDER - 2 VISITS	-\$ 2,970.00
EFT11726	17/07/2012	GECKO LODGE	ACCOMMODATION FOR MICHELLE DENISE ON 15/06/12	-\$ 36.00
EFT11727	17/07/2012	GLENDINNINGS PROPERTY VALUERS & CONSULTANTS	PROVISION OF FAIR MARKET VALUATION OF LOT 52 ROBINSON STREET, NORTHAM	-\$ 550.00
EFT11728	17/07/2012	GLENN STUART BEVERIDGE	ASSORTED MAINTENANCE JOBS AROUND NORTHAM DURING THE PERIOD 25/03/12 TO 26/06/12	-\$ 25,446.00
EFT11729	17/07/2012	GONE IN 5	EMERGENCY EVACUATION STAFF TRAINING AT KILLARA	-\$ 958.76
EFT11730	17/07/2012	GRAFTON ELECTRICS	BERNARD PARK - REPAIR 2 FLOOD LIGHTS UNDER TREES.	-\$ 2,488.76
EFT11731	17/07/2012	HISLOP AUTO ELECTRICS	REPAIR FAULTY WIRING AND REPLACE FUSE FOR PHONE CHARGER/RADIO CIRCUIT	-\$ 55.00
EFT11732	17/07/2012	IMMACU SWEEP	FOOTPATH SWEEPING IN TOWN CBD - 27/05/2012 - 02/06/2012 & SWEEPING SERVICES IN THE SHIRE OF NORTHAM AND OTHER SERVICES AS REQUESTED - 27/05/2012 - 02/06/2012	-\$ 4,202.46
EFT11733	17/07/2012	IT VISION	RENEW SYNERGY SOFT & UNIVERSE ANNUAL LICENSE FEES TO 30/06/13	-\$ 57,183.78
EFT11734	17/07/2012	K & N TRADITIONAL LANDSCAPES	REPAIRS TO AVAS BUILDING -ROOF REPLACEMENT	-\$ 17,500.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11735	17/07/2012	KEN DESIGNS	MEETING WITH CO-ORD ALISON 18/4/12, DRAWING FOR MURAL 02/05/12, PAINTING ON 16/5/12 FOR KILLARA	-\$ 350.00
EFT11736	17/07/2012	KEVIN & LINDA HERRIDGE	ACCOMMODATION FOR ACTIVE TREE SERVICES ON 26/6/2012 & LAUNDRY CHARGE	-\$ 391.00
EFT11737	17/07/2012	KING COUNTRY ROOFING	REPLACE ASBESTOS ROOF AT OLD TOWN COUNCIL BUILDING AND LIBRARY	-\$ 46,010.80
EFT11738	17/07/2012	LANDGATE	GRV INTERIM VALUATIONS FOR COUNTRY SHED & FESA	-\$ 555.15
EFT11739	17/07/2012	LANDMARK	3X KLEE PROPANE CYLINDER 45KG FOR TOWN HALL	-\$ 764.03
EFT11740	17/07/2012	LIDDELOW ON AVON BED & BREAKFAST	ACCOMMODATION FOR HUGH SHARPEO ON 1/2/2012	-\$ 234.00
EFT11741	17/07/2012	LIZARD LANDSCAPE	SUPPLY & INSTALL 200M RINGLOCK AND PLAIN WIRE 2 STRANDS ALONG AIRPORT BOUNDARY	-\$ 1,100.00
EFT11742	17/07/2012	LO-GO APPOINTMENTS	WAGES FOR TROY WILLMOT FOR WEEK ENDING 16/06/2012	-\$ 4,430.01
EFT11743	17/07/2012	LOCAL GOVERNMENT MANAGERS AUSTRALIA WA DIVISION INC	2011/2012 LGMA AVON BRANCH ANNUAL SCHOLARSHIP CONTRIBUTION	-\$ 110.00
EFT11744	17/07/2012	MAIN ROADS WESTERN AUSTRALIA	FAGS COMPONENT FOR BRIDGE 4399 OVER MORTLOCK RIVER ON OLD YORK RD, NORTHAM	-\$ 57,200.00
EFT11745	17/07/2012	MARK'S ELECTRICAL SERVICE	RECONNECT FEED CIRCUITS TO 3 STREET LIGHTS AT MINSON AVE NORTHAM	-\$ 2,283.08
EFT11746	17/07/2012	MAYBERRY HAMMOND & CO	ADDENDUM TO LEASE AGREEMENT NORTHAM SHOW PAVILLION BUILDINGS; DRAFTING-DRAWING ADDENDUM-PREPERATION OF ADDENDUM FOR EXECUTION BY THE PARTIES, TELEPHONE CALLS CORRESPONDENCE & MATTERS GENERALLY. LANDGATE TITLE SEARCH FEE & POSTAGE, PETTIES & INCIDENTALS	-\$ 365.20
EFT11747	17/07/2012	MEGAN CHRISTINE WORTHINGTON	REIMBURSEMENT OF WA POLICE CLEARANCE AND WWC SCREENING UNIT	-\$ 107.00
EFT11748	17/07/2012	METTLER-TOLEDO LIMITED	ANNUAL CALABRATION OF OLD QUARRY ROAD WEIGHBRIGE.	-\$ 1,650.00
EFT11749	17/07/2012	MIDALIA STEEL	1 X 6MM STEEL ROUND BAR GALVANISED	-\$ 6.13
EFT11750	17/07/2012	MORRIS PEST AND WEED CONTROL	NORTHAM AERODROME - SPRAY FIREBREAKS & ALL GUIDE LIGHTS & MARKERS ON LANDING STRIP	-\$ 742.50
EFT11751	17/07/2012	MULTICON COMMERCIAL CONSTRUCTIONS	HIRE OF BOOMLIFT AND PICK FOR AVAS ROOF	-\$ 2,420.00
EFT11752	17/07/2012	NEAT N' TRIM UNIFORMS PTY LTD	UNIFORM FOR ALYSHA MAXWELL	-\$ 510.00
EFT11753	17/07/2012	NORTHAM & DISTRICTS GLASS SERVICE	BERT HAWKE PAVILLION - REPLACE 2 BROKEN LOWER PANE IN GLASS DOOR	-\$ 429.00
EFT11754	17/07/2012	NORTHAM CENTRAL NEWSAGENCY	NORTHAM CENTRAL NEWSAGENCY DELIVERIES FOR THE PERIOD 1/6/12 TO 30/6/12	-\$ 38.80
EFT11755	17/07/2012	NORTHAM FEED & HIRE	PUCHASE OF 6 X BAGS OF WHEAT & X6 BAGS OF AVIARY MIX	-\$ 356.00
EFT11756	17/07/2012	NORTHAM GARDEN CENTRE	GARDENING SUPPLIES - GREVILLEAS	-\$ 28.50
EFT11757	17/07/2012	NORTHAM HARDWARE	ASSORTED TOOLS FOR SHIRE OF NORTHAM AND X1 BLACK & DECKER SAW FOR EMERGENCY SERVICES UNIT.	-\$ 446.50
EFT11758	17/07/2012	NORTHAM MITRE 10 SOLUTIONS	ASSORTED PURCHASES FOR THE SHIRE OF NORTHAM FROM 18/05/11 TO 14/07/12	-\$ 9,019.34

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11759	17/07/2012	NORTHAM RACE CLUB (INC)	RECHARGES FOR RACE TRACK CROSSOVER REPAIRS	-\$ 5,457.38
EFT11760	17/07/2012	NORTHAM TOYOTA	SIDE MIRROR FOR COMMUNITY BUS	-\$ 81.32
EFT11761	17/07/2012	NORTHAM TYREPOWER	SUPPLY, FIT & BALANCE TYRES MAXIS BRAND	-\$ 1,500.00
EFT11762	17/07/2012	OCLC (UK) LTD	AMLIB ANNUAL MAINTENANCE 7 USERS SQL BASE 01/07/2012 - 30/06/2013	-\$ 4,773.24
EFT11763	17/07/2012	OPUS INTERNATIONAL CONSULTANTS (PCA) LTD	ROAD CONDITION SURVEY - SIGN/ DRAINAGE SURVEY & EXTRA ROAD SURVEY (VARIATION)	-\$ 31,070.51
EFT11764	17/07/2012	OXTER SERVICES	CEMETERY INVOICING FOR THE FORTNIGHT ENDING 29 JUNE 2012, NEW GRAVE FOR ANTOINE, GRAVE RE-OPENING FOR TAYLOR AND GRAVE CERTIFICATION FOR ANTOINE & TAYLOR	-\$ 3,404.29
EFT11765	17/07/2012	PARAMOUNT BUSINESS SUPPLIES PTY LTD	1X LIGHT WEIGHT LECTERN NORTHAM REGION LIBRARY	-\$ 256.30
EFT11766	17/07/2012	PHILLIP BRUCE STEVEN	TELEPHONE EXPENSES EMDS MAY/JUNE 2012	-\$ 89.90
EFT11767	17/07/2012	PORTER CONSULTING ENGINEERS	CONSULTANT ENGINEERING FOR THE BLACK SPOT PROJECT OF IRISHTOWN AND HADRILL ROAD INTERSECTION.	-\$ 231.00
EFT11768	17/07/2012	POWER DESMOND JOHN	AVAS - PAINTING REQUIRED BY BUILDERS DURING RE ROOF - PAINT BARGE BOARDS. VERANDAH FRAME & FRONT FACIA.	-\$ 5,503.74
EFT11769	17/07/2012	PROFESSIONAL LOCKSERVICE	SUPPLY AND INSTALL LOCKSET TO WEST SIDE LESSER HALL	-\$ 741.39
EFT11770	17/07/2012	R & JT CONTRACTORS PTY LTD	STAND PIPE BODEGUERO WAY-REPLACE VACUUM BREAKER & HOSE/REWASHER VALVE	-\$ 1,294.37
EFT11771	17/07/2012	RAK ELECTRICS	NORTHAM AIRPORT SUPPLY AND INSTALL 155 METRES 3 PHASE	-\$ 24,750.00
EFT11772	17/07/2012	RBC RURAL	PRINTER CARTRIGES FOR LICENCING PRINTERS - AFICIO SP4210N - PRODUCT CODE 407009	-\$ 583.00
EFT11773	17/07/2012	REGINALD DREW MILLS	STAFF MEDICAL FOR FCLASS DRIVERS LICENSE AT WELLINGTON SURGERY ON 11/5/12	-\$ 77.00
EFT11774	17/07/2012	RETAIL DECISIONS (COLES)	COLES SHOPPING ACCOUNT JUNE 2012	-\$ 2,787.11
EFT11775	17/07/2012	RICOH AUSTRALIA	RICOH PRINTER CARTRIDGES SP4100 - RATES PRINTER X2	-\$ 422.40
EFT11776	17/07/2012	SAFETCARD MARKETING PTY LTD	SECURE MONITORING FOR SAFE T CARDS FOR REG SERVICES	-\$ 198.00
EFT11777	17/07/2012	SAUNDERS K D	REIMBURSEMENT FOR PARKING 14/5/12	-\$ 26.35
EFT11778	17/07/2012	SECURUS	WUNDOWIE TELECENTRE SECURITY MONITORING 01/07/12 - 30/09/12	-\$ 114.40
EFT11779	17/07/2012	SETON AUSTRALIA PTY LTD	1X EMERGENCY WARNING TRIANGLE KIT	-\$ 296.67
EFT11780	17/07/2012	SHIRE OF GOOMALLING	REFUND BALANCE OF AROC WASTE MANAGMENT PROJECT FUNDS-SHIRE OF GOOMALLING	-\$ 4,980.25
EFT11781	17/07/2012	SHIRE OF TOODYAY	REFUND BALANCE OF AROC WASTE MANAGEMENT PROJECT FUNDS-SHIRE OF TOODYAY	-\$ 4,980.25
EFT11782	17/07/2012	SKYE PALMER	REIMBURSEMENT FOR POLICE CLEARANCE-LICENSING COURSE REQUIREMENT	-\$ 62.75
EFT11783	17/07/2012	SPECIALE SMASH REPAIRS	N4963 ISUZU 2004 NKR 2TONNE TRUCK-SUPPLY & INSTALL WINDSCREEN & REPAIR DOOR HANDLE.	-\$ 308.00
EFT11784	17/07/2012	SPORTS SURFACES	INITIAL CONSULTATION ON TENNIS COURTS AT BAKERS HILL	-\$ 220.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11785	17/07/2012	STATE LIBRARY OF WESTERN AUSTRALIA	2X RECOVERIES OF LOST AND DAMAGED BOOK	-\$ 94.68
EFT11786	17/07/2012	TELSTRA DAMAGE COST RECOVERY & MANAGEMENT	LOCATION OF DAMAGE: 27 BRIDGEMAN RD BAKERS HILL WA 6562 DISCOVERED 4/3/2012-LABOUR COSTS & MATERIAL COSTS	-\$ 482.89
EFT11787	17/07/2012	THE DOCTOR SHOP	MEDICAL REPORT FOR LUCY JORDON	-\$ 198.00
EFT11788	17/07/2012	THE FARM SHOP	2 X 94CM FENCE DROPPERS BUNDLE (45 IN A BUNDLE)	-\$ 236.78
EFT11789	17/07/2012	THE GRANDHOUSE	OVERPAID INVOICES 8664 TWICE COMMISSION ON ACCOMMODATION	-\$ 24.75
EFT11790	17/07/2012	THE LODGINGS AT TIPPERARY CHURCH	ACCOMMODATION FOR JENNIFER EDGAR ON 22/4/2012	-\$ 118.64
EFT11791	17/07/2012	THE NORTHAM BED & BREAKFAST	ACCOMMODATION FOR CHEUK YAN WU ON 28/06/2012	-\$ 126.00
EFT11792	17/07/2012	THEA COMMINS	STOCK FOR NORTHAM VISITORS CENTRE	-\$ 278.30
EFT11793	17/07/2012	TIMOTHY NATKANSKI	REIMBURSEMENT OF WA POLICE CLEARANCE, WW CHILDREN CHECK AND PRE-EMPLOYMENT MEDICAL	-\$ 217.00
EFT11794	17/07/2012	TITANWOOD HOLDINGS	WORK ON DRAFT - NORTHAM MUNICIPAL HERITAGE INVENTORY	-\$ 882.07
EFT11795	17/07/2012	VANESSA AUSTRALIA PTY LTD	STOCK FOR THE NORTHAM VISITORS CENTRE	-\$ 801.78
EFT11796	17/07/2012	VERNICE PTY LTD	OLD QUARRY ROAD LANDFILL CELL DIGGING - HIRE OF TRUCK AND EXCAVATOR	-\$ 57,029.50
EFT11797	17/07/2012	W GIBBS & SON	AVON VALLEY ARTS SOCIETY BUILDING - REPLACE ROOF AS PER TENDER	-\$ 68,907.79
EFT11798	17/07/2012	WEMBLEY DOWNS JUNIOR FOOTBALL CLUB INC	KIDSPORT FUNDING FOR WEMBLEY DOWNS JUNIOR FOOTBALL CLUB-APPLICANTS NAME VICTORIA DAVIS - CHILDS NAME GORDON NARRIER (13)	-\$ 200.00
EFT11799	17/07/2012	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	WALGA 2012 PROFESSIONAL DEVELOPMENT OPPORTUNITIES - CR JULIE WILLIAMS - TUESDAY 31 JULY	-\$ 395.00
EFT11800	17/07/2012	WESTERN AUSTRALIAN TREASURY CORPORATION	LOAN NO. 222 FIXED COMPONENT - BUILDINGS & PLANT - HARNESS RACING CLUB	-\$ 3,440.17
EFT11801	17/07/2012	WHEATBELT SAFETYWEAR	1X PAIR WORK BOOTS S/CAP	-\$ 120.00
EFT11802	17/07/2012	WILD-CARD.ORG	KOOKABURRA, KOALA & KANGAROO CARDS FOR VISITOR CENTRE	-\$ 201.30
EFT11803	17/07/2012	WOODLANDS DISTRIBUTORS & AGENCIES	SOUTHERN BROOK HALL - SOUTHBANK SEATS	-\$ 2,933.22
EFT11804	17/07/2012	WREN OIL	WASTE OIL RECYCLING - QUARRY ROAD LANDFILL	-\$ 538.45
EFT11805	17/07/2012	WW SOUVENIRS	ABORIGINAL PURSES, BAGS, TEA TOWELS & CARRY BAGS FOR VISITOR CENTRE	-\$ 724.74
EFT11806	25/07/2012	BLACK WATTLE RETREAT	ACCOMMODATION FOR LAURA MCKENZIE ON 23/5/2012 AND DEREK GRIMES ON 23/5/2012	-\$ 270.00
EFT11807	25/07/2012	JR & A HERSEY PTY LTD	2X1200 DIGITAL NON MAGNETIC SMART LEVEL FOR THE DEPOT	-\$ 534.60
EFT11808	25/07/2012	NOSH & NOD QUALITY ACCOMODATION	ACCOMMODATION FOR MARIA BROUGHTON ON 18/09/2011	-\$ 135.00
EFT11809	25/07/2012	ROWLANDS TV & VIDEO REPAIRS	1 X TWO WAY ANTENNA FOR N.017	-\$ 27.20
EFT11810	25/07/2012	SPOOKY HALL - JENNETTE CALLAGHAN	ACCOMMODATION FOR DOUGLAS OHALLORAN ON 29/5/12	-\$ 306.00
EFT11811	25/07/2012	ABBOTT & CO PRINTERS	BUSINESS CARDS (11 TITLES)	-\$ 316.80
EFT11812	25/07/2012	ADT SECURITY	SECURITY MONITORING AT 2 GREY STREET - VISITORS CENTRE FOR THE PERIOD 1/7/12 TO 30/9/12	-\$ 114.38

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11813	25/07/2012	ALAN'S AUTO ELECTRICS	BREAKAWAY SWITCH FOR N.3662	-\$ 100.00
EFT11814	25/07/2012	ANDY'S PLUMBING SERVICE	BAKERS HILL PAVILLION KITCHEN RENOVATION - RECONNECT STOVE, SINK, AUTO BOIL AND DRAIN, AND NEW TAP. WUNDOWIE HALL - OVERHAUL TAPS IN KITCHEN AND TOILETS, REPAIR CISTERN	-\$ 2,420.55
EFT11815	25/07/2012	AV ENGINEERING PTY LTD	REPLACE DOG LOCK-UP AND FIT BRACKETS FOR STOCK CONTROL - SUPPLY BOX FRAME FOR SIGNS	-\$ 3,684.45
EFT11816	25/07/2012	AV-SEC SECURITY SERVICES	BERT HAWKE SECURITY CALL OUT 30/06/12 & 29/06/12, ADMIN SECURITY CALLOUT 05/07/12	-\$ 310.10
EFT11817	25/07/2012	AVON CONCRETE	BRIDGE REPLACEMENT ON DE CASTILLA ROAD	-\$ 53,040.90
EFT11818	25/07/2012	AVON HOME IMPROVEMENT CENTRE	REPAIRS TO COLAPSED CIELING AT THE NORTHAM TOWN HALL	-\$ 2,162.25
EFT11819	25/07/2012	AVON PAPER SHRED	ADMIN SHREDDING ON 16/7/12	-\$ 38.50
EFT11820	25/07/2012	AVON TELECOMS PTY LTD	NORTHAM SES SECURITY MONITORING TO 12/8/12	-\$ 51.91
EFT11821	25/07/2012	AVON VALLEY BAKERY	MEAL FOR SPECIAL COUNCIL MEETING ON 06/06/2012	-\$ 210.00
EFT11822	25/07/2012	AVON VALLEY DESIGN AND DRAFTING	BAKERS HILL PAVILLION DRAFTING	-\$ 331.93
EFT11823	25/07/2012	AVON VALLEY MOWER & CHAINSAW CENTRE	NEW CHAIN AND REDRESS BAR TO STIHL CHAINSAW	-\$ 72.80
EFT11824	25/07/2012	AVONBROOK WINES	ACCOMMODATION FOR N HODSOLL ON 14-15/7/12	-\$ 161.10
EFT11825	25/07/2012	BEAUREPAIRES	SUPPLY AND FIT NEW TYRES TO KILLARA 2	-\$ 755.44
EFT11826	25/07/2012	CANCELLED PAYMENT		
EFT11827	25/07/2012	BLACKWELL PLUMBING PTY LTD	RAILWAY MUSEUM - UNBLOCK DISABLED TOILET	-\$ 187.00
EFT11828	25/07/2012	BLOOMY'S FLORIST	FLOWERS FOR MR & MRS VAN DE WERN (FOR USE OF KENNELS WHILE MAINTENANCE WAS HAPPENING TO OURS)	-\$ 160.00
EFT11829	25/07/2012	BLUESCOPE CONSTRUCTION LTD T/A	SOUTHERN BROOK FIRE SHED. ENGINEERING CERT.	-\$ 323.40
EFT11830	25/07/2012	BOC LIMITED	OXYEGEN MEDICAL C SIZE	-\$ 141.70
EFT11831	25/07/2012	BOOMER EARTHMOVING	SHOULDER GRADING EXTENSION TO JENNAPULLEN AND MOORE ROADS	-\$ 15,050.00
EFT11832	25/07/2012	C & D PLANKE & SONS PTY LTD	DRAINAGE WORK TO CROWEA TCE, ALMOND AVE & JOSE RD FOR THE PERIOD 29/05/12 TO 20/06/12	-\$ 28,215.00
EFT11833	25/07/2012	C.Y.O'CONNOR INSTITUTE	STAFF TRAINING - AUSCHEM 19TH & 20TH JUNE 2012	-\$ 4,275.00
EFT11834	25/07/2012	CARLVILLE	SUPPLY PROFILER AND BOBCAT FOR FORMATION OF ROADSIDE FOR SEAL COATES ROAD 02/07/12 TO 06/07/12	-\$ 17,226.00
EFT11835	25/07/2012	CONPLANT AUSTRALIA	HIRE OF MULTI TYRE ROLLER DURING 01/05/2012 - 31/5/2012 FOR THE USE ON SCOTT ROAD	-\$ 7,804.50
EFT11836	25/07/2012	COUNTRY COPIERS NORTHAM	ASSORTED INK CARTRIDGES, STATIONARY PURCHASES AND SERVICE OF COPIERS FOR MAY & JUNE 2012	-\$ 5,955.38
EFT11837	25/07/2012	COURIER AUSTRALIA	COURIER SERVICES FOR JUNE & JULY 2012	-\$ 227.55
EFT11838	25/07/2012	COVS PARTS PTY LTD	SOCKET TRAILER 7 PIN METAL FOR N010	-\$ 22.44
EFT11839	25/07/2012	CPS WEAR PARTS	CUTTING BLADE, DBF FOR N.006	-\$ 67.82
EFT11840	25/07/2012	CANCELLED PAYMENT		

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11841	25/07/2012	DUN & BRADSTREET AUSTRALIA	SERVICE FEE FOR A15373 BRADLEY MICHAEL HITZMAN & SERVICE FEEFOR A39 MARTIN SALI	-\$ 121.51
EFT11842	25/07/2012	EARTHSTYLE CONTRACTING	PROVIDE CARTING OF GRAVEL TO COATES ROAD 25TH - 30TH JUNE 2012	-\$ 3,877.50
EFT11843	25/07/2012	FESA OF WA	TOWN HALL. FIRE MONITORING 2011/2012	-\$ 1,525.24
EFT11844	25/07/2012	FOXBURROW HOLIDAY ACCOMMODATION	ACCOMMODATION FOR GRAHAM EVANS ON 16/11/12	-\$ 180.00
EFT11845	25/07/2012	FRAMESWEST	PURCHASE OF X1 75X50X3MM ALLOY STRAIGHT EDGE FOR THE DEPOT	-\$ 55.00
EFT11846	25/07/2012	GECKO LODGE	ACCOMMODATION FOR TIM GROSE ON 3/8/12 & 4/8/12	-\$ 366.00
EFT11847	25/07/2012	GLENN STUART BEVERIDGE	BERNARD PARK TOILETS REMOVE GRAFITTI 09/07/12, VISITOR CENTRE REMOVE GRAFITTI 09/07/12, RIVERBANK, REPLACE DAMAGED HAND RAILS & PAINT 09/07/12, JUBILEE PAVILLION REPLACE BROKEN HARDIFLEX 09/07/12, RUSHTON PARK - REMOVE GRAFITTI 09/07/12, TOWN HALL CLEAN OUT DRAIN 09/07/12, SKATE PARK PAINT OVER GRAFITTI 09/07/12,	-\$ 4,009.00
EFT11848	25/07/2012	GRAFTON ELECTRICS	REPLACE AND REPAIR AERATORS INCLUDING ELECTRICAL WORK	-\$ 8,920.29
EFT11849	25/07/2012	HOST AUTO REPAIRS	120,000KM SERVICE FOR N3620 ON 19/06/12	-\$ 4,638.40
EFT11850	25/07/2012	IMMACU SWEEP	FOOTPATH SWEEPING IN TOWN CBD 03/06/12 - 09/06/12 & SWEEPING SERVICES FROM 03/06/12 - 09/06/12	-\$ 7,128.00
EFT11851	25/07/2012	INLAND PLUMBING & TOTAL RETICULATION	UNBLOCK STORMWATER DRAIN IN BREEZAWAY ON FITZGERALD STREET NORTHAM	-\$ 495.00
EFT11852	25/07/2012	JASOL AUSTRALIA	PURCHASE OF X2 ACTION WALLMOUNT DISP COMP FOR DOG POUND	-\$ 268.27
EFT11853	25/07/2012	KLEENHEAT GAS	TOWN HALL - GAS BOTTLE HIRE	-\$ 112.00
EFT11854	25/07/2012	LLOYDS EARTHMOVING	DOZER HIRE GRAVEL PIT REHABILITATION, MOBE-DEMOBE FOR MEENAER NORTH RD & ACCOMMODATION	-\$ 28,151.20
EFT11855	25/07/2012	LOCAL GOVERNMENT MANAGERS AUSTRALIA WA DIVISION INC	2012/13 LGMA CORPORATE COUNCIL MEMBERSHIP SUBSCRIPTION	-\$ 1,730.00
EFT11856	25/07/2012	MARK'S ELECTRICAL SERVICE	SOUTHERN BROOK HALL - REPAIR ELECTRICAL FAULT IN KITCHEN - AVAS BUILDING - REMOVE POWER POINTS.	-\$ 1,587.54
EFT11857	25/07/2012	MAYBERRY HAMMOND & CO	LEASE SHIRE TO HERITAGE FORUM FOR OLD NORTHAM RAILWAY STATION	-\$ 613.80
EFT11858	25/07/2012	MERGER CONTRACTING PTY LTD	COATES ROAD WUNDOWIE - ROAD WIDENINGS SUPPLY AND LAY 25MM COMPACTED 10MM BLACK ASPHALT CORRECTOR 11.71 TONNE	-\$ 28,276.00
EFT11859	25/07/2012	MIDALIA STEEL	SUPPLY PIPING (BANKWEST FOOTPATH DRAIN REPAIR)	-\$ 216.22
EFT11860	25/07/2012	NORTHAM AUTO ELECTRICS	SUPPLY BATTERY FOR N.3662	-\$ 168.00
EFT11861	25/07/2012	NORTHAM CENTRAL NEWSAGENCY	12 MONTHS SUBSCRIPTION TO DAILY NEWSPAPERS FOR THE LIBRARY	-\$ 55.80
EFT11862	25/07/2012	NORTHAM GARDEN CENTRE	CENTRAL BUSINESS DISTRICT - PLANT REPLACEMENT DUE TO VANDALISM	-\$ 33.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11863	25/07/2012	NORTHAM HARDWARE	12 X WASHER, 10 X NUT AND BOLT, 10 X NYLOC NUT, 6M OF CHAIN FOR STREET BIN MAINTENANCE	-\$ 69.80
EFT11864	25/07/2012	NORTHAM HOME MAINTENANCE SERVICES	GRASS VALLEY HALL - FIT FLUME TO RANGEHOOD VENTED TO ROOF WITH DUCTING, WELDING LOCKS	-\$ 590.15
EFT11865	25/07/2012	NORTHAM MITRE 10 SOLUTIONS	SOUND SHELL - STORMWATER PIPE TO CONNECT SHELL TO DRAINAGE SYSTEM	-\$ 649.31
EFT11866	25/07/2012	NORTHAM MOTEL	ACCOMMODATION FOR STUART JAMES ON 12/6/2012	-\$ 1,215.00
EFT11867	25/07/2012	NORTHAM RAILWAY CAFE	LUNCHES FOR STAFF TRAINING AT KILLARA MANUAL HANDLING 01/05/12	-\$ 92.80
EFT11868	25/07/2012	OUTDOOR WORLD	MEMORIAL HALL ROLLER DOOR - CLASSIC CREAM, SUPPLY AND INSTALL TO SUIT OPENING 2100MM HIGH X 2490MM WIDE.	-\$ 2,051.00
EFT11869	25/07/2012	OXTER SERVICES	CEMETERY INVOICING FOR THE FORTNIGHT ENDING 13 JULY 2012, NEW GRAVE FOR DAVEY, GRAVE CERTIFICATION FOR DAVEY	-\$ 6,531.34
EFT11870	25/07/2012	RADIOWEST BROADCASTERS PTY LTD	ADVERTISING FOR AVON RIVER FESTIVAL PARADE	-\$ 129.25
EFT11871	25/07/2012	REFACE INDUSTRIES PTY LTD	REPAIRS TO ELITE 60 DISC REPAIR MACHINE	-\$ 310.95
EFT11872	25/07/2012	ROCLA PIPELINE PRODUCTS	HEADWALLS AND PLASTEREAM	-\$ 12,591.92
EFT11873	25/07/2012	RURAL PRESS REGIONAL MEDIA (WA) PTY LTD	ADVERTISEMENT AVON VALLEY ADVOCATE 27/06/12	-\$ 1,821.15
EFT11874	25/07/2012	SAFETCARD MARKETING PTY LTD	3 MONTHLY MONITORING FEES FOR SAFE T CARD AS PER CONTRACT	-\$ 198.00
EFT11875	25/07/2012	SAUNDERS K D	CR SAUNDERS LATE TRAVEL SUBMISSION	-\$ 751.10
EFT11876	25/07/2012	SHAMROCK HOTEL	ACCOMMODATION FOR BELLE TAYLOR ON 9/5/12	-\$ 486.00
EFT11877	25/07/2012	SIMPSON FIONA LESLEY	CLEANING OF WUNDOWIE TOILETS FOR THE MONTH OF JUNE 2012	-\$ 500.00
EFT11878	25/07/2012	SLAV'S CLEANING SERVICE	CLEANING OF SHIRE ADMIN OFFICE, DEPOT, APEX TOILETS, BERNARD PARK TOILETS, VISITOR CENTRE AND LIBRARY FOR THE MONTH OF MAY 2012	-\$ 15,839.26
EFT11879	25/07/2012	SOUTHERN SCENE PTY LTD	LOCAL BOOK STOCK - CD ROM RADIO COLLECTION	-\$ 123.24
EFT11880	25/07/2012	SPECIALE SMASH REPAIRS	SUPPLY AND FIT NEW WINDSCREEN ON KILLARA 3	-\$ 330.00
EFT11881	25/07/2012	SPECIALISED TREE SERVICE	POWERLINE WORKS ON FRIDAY 9/7/12 TO 13/7/12 FOR NORTHAM TOWNSITE AS PER WESTERN POWER LISTS AND HIGH VOLTAGE TREE PRUNING ON SNOOKE RD, CLYDESDALE RD AND MEENAR NORTH RDS AS PER WESTERN POWER LISTS.	-\$ 36,890.00
EFT11882	25/07/2012	THE DOCTOR SHOP	MEDICAL FOR ANASTASIA WILLIAMS ON 11/7/12	-\$ 396.00
EFT11883	25/07/2012	THE FARM SHOP	3 X 90 CM FENCE DROPPERS TO PEG OUT ROAD FOR CONSTRUCTION PURPOSES	-\$ 773.87
EFT11884	25/07/2012	THE NORTHAM BED & BREAKFAST	ACCOMMODATION ON 21/06/11 FOR COLEEN SCALLE & TRACEY HUBBARD ON 23/06/11	-\$ 324.00
EFT11885	25/07/2012	TRUE BLUE	STOCK FOR VISITOR CENTER	-\$ 135.30
EFT11886	25/07/2012	VERNICE PTY LTD	SCREENED GRAVEL - HITCHCOCK PITT	-\$ 13,948.00
EFT11887	25/07/2012	W GIBBS & SON	REPAIRS TO LEAKING ROOF AT NORTHAM LIBRARY	-\$ 321.75

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
EFT11888	25/07/2012	WEST COAST SHADE	BERNARD PARK - ADDITIONAL SHADE OVER PLAYGROUND IN FLAME RETARDANT FABRIC.	-\$ 7,150.00
EFT11889	25/07/2012	WEST END CONVENIENCE STORE	DINNER FOR COUNCIL MEETING ON 18/7/12	-\$ 427.50
EFT11890	25/07/2012	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA)	ADVERT FOR WUNDOWIE NORTH WEST PRECINCT - LOT 20 GOLF LINKS ROAD WUNDOWIE - HILLS GAZETTE + DESPATCH & PRODUCTION	-\$ 2,151.99
EFT11891	25/07/2012	WESTERN AUSTRALIAN TREASURY CORPORATION	LOAN NO. 223 FIXED COMPONENT - CONSTRUCTION OF RECREATION FACILITIES	-\$ 81,701.74
EFT11892	25/07/2012	WHEATBELT GENERAL PRACTICE	PRE-EMPLOYMENT MEDICAL FOR CHRISTINE COLLARD	-\$ 176.00
EFT11893	25/07/2012	WHEATBELT SAFETYWEAR	UNIFORM FOR DAVID MUNDAY	-\$ 266.00
EFT11894	25/07/2012	WORMALD FIRE (WA)	TOWN HALL - ROUTINE CONTRACT MAINTENANCE 1/7/12 TO 31/12/12	-\$ 286.37
EFT11895	25/07/2012	WRIGHT EXPRESS FUEL CARDS AUSTRALIA	DIESEL FUEL FOR 1CIZ913 LANDCRUISER	-\$ 20.40
SUB TOTAL EFT MUNICIPAL				-\$ 1,073,258.23
31659	02/07/2012	SHIRE OF NORTHAM	LICENCE AND THIRD PARTY INSURANCE POLICIES	-\$ 919.70
31660	06/07/2012	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	-\$ 112.07
31661	06/07/2012	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	-\$ 61.39
31662	06/07/2012	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	-\$ 91.60
31663	06/07/2012	AXA AUSTRALIA	SUPERANNUATION CONTRIBUTIONS	-\$ 53.49
31664	06/07/2012	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	-\$ 194.06
31665	06/07/2012	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	-\$ 167.75
31666	06/07/2012	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	PAYROLL DEDUCTIONS	-\$ 19.40
31667	06/07/2012	REST SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-\$ 446.72
31668	06/07/2012	SHIRE OF NORTHAM	PAYROLL DEDUCTIONS	-\$ 725.00
31669	06/07/2012	SUPERWRAP	SUPERANNUATION CONTRIBUTIONS	-\$ 242.31
31670	06/07/2012	WALGS PLAN PTY LTD	SUPERANNUATION CONTRIBUTIONS	-\$ 23,864.60
31671	06/07/2012	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS	-\$ 294.62
31672	17/07/2012	QUAIRADING JUNIOR FOOTBALL CLUB	KIDSPORT FUNDING FOR QUAIRADING JUNIOR FOOTBALL CLUB FOR DWAYNE WINMAR, ABDUL PICKETT, KYSAIAH PICKETT & ARCHIE HUMPHRIES	-\$ 270.00
31673	17/07/2012	AVON HOCKEY ASSOCIATION INC	KIDSPORT FUNDING FOR AVON HOCKEY ASSOCIATION	-\$ 770.00
31674	17/07/2012	BAKERS HILL GOLF CLUB	MOWING OF BAKERS HILL OVAL FOR THE MONTH OF FEBRUARY 2012	-\$ 396.00
31675	17/07/2012	DAVID ROSE & ASSOCIATES	DESIGN AND DOCUMENTATION OF LIGHTING SYSTEMS, POWER SUPPLY - ELECTRICAL SERVICES RECREATION CENTRE	-\$ 594.00
31676	17/07/2012	EMMA O'DRISCOLL	SPONSORSHIP - STATE SPORTING REPRESENTATIVE	-\$ 100.00
31677	17/07/2012	GWALIA PROPERTIES PTY LTD	RATES REFUND FOR ASSESSMENT A10670 240 DUKE STREET NORTHAM 6401	-\$ 217.39

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
31678	17/07/2012	HILLS WARRIORS NETBALL CLUB INC	KIDSPORT FUNDING FOR HILLS WARRIORS NETBALL CLUB- 1X ALEXI LYONS & 1X LATOYA GIDGUP	-\$ 400.00
31679	17/07/2012	INGRAM GLEN	PARTIAL CLEAN AND RE-DATING OF AVON DESCENT BANNERS	-\$ 620.00
31680	17/07/2012	INNOVA GROUP PTY LTD	60 X BLUE ACCESS BANQ CHAIRS AS PER QUOTE	-\$ 4,059.00
31681	17/07/2012	JANINE LANE	REFUND OF OVER PAYMENT CHILD CARE-NORTHAM RECREATION CENTRE	-\$ 10.58
31682	17/07/2012	JEF SALES & SERVICE	1X ROLL 4.5MM STARTER CHORD - J.E.F. SALES AND SERVICE	-\$ 62.70
31683	17/07/2012	CANCELLED PAYMENT		
31684	17/07/2012	KLEENIT MIDLAND	PRESSURE CLEAN AND ACID ETCH FLOOR TO SHIRE DOG POUND WITH 2 COATS OF PENETRATING SEALER	-\$ 3,459.50
31685	17/07/2012	LANCE ROSS	STOCK FOR NORTHAM VISITRS CENTRE - BANJO PATERSON GREETING CARDS & BANJO PATERSON TEA TOWELS	-\$ 112.20
31686	17/07/2012	CANCELLED PAYMENT		
31687	17/07/2012	NORTHAM CARAVAN PARK (BEVAN PTY LTD)	ACCOMODATION FOR SCOTT HEMLEY ON 29/6/12	-\$ 840.94
31688	17/07/2012	NORTHAM NETBALL ASSOCIATION	KIDSPORT FUNDING FOR NORTHAM NETBALL ASSN X 3	-\$ 1,285.00
31689	17/07/2012	PATTON'S PANEL & PAINT	SUPPLY AND FIT WINDSCREEN	-\$ 350.00
31690	17/07/2012	PERFECT COMPUTER SOLUTIONS PTY LTD	PCS INVOICING FOR INSTALL OF NEW SERVER	-\$ 31,896.25
31691	17/07/2012	PETTY CASH	PETTY CASH RECOUP FOR KILLARA - JULY 2012	-\$ 500.90
31692	17/07/2012	PUBLIC TRUSTEE	RATES REFUND FOR ASSESSMENT A10746 34 EAST STREET NORTHAM 6401	-\$ 390.00
31693	17/07/2012	QUAIRADING JUNIOR NETBALL CLUB	KIDSPORT FUNDING FOR QUAIRADING JUNIOR NETBALL CLUB	-\$ 851.00
31694	17/07/2012	RAC BUSINESSWISE	RAC RENEWAL BUSNIESWISE ABSOLUTE BUSINESSWISE ABSOLUTE: 3 VEHICLES- KILLARA2 & KILLARA4 & N.009	-\$ 501.00
31695	17/07/2012	RENAE ROBERTSON	STATE SPORTING REP SPONSORSHIP	-\$ 100.00
31696	17/07/2012	RETRAVISION	INTERNET DONGLE & RECHARGE	-\$ 518.90
31697	17/07/2012	SHIRE OF CHITTERING	REFUND BALANCE OF AROC WASTE MANAGEMENT PROJECT FUNDS-SHIRE OF CHITTERING 30/6/2012	-\$ 4,980.25
31698	17/07/2012	SHIRE OF DALWALLINU	REFUND BALANCE OF AROC WASTE MANAGEMENT PROJECT FUNDS-SHIRE OF DALWALLINU	-\$ 4,980.25
31699	17/07/2012	SHIRE OF MOORA	REFUND BALANCE OF AROC WASTE MANAGEMENT PROJECT FUNDS-SHIRE OF MOORA 30/6/2012	-\$ 4,980.25
31700	17/07/2012	SHIRE OF NORTHAM	BUILDING FEE, BSL AND BCITF FOR A10335 LICENCE 12143 KILLARA - NEW BUILDING	-\$ 12,002.80
31701	17/07/2012	SHIRE OF VICTORIA PLAINS	REFUND BALANCE OF AROC WASTE MANAGMENT PROJECT FUNDS-SHIRE OF VICTORIA PLAINS	-\$ 4,980.25
31702	17/07/2012	SHIRE OF WONGAN-BALLIDU	REFUND BALANCE OF AROC WASTE MANAGMENT PROJECT FUNDS-SHIRE OF WONGAN-BALLIDU	-\$ 4,980.25
31703	17/07/2012	WESTERN POWER	GROUPED ELECTRICITY ACCOUNT	-\$ 27,241.15
31704	17/07/2012	TELSTRA CORPORATION	TELSTRA MOBILE ACCOUNTS JUNE/JULY	-\$ 834.99
31705	17/07/2012	THE NATIONAL TRUST OF AUSTRALIA (WA)	STOCK FOR NORTHAM VISITORS CENTRE	-\$ 226.88

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
31706	17/07/2012	TYRECYCLE PTY LTD	RECYCLING OF INKPEN ROAD WASTE TYRES, INKPEN ROAD WUNDOWIE	-\$ 1,077.20
31707	17/07/2012	URALIA BED & BREAKFAST	ACCOMMODATION FOR TRINA RUSSELL ON 07/10/12, SARAH COOPER ON 18/07/12 & CATHY WILSON ON 04/08/12	-\$ 630.00
31708	17/07/2012	CANCELLED PAYMENT		
31709	17/07/2012	WATER CORPORATION	ROAD RESERVE BP2 MAIN RETIC	-\$ 6,542.20
31710	17/07/2012	WESTERN POWER	ANNUAL LICENSING CHECK ON KILLARA2	-\$ 144.60
31711	17/07/2012	WUNDOWIE GOLF CLUB INC	SHIRE CONTRIBUTION FOR CONCRETING OF MACHINERY SHED FLOOR INC IN SHIRE BUDGET 2011/12	-\$ 3,000.00
31712	17/07/2012	YORK PONY CLUB	EMMALEE WALLING - RIDING MEMBERSHIP	-\$ 150.00
31713	17/07/2012	METRO BEVERAGE CO PTY LTD	ASSORTED DRINKS TO SELL AT NORTHAM REC CENTRE	-\$ 1,006.90
31714	25/07/2012	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	-\$ 132.45
31715	25/07/2012	3 AUSTRALIA	3 MESSAGING ACCOUNT FOR THE PERIOD 23/06/2012 TO 22/07/2012 FOR BRIGADES AND SES	-\$ 866.10
31716	25/07/2012	A COUNTRY PRACTICE	CONSULTATION & EUTHANASIA OF PUP FROM 83B HUTT ST	-\$ 276.30
31717	25/07/2012	ACE MIDLAND CINEMAS	18 X CHILDREN TO ACE CINEMA & 20 X COMBOS	-\$ 255.00
31718	25/07/2012	AMP LIFE LIMITED	SUPERANNUATION CONTRIBUTIONS	-\$ 40.93
31719	25/07/2012	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	-\$ 91.60
31720	25/07/2012	AVON FIBRETECH	CENTRAL BUSINESS DISTRICT - REPAIR FIBREGLASS ROUNDABOUT - FITZGERALD STREET	-\$ 220.00
31721	25/07/2012	AXA AUSTRALIA	SUPERANNUATION CONTRIBUTIONS	-\$ 17.83
31722	25/07/2012	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	-\$ 194.06
31723	25/07/2012	COFFEY ENVIRONMENTS	ENVIRONMENTAL SAMPLING, ANALYSIS AND REPORT - BEAVIS PLACE	-\$ 18,142.20
31724	25/07/2012	ENVISION MEDICAL IMAGING	1 X CHEST X-RAY FOR STEPHEN TANNER TO ASSESS POSSIBLE ASBESTOS EXPOSURE	-\$ 200.00
31725	25/07/2012	FREINDS GARAGE	REPAIR OF MULTIPAC ROLLER	-\$ 940.30
31726	25/07/2012	GWALIA PROPERTIES PTY LTD	REIMBURSEMENT OF OVER PAYMENT OF RATES DUE TO EXTENDED SETTLEMENT, OWNER & SETTLEMENT AGENCY PAYING RATES	-\$ 217.39
31727	25/07/2012	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	-\$ 167.75
31728	25/07/2012	JEF SALES & SERVICE	REPAIR FUEL LEAK TO COMPRESSOR (TRUCK MOUNTED PN007)	-\$ 116.50
31729	25/07/2012	JK & SP VAN DE WERVE	KENNEL ACCOMMODATION FOR 9 DAYS WHILE OUR KENNEL WAS BEING PAINTED	-\$ 300.00
31730	25/07/2012	LOCAL GOVERNMENT AND RACECOURSE EMPLOYEES UNION	PAYROLL DEDUCTIONS	-\$ 19.40
31731	25/07/2012	NEWS MAGAZINES	1 YEAR SUBSCRIPTION TO COUNTRY STYLE MAGAZINE	-\$ 107.00
31732	25/07/2012	PACIFIC MAGAZINES	ANNUAL SUBSCRIPTION TO INSTYLE MAGAZINE	-\$ 72.00
31733	25/07/2012	PERFECT COMPUTER SOLUTIONS PTY LTD	TOSHIBA INTEL I5 2.8 GHZ NOTEBOOK COMPUTER AND OFFICE HOME & BUSINESS SOFTWARE - OUTLOOK, WORD, EXCEL, POWERPOINT FOR KILLARA	-\$ 1,345.00

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
31734	25/07/2012	REST SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-\$ 446.72
31735	25/07/2012	RETRAVISION	2 X TEAC 99CM FULL HD LCD DVD COMBO TV WITH USB FOR LIBRARY	-\$ 1,198.00
31736	25/07/2012	CANCELLED PAYMENT		
31737	25/07/2012	ST JOHN AMBULANCE AUSTRALIA	FIRST AID SERVICES - CONCERTS IN PARK 04/02/12 , 18/02/12, 03/03/12 & 17/03/12	-\$ 480.00
31738	25/07/2012	SUPERWRAP	SUPERANNUATION CONTRIBUTIONS	-\$ 242.31
31739	25/07/2012	WESTERN POWER	GROUP ELECTRICITY ACCOUNT FOR 112 DAYS FROM 07 MAR TO 26 JUN 2012	-\$ 9,255.23
31740	25/07/2012	TELSTRA CORPORATION	TELEPHONE BILL FOR LANDLINE AND MOBILE FOR NORTHAM SES - CHARGES TO 4/7/2012	-\$ 201.47
31741	25/07/2012	WALGS PLAN PTY LTD	SUPERANNUATION CONTRIBUTIONS	-\$ 23,758.66
31742	25/07/2012	WATER CORPORATION	ANNUAL SERVICE CHARGES 1 JULY 2012 TO 30 JUNE 2013 FOR ASSORTED SHIRE PROPERTIES	-\$ 36,895.15
31743	25/07/2012	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS	-\$ 361.32
31744	25/07/2012	YAKKA	UNIFORM SIMON LEE - EXECUTIVE MANAGER ENGINEERING SERVICES	-\$ 347.44
31745	27/07/2012	SHIRE OF NORTHAM	PAYROLL DEDUCTIONS	-\$ 12,098.39
			TOTAL CHEQUE MUNICIPAL	-\$ 262,262.54
DD4566.1	03/07/2012	TENNANT AUSTRALIA	LEASE PAYMENTS ON FLOOR CLEANER - JULY 2012	-\$ 1,067.00
DD4624.1	25/06/2012	BANKWEST	DENISE GOBBART MASTERCARD 25TH MAY TO 25 JUNE 2012, CITY OF VINCENT - DELIVER COMPUTER TO PCS PARKING TICKET, AUSTRALIA POST - TELSTRA CORDLESS PHONE, CITY OF SOUTH PERTH - PARKING TICKET - UHY TRAINING, CITY OF SOUTH PERTH - PARKING TICKET - UHY TRAINING, WOOLWORTHS - MILK, WESTNET - MONTHLY ACCOUNTS - INVOICE 37074324, WESTNET - MONTHLY ACCOUNTS - INVOICE 37702530, WESTNET - MONTHLY ACCOUNTS - INVOICE 37702530, NORTHAM TRAVEL - N HALE FLIGHT FROM CANBERRA TO PERTH 19/6/12, NORTHAM TRAVEL - S POLLARD FLIGHT FROM CANBERRA TO PERTH 19/6/12, DAVE RENDAL YOUTH CONNECTIONS - MEGAN GAINÉ, WOOLWORTHS - COOL DRINKS CHAMBERS, ANNUAL MASTER CARD FEE, GST	-\$ 1,969.29
DD4624.1	25/06/2012	BANKWEST	NEVILLE HALE MASTERCARD 25/5/12 TO 25/6/12, WILSON PARKING PERTH - N HALE, AERIAL TRANSPORT - 16/6/12, AERIAL TRANSPORT - 19/6/12, AERIAL TRANSPORT - 19/6/12, HOTEL NOVOTEL CANBERRA - 19/6/12, PERTH AIRPORT PTY LTD, ANNUAL FEE, GST	-\$ 1,034.83

LIST OF ACCOUNTS DUE AND SUBMITTED TO COUNCIL AUGUST 2012

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
				\$
DD4624.1	25/06/2012	BANKWEST	CHADD HUNT MASTERCARD 25TH MAY 2012 TO 26 JUNE 2012, CONFERENCE ONLINE - NATIONAL DISABILITY SERVICES, SHIRE OF NORTHAM - LEARNERS PERMIT MEGAN WORTHINGTON, ANNUAL CARD FEE, GST	-\$ 269.00
DD4624.1	25/06/2012	BANKWEST	BANK WEST CARD FACILITY FEE, BANK WEST CARD FACILITY FEE, GST	-\$ 99.00
			TOTAL DIRECT DEBIT	-\$ 4,439.12
PAYROLL	05/07/2012	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-\$ 159,032.71
PAYROLL	11/07/2012	SHIRE OF NORTHAM LEAVING PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-\$ 3,187.97
PAYROLL	19/07/2012	SHIRE OF NORTHAM MAIN PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-\$ 164,267.17
PAYROLL	20/07/2012	SHIRE OF NORTHAM PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-\$ 422.25
PAYROLL	25/07/2012	SHIRE OF NORTHAM PAY RUN	SHIRE OF NORTHAM EMPLOYEES PAYROLL	-\$ 689.63
			TOTAL PAYROLL	-\$ 327,599.73
			TOTAL CHEQUE TRUST	-\$ 14,773.76
			TOTAL CHEQUE MUNICIPAL	-\$ 262,262.54
			TOTAL EFT TRUST	-\$ 3,000.00
			TOTAL EFT MUNICIPAL	-\$ 1,088,879.04
			TOTAL DIRECT DEBIT	-\$ 4,439.12
			TOTAL PAYROLL	-\$ 327,599.73
			TOTAL	-\$ 1,700,954.19

The payment of cheque numbers 31659 to 31745 from Municipal Fund (dated 1st July 2012 to 31st July 2012), the payment of trust cheque numbers 1644 to 1659 from the Trust Fund and the payment of Electronic Funds Transfer numbers EFT11638 to EFT11666 and EFT11670 to EFT11895 (dated 1st July 2012 to 31st July 2012). EFT Trust Fund EFT11667 to EFT11669. Direct Debits 4566.1 and 4624.1 have been made in accordance with delegated authority reference number (M/F/F/Regs LGA 1995 S5.42)

Municipal Fund Bank Vouchers 31659 to 31745	\$ 262,262.54
Trust Bank Vouchers 1644 to 1659	\$ 14,773.76
EFT Trust Bank Vouchers EFT11667 to EFT11669	\$ 3,000.00
Municipal Fund Bank Electronic Fund Transfer	
EFT11638 to EFT11666 and EFT11670 to EFT11895	\$ 1,088,879.04
Direct Debit Fund Transfer 4566.1 and 4624.1	\$ 4,439.12
Municipal Fund Bank Electronic Fund Transfer Payroll 05/07/2012	\$ 159,032.71
Municipal Fund Bank Electronic Fund Transfer Payroll 11/07/2012	\$ 3,187.97
Municipal Fund Bank Electronic Fund Transfer Payroll 19/07/2012	\$ 164,267.17
Municipal Fund Bank Electronic Fund Transfer Payroll 20/07/2012	\$ 422.25
Municipal Fund Bank Electronic Fund Transfer Payroll 25/07/2012	\$ 689.63
 TOTAL	 \$1,700,954.19

CERTIFICATION OF THE PRESIDENT

I hereby certify that this schedule of account covering Vouchers and Electronic Funds Transfer payments as per above and totalling \$1,700,954.19 was submitted to the ordinary Meeting of Council on Wednesday 15th August 2012.

_____ CERTIFICATION OF THE PRESIDENT

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts paid covering Vouchers and Electronics Funds Transfer payments as per above and totalling \$1,700,954.19 was submitted to each member of the Council Wednesday 15th August 2012, 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

13.3.2 FINANCIAL STATEMENTS TO 30 JUNE 2012

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	2.1.3.4
Officer:	Denise Gobbart / Hitesh Hans
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

The Statement of Financial Activity for the period ending 30 June 2012 is included as a separate attachment to this Agenda and includes the following reports:

- Statement of Financial Activity;
- Acquisition of Assets;
- Disposal of Assets;
- Information on Borrowings;
- Reserves;
- Net Current Assets;
- Rating Information;
- Trust Funds;
- Operating Statements;
- Balance Sheet;
- Financial Ratio;
- Budget to Actual Material Variance; and
- Bank Reconciliation

RECOMMENDATION/COUNCIL DECISION

<p>Minute No C.1835</p> <p>Moved: Cr K Saunders Seconded: Cr R Tinetti</p> <p>That Council receive the Financial Statements, prepared in accordance with the Local Government (Financial Management) Regulations, for the period ended 30 June 2012.</p> <p style="text-align: right;">CARRIED 8/0</p>



SHIRE OF NORTHAM
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 30 June 2012

TABLE OF CONTENTS

	Page
Statement of Financial Activity	2
Notes to and Forming Part of the Statement	
1 Acquisition of Assets	3 to 6
2 Disposal of Assets	7 to 8
3 Information on Borrowings	9 to 10
4 Reserves	11 to 18
5 Net Current Assets	19
6 Rating Information	20 to 21
7 Trust Funds	22
8 Operating Statement	23
9 Balance Sheet	24
10 Financial Ratio	25
11 Material Variances Notes	26 to 27

**SHIRE OF NORTHAM
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 30 June 2012**

	NOTE	June 2012 Actual \$	June 2012 Y-T-D Budget \$	Projected 2011/12 Budget \$	Variations Actuals to Budget \$	Variations Actual Budget to Y-T-D %
Operating						
Revenues/Sources	8					
Governance		175,335	152,250	152,250	23,085	15.16%
General Purpose Funding		4,304,832	3,270,658	3,505,658	1,034,174	31.62%
Law, Order, Public Safety		294,692	658,686	658,686	(364,094)	(55.28%)
Health		132,580	193,127	193,127	(60,547)	(31.35%)
Education and Welfare		1,314,157	1,995,904	1,995,904	(681,747)	(34.16%)
Housing		42,573	46,466	46,466	(3,893)	(8.38%)
Community Amenities		10,897,349	2,433,952	2,433,952	8,463,397	347.72%
Recreation and Culture		693,448	913,650	913,650	(220,202)	(24.10%)
Transport		1,653,274	1,816,590	1,816,590	(163,316)	(8.99%)
Economic Services		534,552	1,048,184	1,048,184	(513,632)	(49.00%)
Other Property and Services		427,117	432,800	432,800	(5,683)	(1.31%)
		<u>20,469,809</u>	<u>12,962,267</u>	<u>13,197,267</u>	<u>7,507,542</u>	<u>57.92%</u>
(Expenses)/(Applications)	8					
Governance		(729,924)	(893,037)	(893,037)	163,113	18.26%
General Purpose Funding		(258,030)	(261,308)	(261,308)	3,278	1.25%
Law, Order, Public Safety		(886,221)	(1,054,691)	(1,054,691)	168,470	15.97%
Health		(481,313)	(499,337)	(499,337)	18,024	3.61%
Education and Welfare		(1,079,482)	(1,134,292)	(1,134,292)	54,810	4.83%
Housing		(81,991)	(97,994)	(97,994)	16,003	16.33%
Community Amenities		(2,874,501)	(3,254,246)	(3,254,246)	379,745	11.67%
Recreation & Culture		(3,242,895)	(3,159,856)	(3,159,856)	(83,039)	(2.63%)
Transport		(4,642,226)	(4,796,717)	(4,796,717)	154,491	3.22%
Economic Services		(1,983,941)	(1,945,220)	(1,945,220)	(38,721)	(1.99%)
Other Property and Services		(322,858)	(242,022)	(242,022)	(80,836)	(33.40%)
		<u>(16,583,382)</u>	<u>(17,338,720)</u>	<u>(17,338,720)</u>	<u>755,338</u>	<u>(4.36%)</u>
Adjustments for Non-Cash (Revenue) and Expenditure						
(Profit)/Loss on Asset Disposals	2	0	352,079	(309,281)	(352,079)	100.00%
Movement in Accrued Interest		(2,188)	0	0	(2,188)	0.00%
Movement in Accrued Salaries and Wages		33,870	0	0	33,870	0.00%
Movement in Deferred Pensioner Rates/ESL		(44,425)	0	0	(44,425)	0.00%
Movement in Employee Benefit Provisions		(12,457)	0	0	(12,457)	0.00%
Depreciation on Assets		3,215,004	2,893,915	2,893,915	321,089	(11.10%)
Capital Revenue and (Expenditure)						
Purchase Land Held for Resale	1	0	0	0	0	0.00%
Purchase Land and Buildings	1	(1,880,310)	(4,902,184)	(4,862,184)	3,021,874	61.64%
Purchase Plant and Equipment	1	(220,267)	(1,211,891)	(1,211,891)	991,624	81.82%
Purchase Furniture and Equipment	1	(105,291)	(177,200)	(177,200)	71,909	40.58%
Purchase Bush Fire Equipment	1	0	(225,000)	(225,000)	225,000	100.00%
Purchase Playground Equipment	1	0	0	0	0	0.00%
Purchase Infrastructure Assets - Roads	1	(2,579,156)	(2,917,882)	(2,957,882)	338,726	11.61%
Purchase Infrastructure Assets - Bridges	1	(52,000)	(552,000)	(552,000)	500,000	
Purchase Infrastructure Assets - Footpaths	1	(128,062)	(159,721)	(159,721)	31,659	19.82%
Purchase Infrastructure Assets - Drainage	1	(111,000)	(552,000)	(1,398,620)	441,000	0.00%
Purchase Infrastructure Assets - Parks & Ovals	1	(687,648)	(703,844)	(703,844)	16,196	2.30%
Purchase Infrastructure Assets - Airfields	1	(23,045)	(20,000)	(20,000)	(3,045)	(15.23%)
Purchase Infrastructure Assets - Streetscape	1	0	0	0	0	#DIV/0!
Proceeds from Disposal of Assets	2	0	576,000	576,000	(576,000)	100.00%
Repayment of Debentures	3	(395,165)	(395,165)	(395,165)	0	0.00%
Proceeds from New Debentures	3	400,000	400,000	400,000	0	0.00%
Self-Supporting Loan Principal Income	3	63,935	63,935	63,935	0	0.00%
Transfers to Restricted Assets (Reserves)	4	(759,046)	(759,046)	(984,438)	0	0.00%
Transfers from Restricted Asset (Reserves)	4	820,913	820,913	1,345,618	0	0.00%
Transfers to Restricted Assets (Other)		0	0	0	0	
ADD Net Current Assets July 1 B/Fwd	5	5,948,490	5,957,022	5,957,022	(8,532)	0.14%
LESS Net Current Assets Year to Date	5	14,271,365	1,005,584	31,917	13,265,781	1319.21%
Amount Raised from Rates	6	<u>(6,902,787)</u>	<u>(6,894,106)</u>	<u>(6,894,106)</u>	<u>(8,681)</u>	<u>0.13%</u>

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 1 JULY TO 30 June 2012

1. ACQUISITION OF ASSETS	June 2012 Actual \$	2011/12 Budget \$
The following assets have been acquired during the period under review:		
<u>By Program</u>		
Governance		
Furniture & Office Equipment - Administration	33,926.38	45,700
Land & Buildings - Administration	9,852.60	17,500
Plant & Equipment - Administration	37,815.46	87,000
Law, Order & Public Safety		
Standpipe Controllers x 4	4,453.41	4,070
Snr Ranger Vehicle	0.00	25,400
Ranger Vehicle	0.00	25,400
Security Camera Dog Pound	4,167.09	4,200
Security Camera Bernand Park & Avon Mall	31,556.70	14,891
Graffiti Recording Equipment	0.00	18,254
Brigade Appliance - Fire Prevention	0.00	225,000
Bush Fire Brigade Shed Construction	715.07	150,000
Health		
Plant & Equipment - Health Inspection/Admin	0.00	25,000
Education & Welfare		
Land & Buildings - Respite Centre Construction	84,935.86	2,500,000
Killara - Bus Replacement	0.00	218,371
Housing		
Community Amenities		
Drainage - Yilgarn Avenue	111,000.38	101,696
Drainage - King Creek	0.00	406,924
Inkpen-Provision of Infrastructure Shelter Electricity	0.00	40,000

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

1. ACQUISITION OF ASSETS (Continued)	June 2012 Actual \$	2011/12 Budget \$
<u>By Program (Continued)</u>		
Recreation and Culture		
Land & Buildings - Wundowie Hall	40,728.93	46,290
Infrastructure - Streetscape	0.00	0
Furniture & Equipment - Wundowie Pool	0.00	750
Infrastructure Parks - Swimming Areas	28,482.31	29,000
Plant & Equipment - Swimming Areas	18,533.64	19,200
Sound Shell - Bernard Park - R4R Project	28,797.14	29,553
Recreation Centre - Earthworks & Professional Super	26,308.53	26,224
Recreation Centre - Building	636,855.96	623,223
Recreation Centre - Outdoor Courts	237,137.60	302,419
Recreation Centre - Oval Extension	62,018.75	141,155
Recreation Centre - Lighting	228,795.75	383,335
Recreation Centre - Car Parking & Access	172,978.51	223,894
Recreation Centre Manager Utility	0.00	29,200
Executive Manger Community Services Vehicle	31,781.83	32,000
13 Seater Van - Recreation Centre	0.00	46,000
Furniture & Equipment - Other Recreation	64,354.08	81,750
Oval Reticulation	504,696.09	375,000
Play Equipment, Shades & Seating - Bert Hawke	3,423.86	7,380
George Nuich Park	59,619.95	104,882
Play Equipment - Jubilee Oval	0.00	20,000
Play Equipment - Wundowie	0.00	20,000
Bernard Park - Park Furniture & Shade Sails	61,845.98	62,582
Relocate Scoreboard	0.00	2,000
Jubilee Oval - Install Cricket Pitch	0.00	15,000
Henry Street Oval Fencing	0.00	15,000
Sporting Equipment - Backboards, Nets Etc	29,580.00	40,000
Outdoor Seating	0.00	3,000
Outdoor Courts - Boundary Fence	0.00	10,000
Land & Buildings - Libraries	58,659.76	29,316
Furniture & Equipment - Libraries	6,506.36	45,000
Land & Buildings - AVAS Roof	223,107.01	150,000

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

1. ACQUISITION OF ASSETS (Continued)	June 2012 Actual \$	2011/12 Budget \$
<u>By Program (Continued)</u>		
Transport		
Road/Bridge Construction		
- Roadworks - Project Grants	437,769.34	595,860
- Roadworks - General Construction	939,502.03	1,184,937
- Roadworks - Special Projects	861,085.15	731,981
- Roadworks - Bridge Construction	52,000.00	552,000
- Roadworks - Blackspot Funding	340,799.39	405,104
Land & Building	14,740.75	164,275
Footpath Construction	128,062.42	159,721
Plant & Equipment - Road Plant Purchases	65,547.38	603,690
Airport Infrastructure	23,044.66	20,000
Economic Services		
Christmas Decorations	26,411.45	33,815
Plant & Equipment - Building Control	0.00	25,400
Old Town Admin Building	44,586.24	60,000
Town Clock	10,091.93	15,000
Infrastructure Drainage	0.00	890,000
Furniture & Equipment - Visitor Servicing	504.00	4,000
	<u>5,786,779.73</u>	<u>12,268,342</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 30 June 2012

1. ACQUISITION OF ASSETS (Continued)	June 2012 Actual \$	2011/12 Budget \$
<u>By Class</u>		
Land Held for Resale	0.00	0.00
Land and Buildings	1,880,310.39	4,862,184
Plant and Equipment	220,266.96	1,211,891
Furniture and Equipment	105,290.82	177,200
Tools	0.00	0
Bush Fire Equipment	0.00	225,000
Playground Equipment	0.00	0
Infrastructure Assets - Roads	2,579,155.91	2,957,882
Infrastructure Assets - Footpaths	128,062.42	159,721
Infrastructure Assets - Bridges & Culverts	52,000.00	552,000
Infrastructure Assets - Drainage	111,000.38	1,398,620
Infrastructure Assets - Parks & Ovals	687,648.19	703,844
Infrastructure Assets - Airfields	23,044.66	20,000
Infrastructure Assets - Streetscape	0.00	0
	<u>5,786,779.73</u>	<u>12,268,342</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

2. DISPOSALS OF ASSETS

The following assets have been disposed of during the period under review:

By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
	June 2012 Actual \$	2011/12 Budget \$	June 2012 Actual \$	2011/12 Budget \$	June 2012 Actual \$	2011/12 Budget \$
Governance						
CEO Vehicle - PN1008-Asset MV1008	0.00	47,298	0.00	40,000	0.00	(7,298)
EMCS Vehicle-PN0910-Asset 9248	0.00	25,437	0.00	25,000	0.00	(437)
Law, Order Public Safety						
Snr Ranger Vehicle - PN1010 - Asset MV 1010	0.00	22,283	0.00	16,000	0.00	(6,283)
Ranger Vehicle - PN1011-Asset MV 1011	0.00	22,283	0.00	16,000	0.00	(6,283)
Health						
Snr Environmental Health Vehicle - PN0902 - Ass	0.00	19,098	0.00	18,000	0.00	(1,098)
Lot 310 Wandoo Parade, Wundowie - Asset S404	0.00	3,973	0.00	35,000	0.00	31,027
Education & Welfare						
Killara - Bus Replacement	0.00	0	0.00	42,000	0.00	0
Recreation & Culture						
Recreation Manager Ute - PN0811 - Asset 9211	0.00	9,464	0.00	17,000	0.00	7,536
Wundowie Yak Lot 311-Asset S222	0.00	25,924	0.00	200,000	0.00	174,076
Transport						
Isuzu Folcon 2002 - PN008 - Asset S633	0.00	14,234	0.00	20,000	0.00	5,766
Flocon Body - Asset S450	0.00	0	0.00	0	0.00	0
Parks & Gardens Supervisor Utility-P5041- Asset	0.00	0	0.00	9,000	0.00	9,000
Reticulation Utility - P5043 - Asset 9063	0.00	0	0.00	11,000	0.00	11,000
Oval Tractor- P533- Asset 933	0.00	0	0.00	25,000	0.00	25,000
Parks & Gardens 2 Tonne Truck- P589- Asset 989	0.00	0	0.00	18,000	0.00	18,000
Wundowie Tractor & Loader-PN017 - Asset S590	0.00	0	0.00	25,000	0.00	25,000
Wudnowie Quad Bike - PN020- Asset S585	0.00	0	0.00	2,000	0.00	2,000
Construction Supervisor Utility - PN0808 - Asset S	0.00	6,879	0.00	14,000	0.00	7,121
Works Supervisor Utility - PN0817- Asset 9218	0.00	14,984	0.00	22,000	0.00	7,016
Bobcat Trailer	0.00	0	0.00	4,000	0.00	4,000
Grass & Debris Broom / Attached To Tractor	0.00	0	0.00	1,000	0.00	1,000
Shire Depot - Assets 259,260,261,262,266,488	0.00	0	0.00	0	0.00	0
Howard Nugger 100 Rotaslasher 9236B	0.00	0	0.00	0	0.00	0
Economic Services						
Building Surveyor Vehicle - PN0823 - Asset 9226	0.00	12,862	0.00	16,000	0.00	3,138
	0.00	224,719.00	0.00	576,000.00	0.00	309,281.00

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

2. DISPOSALS OF ASSETS (Continued)

By Class	Written Down Value		Sale Proceeds		Profit(Loss)	
	June 2012 Actual \$	2011/12 Budget \$	June 2012 Actual \$	2011/12 Budget \$	June 2012 Actual \$	2011/12 Budget \$
Land & Buildings						
Lot 310 Wandoo Parade, Wundowie - Asset S404	0.00	3,973	0.00	35,000	0.00	31,027
Wundowie Yak Lot 311- Asset S222	0.00	25,924	0.00	200,000	0.00	174,076
Plant & Equipment						
CEO Vehicle - PN1008-Asset MV1008	0.00	47,298	0.00	40,000	0.00	(7,298)
EMCS Vehicle-PN0910-Asset 9248	0.00	25,437	0.00	25,000	0.00	(437)
Snr Ranger Vehicle - PN1010 - Asset MV 1010	0.00	22,283	0.00	16,000	0.00	(6,283)
Ranger Vehicle - PN1011-Asset MV 1011	0.00	22,283	0.00	16,000	0.00	(6,283)
SnrEnvironmental Health Vehicle - PN0902 - Ass	0.00	19,098	0.00	18,000	0.00	(1,098)
Killara - Bus Replacement	0.00	0	0.00	42,000	0.00	0
Recreation Manager Ute - PN0811 - Asset 9211	0.00	9,464	0.00	17,000	0.00	7,536
Isuzu Folcon 2002 - PN008 - Asset S633	0.00	14,234	0.00	20,000	0.00	5,766
Parks & Gardens Supervisor Utility-P5041- Asset	0.00	0	0.00	9,000	0.00	9,000
Reticulation Utility - P5043 - Asset 9063	0.00	0	0.00	11,000	0.00	11,000
Oval Tractor- P533- Asset 933	0.00	0	0.00	25,000	0.00	25,000
Parks & Gardens 2 Tonne Truck- P589- Asset 989	0.00	0	0.00	18,000	0.00	18,000
Wundowie Tractor & Loader-PN017 - Asset S590	0.00	0	0.00	25,000	0.00	25,000
Wudnowie Quad Bike - PN020- Asset S585	0.00	0	0.00	2,000	0.00	2,000
Construction Supervisor Utility - PN0808 - Asset 9	0.00	6,879	0.00	14,000	0.00	7,121
Works Supervisor Utility - PN0817- Asset 9218	0.00	14,984	0.00	22,000	0.00	7,016
Bobcat Trailer	0.00	0	0.00	4,000	0.00	4,000
Grass & Debris Broom / Attached To Tractor	0.00	0	0.00	1,000	0.00	1,000
Shire Depot - Assets 259,260,261,262,266,488	0.00	0	0.00	0	0.00	0
Building Surveyor Vehicle - PN0823 - Asset 9226	0.00	12,862	0.00	16,000	0.00	3,138
	0.00	224,719.00	0.00	576,000.00	0.00	309,281.00

Summary

Profit on Asset Disposals
Loss on Asset Disposals

June 2012 Actual \$	2011/12 Budget \$
0.00	330,680
0.00	(21,399)
0.00	309,281

SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 30 June 2012

3. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-11	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2011/12 Budget \$	2011/12 Actual \$	2011/12 Budget \$	2011/12 Actual \$	2011/12 Budget \$	2011/12 Actual \$	2011/12 Budget \$	2011/12 Actual \$
Governance									
Loan 215 - Admin Office Renovations	162,243	0		22,747	22,747	139,496	139,496	10,605	10,605
Community Amenities									
Loan 210 - River Dredging	27,601	0		4,876	4,876	22,725	22,725	1,616	1,616
Recreation & Culture									
Loan 206 - Northam Country Club **	285,771	0		31,255	31,255	254,516	254,516	16,517	16,517
Loan 208 - Northam Country Club **	41,708	0		3,670	3,670	38,038	38,038	3,044	3,044
Loan 219 - Northam Bowling Club **	182,199	0		19,954	19,954	162,245	162,245	10,460	10,460
Loan 222 - Northam Trotting Club Building **	88,300	0		9,056	9,056	79,244	79,244	4,705	4,705
Loan 223 - Recreation Facilities	932,800	0		80,666	80,666	852,134	852,134	55,918	55,918
Loan 224 - Recreation Facilities	1,100,000	0		27,887	27,887	1,072,113	1,072,113	71,712	71,712
Loan 226 - Recreation Facilities	0	400,000	400,000	0	0	400,000	400,000	0	0
Transport									
Loan 221 - Airstrip Upgrade	77,936	0		9,196	9,196	68,740	68,740	4,780	4,780
Economic Services									
Loan 204 - Visitors Centre/Tourist Bureau	14,474	0		9,438	9,438	5,036	5,036	1,086	1,086
Loan 205 - Visitor Centre Café	25,975	0		17,036	17,036	8,939	8,939	1,425	1,425
Loan 217 - CBD Streetscape	1,030,386	0		123,267	123,267	907,119	907,119	57,800	57,800
Loan 218 - CBD Streetscape	121,605	0		13,300	13,300	108,305	108,305	7,029	7,029
Loan 225 - Victoria Oval Purchase	900,000	0		22,817	22,817	877,183	877,183	58,674	58,674
									0
	4,990,998	400,000	400,000	395,165	395,165	4,995,833	4,995,833	305,371	305,371

Note: ** indicates self - supporting loans

All other debenture repayments are to be financed by general purpose revenue.

SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 30 June 2012

3. INFORMATION ON BORROWINGS (Continued)

(b) New Debentures - 2011/12

Particulars/Purpose	Amount Borrowed		Institution	Loan Type	Term (Years)	Total Interest & Charges \$	Interest Rate %	Amount Used	
	Actual \$	Budget \$						Actual \$	Budget \$
Loan 226 - Recreation Facilities	400,000	400,000	WATC	Debenture	20	349,237	5.2	400,000	400,000

(c) Unspent Debentures

Particulars	Date Borrowed	Balance 1-Jul-11 \$	Borrowed During Year \$	Expended During Year \$	Balance Actual \$
Loan 224 - Recreation Facilities	29/04/2011	807,049	0	807,049	0
Loan 225 - Victoria Oval Purchase	29/04/2011	72,727	0	72,727	0
		879,776	0	879,776	0

(d) Overdraft

Council has not utilised an overdraft facility during the financial year although an overdraft facility of \$100,000 with the Bank of Western Australia does exist. It is not anticipated that this facility will be required to be utilised during 2011/12.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

	June 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED		
(a) Aged Accomodation Reserve		
Opening Balance	221,701	221,701
Interest	11,886	11,474
Amount Set Aside / Transfer to Reserve	8,399	8,399
Amount Used / Transfer from Reserve	<u>(16,000)</u>	<u>(16,000)</u>
	<u>225,986</u>	<u>225,574</u>
(b) Employee Liability Reserve		
Opening Balance	531,320	531,320
Interest	28,402	27,499
Amount Set Aside / Transfer to Reserve	1,791	1,791
Amount Used / Transfer from Reserve	<u>(41,390)</u>	<u>(41,390)</u>
	<u>520,123</u>	<u>519,220</u>
(c) Housing Reserve		
Opening Balance	204,763	204,763
Interest	10,967	10,598
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>215,730</u>	<u>215,361</u>
(d) Meat Inspection Reserve		
Opening Balance	93,263	108,721
Interest	4,995	5,627
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>(31,207)</u>	<u>(11,703)</u>
	<u>67,051</u>	<u>102,645</u>
(e) Office Equipment Reserve		
Opening Balance	111,849	111,849
Interest	5,991	5,789
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>117,840</u>	<u>117,638</u>
(f) Plant & Equipment Reserve		
Opening Balance	520,513	520,513
Interest	28,203	26,939
Amount Set Aside / Transfer to Reserve	230,000	230,000
Amount Used / Transfer from Reserve	<u>(42,546)</u>	<u>(452,690)</u>
	<u>736,170</u>	<u>324,762</u>
(g) Recreation Reserve		
Opening Balance	43,911	43,911
Interest	2,352	2,272
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>(45,799)</u>
	<u>46,263</u>	<u>384</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

	June 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(h) Refuse Reserve		
Opening Balance	51,699	51,699
Interest	2,693	2,676
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>(54,392)</u>	<u>(53,922)</u>
	<u>(0)</u>	<u>453</u>
(i) Road & Bridgeworks Reserve		
Opening Balance	668,676	668,676
Interest	35,637	34,608
Amount Set Aside / Transfer to Reserve	17,650	17,650
Amount Used / Transfer from Reserve	<u>(144,386)</u>	<u>(144,386)</u>
	<u>577,577</u>	<u>576,548</u>
(j) Refuse Site Reserve		
Opening Balance	233,690	233,690
Interest	12,477	12,095
Amount Set Aside / Transfer to Reserve	33,922	33,922
Amount Used / Transfer from Reserve	<u>(97,203)</u>	<u>(40,000)</u>
	<u>182,886</u>	<u>239,707</u>
(k) Regional Development Reserve		
Opening Balance	108,213	108,213
Interest	5,803	5,600
Amount Set Aside / Transfer to Reserve	5,000	5,000
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>119,016</u>	<u>118,813</u>
(l) Speedway Reserve		
Opening Balance	113,832	113,832
Interest	6,097	5,892
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>119,929</u>	<u>119,724</u>
(m) Community Bus Replacement Reserve		
Opening Balance	38,421	38,421
Interest	2,072	1,989
Amount Set Aside / Transfer to Reserve	10,000	10,000
Amount Used / Transfer from Reserve	<u>0</u>	<u>(30,000)</u>
	<u>50,493</u>	<u>20,410</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

	June 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(n) Septage Pond Reserve		
Opening Balance	85,794	85,794
Interest	4,652	4,440
Amount Set Aside / Transfer to Reserve	40,000	40,000
Amount Used / Transfer from Reserve	0	0
	<u>130,446</u>	<u>130,234</u>
(o) Killara Reserve		
Opening Balance	216,001	176,556
Interest	11,392	9,138
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	(9,567)	(104,105)
	<u>217,826</u>	<u>81,589</u>
(p) Minson Ave/Bernard Park Reserve		
Opening Balance	29,600	29,600
Interest	1,542	1,532
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	(31,142)	(30,873)
	<u>(0)</u>	<u>259</u>
(q) Stormwater Drainage Projects Reserve		
Opening Balance	5,701	5,701
Interest	305	295
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	0	0
	<u>6,006</u>	<u>5,996</u>
(r) Recreation and Community Facilities Reserve		
Opening Balance	468,135	468,135
Interest	25,074	24,229
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	(97,080)	(174,750)
	<u>396,129</u>	<u>317,614</u>
(s) Administration Office Reserve		
Opening Balance	400,435	400,435
Interest	21,464	20,725
Amount Set Aside / Transfer to Reserve	11,228	11,228
Amount Used / Transfer from Reserve	0	0
	<u>433,127</u>	<u>432,388</u>
(t) Council Buildings & Amenities Reserve		
Opening Balance	204,954	204,954
Interest	11,118	10,607
Amount Set Aside / Transfer to Reserve	100,000	335,000
Amount Used / Transfer from Reserve	(256,000)	(200,000)
	<u>60,072</u>	<u>350,561</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

	June 2012 Actual \$	2011/12 Budget \$
4. RESERVES - CASH BACKED (Continued)		
(u) River Town Pool Dredging Reserve		
Opening Balance	102,477	102,477
Interest	5,559	5,304
Amount Set Aside / Transfer to Reserve	50,000	50,000
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>158,036</u>	<u>157,781</u>
(v) Parking Facilities Construction Reserve		
Opening Balance	137,549	137,549
Interest	7,367	7,120
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>144,916</u>	<u>144,669</u>
(w) Art Collection Reserve		
Opening Balance	0	0
Interest	7	0
Amount Set Aside / Transfer to Reserve	5,000	5,000
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>5,007</u>	<u>5,000</u>
Total Cash Backed Reserves	<u><u>4,530,630</u></u>	<u><u>4,207,330</u></u>
Total Interest	246,049	236,448

All of the above reserve accounts are to be supported by money held in financial institutions.

(S) indicates Old Shire of Northam Reserve Fund

(T) Indicates Old Town of Northam Reserve Fund

NB: As part of the Merger of the Shire and Town of Northam all reserve funds raised in the old districts are to be spent in those old districts for a period of four (4) years.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

	June 2012 Actual \$	2011/12 Budget \$
4. RESERVES (Continued)		
Summary of Transfers to Cash Backed Reserves		
Transfers to Reserves		
Aged Accommodation Reserve	20,285	19,873
Employee Liability Reserve	30,193	29,290
Housing Reserve	10,967	10,598
Meat Inspection Reserve	4,995	5,627
Office Equipment Reserve	5,991	5,789
Plant & Equipment Reserve	258,203	256,939
Recreation Reserve	2,352	2,272
Refuse Reserve	2,693	2,676
Road & Bridgeworks Reserve	53,287	52,258
Refuse Site Reserve	46,399	46,017
Regional Development Reserve	10,803	10,600
Speedway Reserve	6,097	5,892
Community Bus Replacement Reserve	12,072	11,989
Septage Pond Reserve	44,652	44,440
Killara Reserve	11,392	9,138
Minson Ave/Bernard Park Reserve	1,542	1,532
Stormwater Drainage Projects Reserve	305	295
Recreation and Community Facilities Reserve	25,074	24,229
Administration Office Reserve	32,692	31,953
Council Buildings & Amenities Reserve	111,118	345,607
River Town Pool Dredging Reserve	55,559	55,304
Parking Facilities Construction Reserve	7,367	7,120
Art Collection Reserve	5,007	5,000
	<u>759,046</u>	<u>984,438</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

4. RESERVES (Continued)

Summary of Transfers to Cash Backed Reserves

Transfers from Reserves

Aged Accomodation Reserve	(16,000)	(16,000)
Employee Liability Reserve	(41,390)	(41,390)
Housing Reserve	0	0
Meat Inspection Reserve	(31,207)	(11,703)
Office Equipment Reserve	0	0
Plant & Equipment Reserve	(42,546)	(452,690)
Recreation Reserve	0	(45,799)
Refuse Reserve	(54,392)	(53,922)
Road & Bridgeworks Reserve	(144,386)	(144,386)
Refuse Site Reserve	(97,203)	(40,000)
Regional Development Reserve	0	0
Speedway Reserve	0	0
Community Bus Replacement Reserve	0	(30,000)
Septage Pond Reserve	0	0
Killara Reserve	(9,567)	(104,105)
Minson Ave/Bernard Park Reserve	(31,142)	(30,873)
Stormwater Drainage Projects Reserve	0	0
Recreation and Community Facilities Reserve	(97,080)	(174,750)
Administration Office Reserve	0	0
Council Buildings & Amenities Reserve	(256,000)	(200,000)
River Town Pool Dredging Reserve	0	0
Parking Facilities Construction Reserve	0	0
Art Collection Reserve	0	0
	<u>(820,913)</u>	<u>(1,345,618)</u>
Total Transfer to/(from) Reserves	<u>(61,867)</u>	<u>(361,180)</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

4. RESERVES (Continued)

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Aged Accomodation Reserve

Provision of future capital works requirements for aged units at Kuringal Village, Wundowie, and other sites within the Shire of Northam.

Employee Liability Reserve

Provision for employees future liability commitments, ie annual leave, long service leave requirements and negotiated gratuities and sickness payouts.

Housing Reserve

Reserve established for future construction of Community Housing in Wundowie

Meat Inspection Reserve

Provision for possible future losses in meat inspection operations in the event of abattoir closure.

Office Equipment Reserve

Acquisition and upgrading of Council offices, furniture, computers and general equipment. Funds not expected to be used in a set period as further transfer to the reserve account are expected as funds are utilised.

Plant & Equipment Reserve

Acquisition and upgrading of Council works plant and general equipment in accordance with plant replacement program. Funds not expected to be used in a set period as further transfer to the reserve account are expected as funds are utilised.

Recreation Reserve

Development and improvement of recreation and sporting facilities within the Shire of Northam. 2% of net rates levied each year set aside for the provision of recreation and sport facilities.

Refuse Reserve

Provision of future waste management strategy within the Shire of Northam. Expected to be utilised in 2009/10.

Road & Bridgeworks Reserve

Provision for upgrading of road and bridge infrastructure within the Shire of Northam. Funds not expected to be used in a set period as further transfer to the reserve account are expected as funds are utilised.

Recreation Reserve

Purpose - Development and improvement of Council's Recreation and Sporting facilities, equipment and infrastructure. No date has been specified for the use of this Reserve.

Refuse Site Reserve

Purpose - Development of Colebatch Road Refuse Site, including provision for future replacement facility and/or site. No date has been specified for the use of this Reserve.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

4. RESERVES (Continued)

Regional Development Reserve

Purpose - To provide for future projects whereby a broader range of development ideas may be required to be encouraged on a regional basis, in consultation with other stakeholders and/or Local Governments. No date has been specified for the use of this Reserve.

Speedway Reserve

Purpose - To provide funds for possible future works required at the Northam Speedway site on Fox Road Northam. No date has been specified for the use of this Reserve.

Community Bus Replacement Reserve

Purpose - To provide funds for future replacement of the Shire of Northam Community Bus. No date has been specified for the use of this Reserve.

Septage Pond Reserve

Purpose - To provide for funds for future septage ponds capital upgrade works. No date has been specified for the use of this Reserve.

Killara Reserve

Purpose - To provide a fund for surplus funds from Killara Operations and a restricted cash for and unspent Killara Grants. No date has been specified for the use of this Reserve.

Stormwater Drainage Projects Reserve

Purpose - To provide funds for stormwater drainage projects. No date has been specified for the use of this Reserve.

Recreation and Community Facilities Reserve

Purpose - To provide fund for Recreation and Public Facilities within the Shire of Northam that are not quarantined for 4 years merger agreement. No date has been specified for the use of this Reserve.

Administration Office Reserve

Purpose - To provide a fund for the expansion or relocation of the Shire of Northam Administration Centre. No date has been specified for the use of this Reserve.

Council Buildings & Amenities Reserve

Purpose - Provision for maintenance and upgrading of Council buildings and amenities. Funds not expected to be used in a set period as further transfer to the reserve account are anticipated.

River Town Pool Dredging Reserve

Purpose - Provision for dredging and maintenance of the River Town Pool. Funds not expected to be used in a set period as further transfers to the reserve account are anticipated.

Parking Facilities Construction Reserve

Purpose - Provision for future car parking facilities. Funds not expected to be used in a set period as further transfers to the reserve account are anticipated.

Art Collection Reserve

Purpose- To provide maintenance of Councils art collection including acquisition and disposal

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

	June 2012 Actual \$	2010/11 Financial Report \$	2011/12 Budget \$
5. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	13,004,554	1,703,928	161,129
Cash - Restricted Unspent Grants	1,692,775	3,176,837	0
Cash - Restricted Unspent Loans	0	879,776	0
Cash - Restricted Reserves	4,530,631	4,592,498	4,250,716
Rates - Current	595,065	550,546	0
Sundry Debtors	1,120,905	868,151	903,312
Provision for Doubtful Debts	(47,920)	(38,614)	0
Pensioners Rates Rebate	16,027	28,704	0
GST Receivable	173,591	0	0
Accrued Income/Prepayments	34,789	19,851	0
Inventories	36,733	25,749	40,000
	<u>21,157,150</u>	<u>11,807,426</u>	<u>5,355,157</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(1,331,068)	(1,464,435)	(1,072,523)
Rates Income in Advance	0	0	0
GST Payable	(939,703)	73	0
Payroll Creditors	0	(343)	0
Accrued Expenditure	0	0	0
Withholding Tax Payable	0	0	0
Payg Payable	(84,383)	198,267	0
Other Payables	0	0	0
	<u>(2,355,154)</u>	<u>(1,266,438)</u>	<u>(1,072,523)</u>
NET CURRENT ASSET POSITION	18,801,996	10,540,988	4,282,634
Less: Cash - Reserves - Restricted	(4,530,631)	(4,592,498)	(4,250,716)
Less: Cash - Unspent Grants - Restricted	0	0	0
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>14,271,365</u>	<u>5,948,490</u>	<u>31,918</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

6. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2011/12 Rate Revenue \$	2011/12 Interim Rates \$	2011/12 Back Rates \$	2011/12 Total Revenue \$	2011/12 Budget \$
General Rate								
00 Non-Rateable	0.00000	637	687,936	0	0	0	0	0
01 GRV-Northam Town Gen	8.60280	2,701	33,821,632	2,916,385	26,334	568	2,943,286	2,928,708
02 GRV-Northam Town Diff	9.81280	247	11,290,668	1,107,931	(5,570)	0	1,102,361	1,108,531
05 Agricultural Local	0.35800	387	179,621,000	643,043	13,881	0	656,924	648,143
06 Agricultural Regional	0.34140	209	125,035,000	426,869	1,880	242	428,991	431,969
07 Rural Small Holdings	0.49350	545	102,156,000	504,141	296	0	504,438	505,241
08 Springhill (Landuse)	0.49360	1	283,000	1,397	0	0	1,397	1,397
09 Princes (Landuse)	2.39780	1	145,000	3,477	0	0	3,477	3,477
10 Solfame (Landuse)	0.70580	1	567,000	4,002	0	0	4,002	4,002
11 Bennie (Landuse)	0.89200	1	175,000	1,561	0	0	1,561	1,561
12 CSR (Landuse)	1.34000	1	308,000	4,127	0	0	4,127	4,127
Sub-Totals		4,731	454,090,236	5,612,934	36,820	809	5,650,563	5,637,156
Minimum Rates								
	Minimum \$							
01 GRV-Northam Town Gen	725.00	1,171	5,818,476	843,900	0	0	843,900	848,975
02 GRV-Northam Town Diff	725.00	42	176,368	30,450	0	0	30,450	30,450
05 Agricultural Local	725.00	192	42,595,806	215,325	0	0	215,325	215,325
06 Agricultural Regional	725.00	192	24,987,900	139,200	0	0	139,200	139,200
07 Rural Small Holdings	725.00	16	2,173,500	11,600	0	0	11,600	11,600
Sub-Totals		1,613	75,752,050	1,240,475	0	0	1,240,475	1,245,550
Less Rates Written Off							6,891,038	6,882,706
Ex-Gratia Rates							6,891,038	6,882,706
Totals							11,749	11,400
							6,902,787	6,894,106

SHIRE OF NORTHAM
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY TO 30 June 2012

6. RATING INFORMATION - 2011/12 FINANCIAL YEAR (Continued)

All land except exempt land in the Shire of Northam is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2011/12 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

At the time of printing for Council Adoption it is not intended that the differential rates or minimum payments will differ from those advertised.

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

7. TRUST FUNDS

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

Detail	Balance 01-Jul-11 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Facilities - Bonds	330	2,700	(1,550)	1,480
Town Hall Bond	900	3,200	(2,300)	1,800
Lesser Hall Bond	1,900	0	0	1,900
Builders Reg Board Levy	0	13,139	(11,883)	1,256
Footpath/Kerbing Deposit	52,500	53,000	(10,500)	95,000
Retentions	39,481	28,026	(5,412)	62,095
Sundry Trust	8,310	1,560	(1,560)	8,310
Building & Construction (BCITF)	(7)	39,386	(37,504)	1,875
Standpipe Key	5,500	200	(50)	5,650
Resited Dwellings	34,700	0	(26,000)	8,700
Deposits-Extractive Industries	224,516	28,638	(5,174)	247,980
Other	20,842	2,046	(1,945)	20,943
Other - Rental Bond	800	0	(200)	600
POS - Cash in Lieu	200,089	11,602	0	211,691
Bonds - Building	75,000	0	(27,500)	47,500
Crossovers - Bond	70,392	1,500	(4,500)	67,392
Bonds - Animal Traps	100	550	(500)	150
	<u>735,353</u>	<u>186,267</u>	<u>(137,298)</u>	<u>784,322</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

8. OPERATING STATEMENT

	June 2012 Actual	2011/12 Budget	2010/11 Actual
	\$	\$	\$
OPERATING REVENUES			
Governance	175,335	152,250	97,091
General Purpose Funding	11,207,619	10,399,764	10,760,042
Law, Order, Public Safety	294,592	658,686	412,689
Health	132,580	193,127	157,637
Education and Welfare	1,314,157	1,995,904	2,726,628
Housing	42,573	46,466	40,641
Community Amenities	10,897,349	2,433,952	1,894,647
Recreation and Culture	693,448	913,650	1,675,607
Transport	1,653,274	1,816,590	2,268,727
Economic Services	534,552	1,048,184	1,376,955
Other Property and Services	427,117	432,800	1,590,769
TOTAL OPERATING REVENUE	27,372,596	20,091,373	23,001,433
OPERATING EXPENSES			
Governance	729,924	893,037	696,262
General Purpose Funding	258,030	261,308	265,077
Law, Order, Public Safety	886,221	1,054,691	885,614
Health	481,313	499,337	482,415
Education and Welfare	1,079,482	1,134,292	1,095,098
Housing	81,991	97,994	94,512
Community Amenities	2,874,501	3,254,246	2,571,419
Recreation & Culture	3,242,895	3,159,856	3,199,798
Transport	4,642,226	4,796,717	4,024,889
Economic Services	1,983,941	1,945,220	1,580,924
Other Property and Services	322,858	242,022	1,832,244
TOTAL OPERATING EXPENSE	16,583,382	17,338,720	16,728,251
CHANGE IN NET ASSETS RESULTING FROM OPERATIONS			
	10,789,214	2,752,653	6,273,182

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

9. BALANCE SHEET

	June 2012 Actual \$	2010/11 Actual \$
CURRENT ASSETS		
Cash Assets	19,227,960	10,353,039
Receivables	2,024,190	1,699,815
Inventories	<u>36,733</u>	<u>25,748</u>
TOTAL CURRENT ASSETS	21,288,883	12,078,602
NON-CURRENT ASSETS		
Receivables	745,721	772,734
Inventories	917,401	917,401
Property, Plant and Equipment	24,243,458	23,372,533
Infrastructure	<u>38,873,877</u>	<u>37,170,072</u>
TOTAL NON-CURRENT ASSETS	64,780,457	62,232,740
TOTAL ASSETS	<u>86,069,340</u>	<u>74,311,342</u>
CURRENT LIABILITIES		
Payables	2,563,596	1,590,149
Interest-bearing Liabilities	417,435	392,209
Provisions	<u>674,030</u>	<u>707,960</u>
TOTAL CURRENT LIABILITIES	3,655,061	2,690,318
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	4,578,399	4,595,834
Provisions	<u>107,859</u>	<u>86,385</u>
TOTAL NON-CURRENT LIABILITIES	4,686,258	4,682,219
TOTAL LIABILITIES	<u>8,341,319</u>	<u>7,372,537</u>
NET ASSETS	<u>77,728,021</u>	<u>66,938,805</u>
EQUITY		
Retained Surplus	73,197,388	62,346,307
Reserves - Cash Backed	4,530,631	4,592,498
Reserves - Asset Revaluation	<u>0</u>	<u>0</u>
TOTAL EQUITY	<u>77,728,019</u>	<u>66,938,805</u>

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

10. FINANCIAL RATIO

	2012 YTD	2011	2010	2009
Current Ratio	4.81	1.53	2.23	1.69

The above rates are calculated as follows:

Current Ratio equals
$$\frac{\text{Current assets minus restricted current assets}}{\text{Current liabilities minus liabilities associated with restricted assets}}$$

SHIRE OF NORTHAM

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY TO 30 June 2012

11. Material Variances Notes

NOTE	YTD 2012 Actual \$	YTD 2012 Y-T-D Budget \$	2011/12 Budget \$	Variances Actuals to Budget \$	Variances Budget to Actual Y-T-D %	(Variance of 10% or above \$20,000 considered Material)
Revenues/Sources						
8						
Governance	175,335	152,250	152,250	23,085	15.16%	
General Purpose Funding	4,304,832	3,270,658	3,505,658	1,034,174	31.62%	FAGS GRANT RECEIVED IN JUNE
Law, Order, Public Safety	294,592	658,686	658,686	(364,094)	(55.28%)	Fesa Grants Bfb'S not received in 11/12
Health	132,580	193,127	193,127	(60,547)	(31.35%)	Decrease in income from Meat Inspection
Education and Welfare	1,314,157	1,995,904	1,995,904	(681,747)	(34.16%)	Project Grant Funding
Housing	42,573	46,466	46,466	(3,893)	(8.38%)	
Community Amenities	10,897,349	2,433,952	2,433,952	8,463,397	347.72%	Super town Grant
Recreation and Culture	693,448	913,650	913,650	(220,202)	(24.10%)	Planned assets - remained unsold
Transport	1,653,274	1,816,590	1,816,590	(163,316)	(8.99%)	Timing of the income - income expected to be within budget
Economic Services	534,552	1,048,184	1,048,184	(513,632)	(49.00%)	Grant for Baker's Hill Water Project not received in 11/12
Other Property and Services	427,117	432,800	432,800	(5,683)	(1.31%)	
	<u>20,469,809</u>	<u>12,962,267</u>	<u>13,197,267</u>	<u>7,507,542</u>	<u>57.92%</u>	
(Expenses)/(Applications)						
8						
Governance	(729,924)	(893,037)	(893,037)	163,113	(18.26%)	Savings
General Purpose Funding	(258,030)	(261,308)	(261,308)	3,278	(1.25%)	Savings
Law, Order, Public Safety	(886,221)	(1,054,691)	(1,054,691)	168,470	(15.97%)	Savings
Health	(481,313)	(499,337)	(499,337)	18,024	(3.61%)	Savings
Education and Welfare	(1,079,482)	(1,134,292)	(1,134,292)	54,810	(4.83%)	Savings
Housing	(81,991)	(97,994)	(97,994)	16,003	(16.33%)	Savings
Community Amenities	(2,874,501)	(3,254,246)	(3,254,246)	379,745	(11.67%)	Savings
Recreation & Culture	(3,242,895)	(3,159,856)	(3,159,856)	(83,039)	2.63%	More than expected Depreciation expense
Transport	(4,642,226)	(4,796,717)	(4,796,717)	154,491	(3.22%)	Timing of Expenditure
Economic Services	(1,983,941)	(1,945,220)	(1,945,220)	(38,721)	1.99%	Timing of Expenditure
Other Property and Services	(322,858)	(242,022)	(242,022)	(80,836)	33.40%	Under recovered overheads, this will be costed to jobs at the year end
	<u>(16,583,382)</u>	<u>(17,338,720)</u>	<u>(17,338,720)</u>	<u>755,338</u>	<u>(4.36%)</u>	

	NOTE	YTD 2012 Actual \$	YTD 2012 Y-T-D Budget \$	2011/12 Budget \$	Variations Actuals to Budget \$	Variations Budget to Actual Y-T-D %	(Variance of 10% or above \$20,000 considered Material)
Adjustments for Non-Cash							
(Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	2	0	352,079	(309,281)	(352,079)	(100.00%)	Assets not disposed
Movement in Accrued Interest		(2,188)	0	0	(2,188)		Adjustment of prior year accrual
Movement in Accrued Salaries and Wages		33,870	0	0	33,870		Adjustment of prior year accrual
Movement in Deferred Pensioner Rates/ESL		(44,425)	0	0	(44,425)		
Movement in Employee Benefit Provisions		(12,457)	0	0	(12,457)		Leave Taken during year
Depreciation on Assets		3,215,004	2,893,915	2,893,915	321,089	11.10%	Actual depreciation higher than anticipated.
Capital Revenue and Expenditure							
Purchase Land Held for Resale	1	0	0	0	0		
Purchase Land and Buildings	1	(1,880,310)	(4,902,184)	(4,862,184)	3,021,874	(61.64%)	Projects carried forward to 12/13
Purchase Plant and Equipment	1	(220,267)	(1,211,891)	(1,211,891)	991,624	(81.82%)	Projects carried forward to 12/14
Purchase Furniture and Equipment	1	(105,291)	(177,200)	(177,200)	71,909	(40.58%)	Projects carried forward to 12/15
Purchase Bush Fire Equipment	1	0	(225,000)	(225,000)	225,000	(100.00%)	Projects carried forward to 12/17
Purchase Playground Equipment	1	0	0	0	0		Projects carried forward to 12/18
Purchase Infrastructure Assets - Roads	1	(2,579,156)	(2,917,882)	(2,957,882)	338,726	(11.61%)	Projects carried forward to 12/20
Purchase Infrastructure Assets - Bridges & Culve	1	(52,000)	(552,000)	(552,000)	500,000	(90.58%)	Projects carried forward to 12/21
Purchase Infrastructure Assets - Footpaths	1	(128,062)	(159,721)	(159,721)	31,659	(19.82%)	Projects carried forward to 12/22
Purchase Infrastructure Assets - Drainage	1	(111,000)	(552,000)	(1,398,620)	441,000	(79.89%)	Projects carried forward to 12/23
Purchase Infrastructure Assets - Parks & C	1	(687,648)	(703,844)	(703,844)	16,196	(2.30%)	Projects carried forward to 12/24
Purchase Infrastructure Assets - Airfields	1	(23,045)	(20,000)	(20,000)	(3,045)	15.23%	Projects carried forward to 12/25
Purchase Infrastructure Assets - Streetsca	1	0	0	0	0		
Proceeds from Disposal of Assets	2	0	576,000	576,000	(576,000)	(100.00%)	Assets not disposed
Repayment of Debentures	3	(395,165)	(395,165)	(395,165)	0	0.00%	
Proceeds from New Debentures	3	400,000	400,000	400,000	0	0.00%	
Self-Supporting Loan Principal Income	3	63,935	63,935	63,935	0	0.00%	
Transfers to Restricted Assets (Reserves)	4	(759,046)	(759,046)	(984,438)	0	0.00%	
Transfers from Restricted Asset (Reserves)	4	820,913	820,913	1,345,618	0	0.00%	
ADD Net Current Assets July 1 B/Fwd	5	5,948,490	5,957,022	5,957,022	(8,532)	(0.14%)	
ESS Net Current Assets Year to Date	5	14,271,365	1,005,584	31,917	13,265,781	1319.21%	
Amount Raised from Rates	6	(6,902,787)	(6,894,106)	(6,894,106)	(8,681)	0.13%	

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

BANK RECONCILIATION STATEMENT
 Period Ending 30th June 2012

	Muni Fund Shire	Trust Fund Shire	Reserve A/c Shire	Unspent DITRD & LG Grant Shire
Balance as per Bank Statements				
ANZ 2645-61899	\$ 1,008,589.28			
Business Bonus 028-0331279	\$5,941,805.36			
Muni Operating A/C 028-5350119	\$94,556.03			
WA Treasury Corporation Overnight Cash Deposit F& 035981-7	\$5,969,985.00			
Term Deposit (Muni) 036059-9		\$23,713.16		
Term Deposit (Trust)T183 0387254		\$30,348.86		
Term Deposit (Trust) 035795-4		\$211,690.52		
Term Deposit (Trust) 695773-2		\$97,022.01		
Term Deposit (Trust)T527 034705-8		\$21,356.62		
Trust Operating A/C 028-5350143		\$400,800.40		
Business Bonus(Reserve) 028-0364535			\$750,135.70	
ANZ Term Deposit 9974-65749			\$3,800,000.00	
ANZ Bani T/D(DITRD & LG) 9971-31749				\$1,692,774.69
Business Bonus Grant Fund 036594-7				
Total As Per Bank Statements	\$13,014,935.67	\$784,931.57	\$4,550,135.70	\$1,692,774.69
Plus				
(Outstanding Deposits	26,615.53	90.50		
(Outstanding Dep (Trust)				
(Outstanding Dep (Muni)				
	\$26,615.53	\$90.50	\$0.00	\$0.00
Less				
Unpresented Cheques	(56,159.07)	(700.00)		
	(\$56,159.07)	(\$700.00)	\$0.00	\$0.00
Adjustments				
(Killara Transfer from Muni to Reserve				
(Meat Inspection Trans Muni to Reserve				
(Killara Transfer from Reserve to Muni	0.00			
Bank Statement Balance after Adjustments	\$12,985,392.13	\$784,322.07	\$4,550,135.70	\$1,692,774.69
General Ledger Accounts				
1110000010 MUNI BANK	12,985,392.13			
1111800010 Trust Bank		784,322.07		
1111500010 Reserve Bank Account	0.00		0.00	
1111501010 Reserve Inv Bank			4,550,135.70	
1111002010 Unspent Grant				\$1,692,774.69
Balance Per General Ledger Accounts	\$12,985,392.13	\$784,322.07	\$4,550,135.70	\$1,692,774.69
IMBALANCE	\$0.00	\$0.00	\$0.00	\$0.00

Prepared by *J.A. Barber*
 POSITION : FINANCE OFFICER

Confirmed by *M. Man*
 POSITION : ACCOUNTANT

06/07/2012

13.3.3 SHIRE OF NORTHAM ART COLLECTION COMMITTEE REPORT

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	2.1.3.2 8.1.2.6
Officer:	Denise Gobbart / Victoria Jones
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

For Council to receive the Minutes of the Shire of Northam Art Collection Committee meeting of 19 July 2012.

BACKGROUND

The responsibilities of the Committee are:

- Care of the collection;
- Recommend to Council suitable locations for the display of the Shire’s collection;
- To make recommendation to Council in regard to the acquisition and/or disposal of works from the Shire’s collection;
- Recommend Policy changes relating to the future direction of the collection.

STATUTORY REQUIREMENTS

N/A

CONFORMITY WITH THE PLAN FOR THE FUTURE

Key Result Area: Building our Community

Outcome: Enhance our creativity through public & community art.

BUDGET IMPLICATIONS

N/A

OFFICER'S COMMENT

The Committee undertakes an advisory function in respect to the Shire's Art Collection and in consultation with Council and the Chief Executive Officer, make recommendations for the good governance of the Collection.

An Outwards Loan/Transfer form has been created, using the same format as those used by the Cities of Vincent and Wanneroo, as suggested by the Shire of Northam Art Collection Committee.

RECOMMENDATION/COUNCIL DECISION

Minute No. C.1836

Moved: Cr R Tinetti

Seconded: Cr K Saunders

That Council,

- 1. receive the minutes of the Shire of Northam Art Collection Committee of 19 July 2012.**
- 2. endorse the use of the Outward Loan/Transfer form.**

CARRIED 8/0

SHIRE OF NORTHAM

Minutes of the Shire of Northam Art Collection Committee Meeting held Thursday, 19th July 2012 at 4:01 pm

DISCLAIMER

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

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

1. OPENING AND WELCOME

The Meeting was declared open at 4:01pm.

2. DECLARATION OF INTEREST

Parts of Division 6 Subdivision 1 of the Local Government Act 1995 requires Council members and employees to disclose any direct or indirect financial interest or general interest in any matter listed in this agenda.

The Act also requires the nature of the interest to be disclosed in writing before the meeting or immediately before the matter being discussed.

NB A Committee member who makes a disclosure must not preside or participate in, or be present during, any discussion or decision making procedure relating to the disclosed matter unless the procedures set out in Sections 5.68 or 5.69 of the Act have been complied with.

Shire of Northam Art Collection Committee – Minutes

19/07/2012

3. ATTENDANCE

Chairman	Mr TM (Michael) Letch
Councillor	Cr Ulo Rumjantsev
	Cr Denis Beresford
Northam Chamber of Commerce	Ms Pat French
Community Representative	Ms Anne Ashman
Shire of Northam	Ms Denise Gobbart

4. APOLOGIES

AVAS Ms Carol-Anne Wescombe

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Moved: Ms Pat French
 Seconded: Cr Ulo Rumjantsev

That the Minutes of the Shire of Northam Art Collection Committee Meeting held on Thursday 31 May 2012, be confirmed as a true and accurate record of that Meeting.
 Carried 6/0

Ms Gobbart and Ms Ashman attended at 4:03pm

6 AGENDA ITEMS

6.1 ART RECORDS- STATUS REPORT

Cr Rumjantsev and Mr Letch are now at the stage where they have photographed all works held at the library, and have assigned numbers to all that didn't have one. Mr Letch INFORMED THE Librarian they could hang them if desired, until they are needed, as long as they remain out of direct sunlight.

A small number of works still remain unrecorded at both the Visitor Centre and Killara, including posters and prints.

Ms Ashman suggested that perhaps the best place for the artwork that is not being used is in the specially designed pigeon holes at AVAS. Mr Letch noted that although the building is locked, the room where the pieces are to be kept is not.

Ms Gobbart put forward that it may be best to leave the collection where it currently sits until AVAS have moved out of the building.

Mr Letch raised the subject of the original watercolours from the Claude Hotchin Bequest. It was stated that they need to be de-framed and backed with acid-free paper as soon as possible, and many will need to be re-numbered and re-framed also. Provenance cards will need to be made, a possibility being Purslowe & Tinetti monuments, as it may work out being a more professional product at a cheaper rate.

The issue of who was able to do this was discussed. Mr Letch has compiled a list of works to be considered, in order to obtain quotes to present to Council, as follows;

Work required.

- [1] Remove from frames and photograph.
- [2] Restore as above.
- [3] Reframe, record and replace original number. [Number on back to be large and permanent]

List of works -----

No	Artist	Title	Size
37	George Benson	Green Valley	29 x 35
39	Arthur Boyd	Deserted Beach	54 x 73
40	Marshall Clifton	Quiet Mornings	64 x 74
41	Kenneth McQueen	Picnic Spot	61 x 66
42	Rah Fizelle	Scene near Berwick	54.6 x 60
43	Allan Stubbs	Cloud Swept Valley	54.5 x 63.5
44	Leith Angelo	Old Melbourne	57.5 x 75.5
45	Thomas Bone	Towards Henty	57.5 x 61.5
46	Cyril Lander	The Silver Lining	55 x 60
47	P. Ivor Hunt	Fishing Party	54.5 x 62
49	James Goatcher	Light and Shadow	50 x 57.55
51	Portia Bennett	Dinghy	77 x 68
52	Ellen Chappell	Spring's Offering	89 x 72.5
73	Mollie Flaxman	To the Quarry	53 x 62

MOTION

**Moved: Cr Denis Beresford
Seconded: Ms Pat French**

That two quotes be obtained for the work needed before the recommendation for the work to go ahead is put to Council.

CARRIED 6 / 0

There has also been found an oblique aerial photograph of Victoria Oval and the Swimming Pool that has faded slightly. The placement or use of this in the collection is to be discussed.

6.2 ARTWORK POLICY

Mr Letch suggested that the original intention of Council was to curate and to exhibit the collection where possible, in suitable secure public places in town.

Ms French put forward that all artwork loans should be dealt with through the Shire. We firstly need to put a policy in place, including a statement of purpose and a determination of the scope of the policy. Although the policy currently used by Mundaring is very good, we cannot base ours entirely on this, since AVAS is currently under review, and as a result, its relationship with the Shire cannot yet be determined. The Mundaring policy would rely heavily on the dynamics of this relationship.

Mr Letch suggested that AVAS may only become involved at the point that an award such as the Northam Art Prize, and also that perhaps we should consider conducting loans primarily through Shire owned sites first.

Ms Ashman raised the issue of the storage of the collection, and suggested that we use the purpose-built pigeon holes at the AVAS building, which is dark, and at the centre of the building. Ms Ashman also suggested that we move what we currently have at the Visitor Centre to AVAS, to which Ms Gobbart replied that this may be best left until AVAS have completed their move out of the building.

Mr Beresford indicated that the committee should identify what is currently on loan and send out a loan form, once one is created, so as to catalogue the collection properly.

RECOMMENDATION

**Moved: Cr Denis Beresford
Seconded: Ms Pat French**

That Council endorse the creation of an outward loans form.

CARRIED 6 / 0

If the idea is endorsed by Council, Cr Rumjantsev suggested that there should be a master file for loan forms and other loan documents. Also, at times when pieces are to be repaired, or are out on loan to Shire owned sites, a loan/transit form should be filled out and recorded as usual.

7. OTHER BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE COMMITTEE

7.1 MOSAIC SOFTWARE

Ms Ashman stated the importance of having a centralised records system. Cr Beresford questioned why there can't be the same information recorded on a regular computer program, such as a spreadsheet in Microsoft Excel, that would be

updated by the relevant officer as loans and updates happen. As stated by Ms French, the money could then be used elsewhere.

7.2 ACCESSIBILITY OF ART COLLECTION

Cr Beresford put forward that the collection should be available to view online, possibly with a watermark, so as to stop unlawful use of the works. This, along with regular exhibitions would boost the exposure of the collection.

7.3 ACQUISITIONS

Cr Beresford stated that pieces are usually bought from the Art Show or Art Prize. It needs to be made known that we are open to bequests, perhaps this could be done in an acquisition policy.

Cr Rumjantsev suggested that perhaps the Committee compile a Mission Statement, including the scope of works, curating of the collection, and acquisition of pieces. A policy may grow from this later.

7.6 RESIGNATION OF MS PAT FRENCH

Ms French indicated that this meeting would be her last, as she has resigned from her position at the Chamber of Commerce, and that the Chamber should provide another member, as they wish to continue their involvement in the Committee.

Mr Letch requested that thanks to Ms French be recorded for representing the Chamber of Commerce, and also that a letter should be written to the Chamber to provide a replacement.

8. DATE OF NEXT MEETING

The next Meeting of the Shire of Northam Art Collection Committee is to be held on Thursday, 30 August 2012, at 4:00pm in the Committee Meeting Room, Shire of Northam Administration Office.

9. DECLARATION OF CLOSURE

There being no further business the Presiding Officer declared the Meeting closed at 4.52pm.

"I certify that the Minutes of the Shire of Northam Art Collection Committee Meeting held on Thursday, 19 July 2012, have been confirmed as a true and correct record."

_____ Chairman

_____ Date



Shire of Northam
Heritage, Commerce and Lifestyle

OUTWARD LOAN/TRANSFER FORM

ARTWORK DATABASE NUMBER

ASSET NUMBER

.....

.....

ARTWORK TITLE AND ARTIST

.....
.....

CONDITION OF ARTWORK (At time of loan)

.....

NAME OF BORROWER

.....

ADDRESS OF BORROWER

.....

LOAN PERIOD

EXPECTED DATE OF RETURN

REASON FOR BORROWING

LOCATION OF ARTWORK WHILST ON LOAN

VALUE OF ARTWORK

Please note the following requirements as well as conditions listed overleaf:

MOVEMENT/DISPLAY NEEDS Including recommended requirements

.....
.....

PACKAGING/TRANSPORT
NEEDS.....

.....
.....

CONSERVATION & MAINTENANCE

CATALOGUE & PUBLICITY (Form of Attribution)

.....

Signature of Borrower

Date

(2 Copies of this form to be signed; 1 retained by borrower, 1 by Shire of Northam)

OFFICE USE ONLY

Date of Return

Received By

Condition on Return

Shire of Northam

Conditions of Loan

1. The Shire of Northam requires 30 (thirty) days' notice for the borrowing of artwork(s)
2. No artwork will be lent unless the safety of the artwork is assured. Adequate security, environmental conditions and standards of care must be evident
3. The artworks are received by the borrower in good condition unless otherwise stated
4. The receipt of any agent of the borrower shall be regarded as the receipt of the borrower
5. The borrower shall not convey, transfer, assign, mortgage, pledge, lend or part with possession of the artwork(s)
6. The Shire of Northam shall be notified immediately of any loss, damage, or deterioration of the artwork(s)
7. All costs associated with the loan will be the responsibility of the borrower. These costs will include, but will not be limited to, transport and insurance
8. The borrower will be responsible for any loss or damage to the artwork and shall be liable for any costs involved in replacing or repairing the artwork to the condition it was lent
9. No artwork shall be reproduced while on loan without the permission of the Shire of Northam
10. The borrower shall acknowledge the lender in any publication or whilst borrowed artworks are on display
11. Representatives of the Shire of Northam shall be permitted access to the borrower's premises at any time to examine the artwork(s)
12. The borrower may be required to return the artwork(s) at any time, but no later than the expiration of the loan
13. Any extensions of the original loan must be negotiated with the Shire of Northam
14. No artwork will be lent without the Shire of Northam's Outward Loan/Transfer Form
15. The borrower shall agree to the value of the artwork(s) taken on loan and this value will be included on the Outward Loan/Transfer Form (See overleaf). The valuation shall be that value as recorded in Council's Art Assets Register

13.4. COMMUNITY SERVICES

13.4.1 COMMUNITY SPORT AND RECREATION FACILITIES FUNDING APPLICATION

Name of Applicant:	Avon Valley Showjumping and Pony Club Inc
Name of Owner:	N/A
File Ref:	8.2.5.18.2.5.1
Officer:	Jean McGready / Annique Gray
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

For Council to consider a grant application by the Avon Valley Showjumping and Pony Club Inc to the Department of Sport and Recreation for the 2012/13 Community Sport and Recreation Facilities Funding (CSRFF) - Small Grant round.

The application is for the supply and erection of a storage shed (16m x 7.5m x 3.5m) at the Equestrian Park located on Suburban Road, Northam.

BACKGROUND

The Department of Sport and Recreation has called for grant submissions under their Small Grant Scheme for projects to the value of \$150,000, with the Department able to fund up to one third of the project cost only.

Local governments are required to assess, prioritise and endorse all CSRFF applications prior to their submission to the Department of Sport and Recreation, as per attachment A, being page 8 of the application form. Local governments are required to submit their assessment of the applications received, together with a copy of the relevant Council Minutes, to the Department of Sport and Recreation prior to 31 August 2012.

The Avon Valley Showjumping and Pony Club is the only applicant for the 2012/13 CSRFF Small Grant that has submitted a proposal to the Shire of Northam for endorsement.

The Avon Valley Showjumping and Pony Club is a well established sporting group in Northam, hosting rallies and activities for members aged 5 years to 25 years, as well as

training days and competitions open to other pony clubs and members of the public. It currently has fifty-four members.

The grounds are shared with the Twin Pines Polocrosse Club and the York Horsemens organisation. The sharing of the grounds and the increased activities of the Avon Valley Showjumping and Pony Club, which require additional equipment, mean the current facilities are insufficient for the secure storage of their portable and valuable equipment.

STATUTORY REQUIREMENTS

Whilst there are no statutory requirements in relation to Council's endorsement of the CSRFF application, the Avon Valley Showjumping and Pony Club Inc will be required to obtain planning and building approval from the Shire of Northam prior to commencement of the project as the proposed location is on a Reserve vested with the Shire.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Key Result Area: Building Our Community

Goal: To maintain a balance between maintenance of our lifestyle and sense of community with population growth and accompanying development.

6. Provide an environment that builds our community by enhancing the growth and development and the retention of youth.
 - Cater for all youth and physical abilities
 - Encourage outdoor activities
8. Provide for active and passive recreation needs.
 - Partner with Department of Sport and Recreation to achieve greater community participation in planning and delivering recreation facilities and programs.

BUDGET IMPLICATIONS

The Avon Valley Showjumping and Pony Club has submitted a project budget with total expenditure of \$30,470 ex GST. The request to the Department of Sport and Recreation for the CSRFF is \$7,000, with the Club to make a cash contribution of \$10,470, \$6,000 of volunteer labour and \$2,000 for donated materials.

The Club has submitted an application to the Shire of Northam 2012/13 Community Grants program requesting a \$5,000 Council contribution toward the project. This request was approved by Council and included in the 2012/13 Shire of Northam Budget, which was adopted on 31 July 2012.

There are therefore no further budget implications for Council.

OFFICER'S COMMENT

The Avon Valley Showjumping and Pony Club Inc is a sustainable and pro-active sporting organisation that has demonstrated its capacity to provide a broad range of equestrian activities for your people of all abilities, from providing instruction to beginner riders to hosting state level events such as the Pony Club Association of WA State Tetrathlon.

The Club has confirmed its commitment and capacity to undertake the project, which will enable it to increase its membership and offer a wider range of equestrian activities at the Northam Equestrian Park. The increased storage capacity will secure the equipment and protect it from the elements, and will make the tasks of the volunteers who set up the equipment for events and rallies easier.

RECOMMENDATION/COUNCIL DECISION**Minute No. C.1837**

Moved: Cr D Hughes

Seconded: Cr R Tinetti

That Council,

- 1. endorse the Avon Valley Showjumping and Pony Club Inc application to the Department of Sport and Recreation for the supply and installation of a 16m x 7.5m x 3.5m storage shed to be located at the Equestrian Park on Suburban Road, Northam.**
- 2. make a contribution of \$5,000 (ex GST) toward the project as part of the 2012/13 Shire of Northam Community Sponsorship program (as included in the 2012/13 Budget).**
- 3. advise the Department of Sport and Recreation that:**
 - a. this application is ranked as priority 1, being the only application received and that it is consistent with the Local Plan;**
 - b. the CSRFF principles have been considered and that all application criteria are considered satisfactory;**
 - c. planning and building approvals will need to be provided prior to project commencement; and**
 - d. the project is considered to be well planned and needed by the municipality**

CARRIED 8/0

13.4.2 BUSH FIRE ADVISORY COMMITTEE

Name of Applicant:	Internal Report
Name of Owner:	N/A
File Ref:	5.1.3.2
Officer:	Jean McGready / Felix McQuistan
Officer Interest:	Nil
Policy:	Nil
Voting:	Simple Majority
Date:	01 August 2012

PURPOSE

For Council to receive the Minutes of the Bush Fire Advisory Committee (BFAC) held on the 30th July 2012.

BACKGROUND

The Bush Fire Advisory Committee (BFAC) met on the 30th July 2012 consider items including the Firebreak order, Fire Control Officers and other items relevant to brigades.

A list of the resolutions resulting from the BFAC is included below in addition to a copy of the BFAC Minutes, which provide background information to the resolutions.

STATUTORY REQUIREMENTS

Nil.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Key Result Area: Land Use & Infrastructure

Outcome 6: Adequate provisions for Bush Fire Protection are provided, monitored and maintained.

FINANCIAL IMPLICATIONS

Nil.

OFFICER’S COMMENT

The numbering below is taken from the BFAC minutes, and Officer’s comments on the BFAC recommendation are provided.

6.1 As with the BFAC recommendation in relation to appointment of the positions of the Chief Fire Control Officer, and Deputy Chief Fire Control Officer (East). Council are requested to appoint two new officers for the above mentioned positions.

6.2 Fire Control Officers

As with previous years Council are requested to endorse the nominated Fire Control Officers for the 2012/2013 fire season.

6.3 The BFAC Recommendation in relation to the Fire Break Order was addressed at the Council Meeting on the 31st July 2012

7.1 Oxy-Viva & Defibrillator

In relation to the BFAC recommendation the Shire investigate and purchase and Oxy Viva and Defibrillator for installation in the CESC vehicle. It is evident that there is the average age of the volunteers is increasing and would be pertinent of Council to make a defibrillator and oxy viva accessible to our volunteers.

8.3 Communicating Risk with communities and volunteer retention

It is seen as worthwhile to work alongside all the Brigades to assist them in increasing community resilience to emergency's accordingly Council Officers are development an Agenda for a meeting to be held on the 28th August 2012.

8.5 Vote of Thanks

The Departing Chief Fire Control Officer Mr Richard Marris has put five years of service into the position of Chief for the Shire of Northam. In this time he has actively encouraged Brigades in moving forward. It is only seen as appropriate to formally thank Mr Marris for his hard work over the past five years.

RECOMMENDATION/COUNCIL DECISION

Minute No. C.1838

Moved: Cr K Saunders

Seconded: Cr T Little

That Council,

- 1. receive the Minutes of the Bush Fire Advisory Committee meeting held on 30 July 2012.**
- 2. appoint Gary Shepherdson as Chief Bush Fire Control Officer, and Robert Herzer as Deputy Chief Bush Fire Control Officer (east) for a term of two years.**

3. appoint the following Bush Fire Control Officers for the 2012/2013 Fire Season;

**Bakers Hill: Simon Peters
Gordon Ashman
Ulo Rumjantsev
Steven Grey**

**Clackline: Mathew MacQueen
Mathew Letch
Blair Wilding
Sue Brooker
Ray Russell**

**Grass Valley: Richard Marris
Phil Gentle
Paul Reynolds
Alf Brown
Garry Shepherdson**

**Inkpen: Sim Kuiper
Sorren Nielsen
Clive Owen**

**Irishtown: David Russell
Robert Herzer
Ross Mackenzie
Don French**

**Jennapullin: Aaron Smith
Trevor Smith
Brett Smith**

Southern Brook: Paul Antonio

**Shire of Northam: Felix McQuistan
Craig Highlands**

Wundowie: Martin Beaumont

4. investigate the purchase of an Oxy Viva and Defibrillator for use by Brigades to be carried by the CESC.

5. endorse Officers convening a meeting to discuss matters relevant to community resilience and volunteerrRetention.

- 6. express their thanks to Mr Richard Marris for his service as the Chief Bush Fire Control Officer for the past five years.**

CARRIED 8/0



**MINUTES OF THE
BUSH FIRE ADVISORY COMMITTEE OF COUNCIL
HELD ON MONDAY 30th July 2012
AT 6:00PM IN THE COUNCIL CHAMBERS**

1. **DECLARATION OF OPENING AND WELCOME**
2. **DECLARATION OF INTEREST**
3. **ATTENDANCE**

Bakers Hill Brigade	Simon Peters
Clackline/Muresk Brigade	Blair Wilding
Grass Valley Brigade	Richard Marris
Inkpen Brigade	Sim Kuiper
Irishtown Brigade	David Russell
Jennapullin Brigade	Aaron Smith
Southern Brook Brigade	Paul Antonio
Northam Volunteer Fire and Rescue Service	Greg Montgomery
Wundowie Volunteer Fire and Rescue Service	Trevor Sangston
Shire of Northam	Cr Terry Little

EXECUTIVE OFFICERS (NON-VOTING RIGHTS)

Deputy Chief Bush Fire Control Officer (East)	Gary Shepherdson
Deputy Chief Bush Fire Control Officer (West)	Matt MacQueen
Department of Environment and Conservation	Michael Pasotti
Fire & Emergency Services Authority WA	Syd Bignell
Shire Community Emergency Services Coordinator	Felix McQuistan

PUBLIC GALLERY

4. **APOLOGIES**
 Jean McGready Executive Manager Community Services
 Matt MacQueen

5. **CONFIRMATION OF PREVIOUS MINUTES**

Recommendation
 That the minutes for the BFAC meeting held on 29th August 2011 be received.

**Moved Simon Peters and Seconded Greg Montgomery
Carried 10/0**

6. AGENDA ITEMS

6.1 CHIEF & DEPUTY CHIEF FIRE CONTROL OFFICERS

Name of Applicant:	Internal Staff Report
File Ref:	5.1.3.1
Officer:	Felix McQuistan
Officer Interest	Nil
Policy:	Bush Fire Administration Procedure Manual
Voting:	Simple Majority
Date:	30th July 2012

PURPOSE

To consider recommending to Council the appointment of nominated Volunteers to the position of Chief and Deputy Chief Fire Control Officer in accordance with the *Bush Fires Act 1954*.

BACKGROUND

In keeping with the Harris report Recommendations to Council the officer position of Chief and Deputy Chief Fire Control officers are to be appointed for a period of two (2) years Brigades were notified that the Shire of Northam was calling for nominations for the position of Chief and Deputy Chief Fire Control Officer accordingly the following nominations were received:

- CBFCO Garry Shepherdson
- DCBFCO EAST: Robert Herzer
- DCBFCO WEST: Mathew Macqueen (incumbent 2011-2013)

As with Councils appointment last year the Deputy Chief and Chief Fire Control Officer positions are to be appointed for a period of two year terms however with the requirement to appoint a new Chief Fire Control Officer there is a potential that this may result in a position being unfilled, accordingly the Shire of Northam has accepted nominations for All positions to ensure that no positions remain vacant.

STATUTORY REQUIREMENTS

Council are Responsible for the appointment of Fire Control Officers in accordance Section 38 of the *Bush Fires Act 195* -

38. Local government may appoint bush fire control officer

- (1) *A local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers under and for the purposes of this Act, and of those officers shall subject to section 38A(2) appoint 2 as the Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer who shall be first and second in seniority of those officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.*

CONFORMITY WITH THE PLAN FOR THE FUTURE

Key Result Area – Land Use & Infrastructure – Outcome 6 – Adequate provisions for Bush Fire Protection are provided, monitored and maintained.

BUDGET IMPLICATIONS

Minor advertising cost associated with the appointment of the Positions.

OFFICER'S COMMENT

As the appointment of the Chief Fire Control Officer with previous years, the Positions of Chief and Deputy Chief are put forward to Council after endorsed by BFAC. Accordingly, BFAC is requested to make a recommendation for the following positions:

Chief Fire Control Officer: Gary Shepardson

Deputy Chief Fire Control Officer West Matt MacQueen

Deputy Chief Fire Control Officer East Robert Herzer

BFAC Voted for Garry Sheperdson as Chief Fire Control Officer and Robert Herzer as Deputy Chief Fire Control Officer (East) with Mathew MacQueen remaining incumbent for another year.

BFAC RECOMMENDATION TO COUNCIL

1. That Council appoint the above-nominated Fire Control Officers to the Position of Chief Fire Control Officer Deputy Chief Fire Control Officer (East and West) (where necessary) for a two (2) year term.

6.2 BRIGADE FIRE CONTROL OFFICERS

Name of Applicant:	Internal Staff Report
File Ref:	5.1.3.1
Officer:	Felix McQuistan
Officer Interest	Nil
Policy:	
Voting:	Simple Majority
Date:	30 th July 2012

PURPOSE

To consider recommending to Council the appointment of nominated Volunteers to the position of Fire Control Officer in accordance with the *Bush Fires Act 1954*.

BACKGROUND

As with previous years, all Brigades have nominated members for the position of Fire Control Officer at their Annual General Meetings in addition to the election of other brigade officers.

The nominations for the position of Fire Control Officer are forwarded via BFAC to Council for their endorsement for the pending Fire Season.

STATUTORY REQUIREMENTS

Council are Responsible for the appointment of Fire Control Officers in accordance Section 38 of the *Bush Fires Act 195* -

38. Local government may appoint bush fire control officer

- (1) *A local government may from time to time appoint such persons as it thinks necessary to be its bush fire control officers under and for the purposes of this Act, and of those officers shall subject to section 38A(2) appoint 2 as the Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer who shall be first and second in seniority of those officers, and subject thereto may determine the respective seniority of the other bush fire control officers appointed by it.*

CONFORMITY WITH THE PLAN FOR THE FUTURE

Key Result Area – Land Use & Infrastructure – Outcome 6 – Adequate provisions for Bush Fire Protection are provided, monitored and maintained.

BUDGET IMPLICATIONS

Minor advertising cost associated with the appointment of the Positions.

OFFICER'S COMMENT

As with previous years the Positions of Fire Control Officer are put forward to Council for endorsed by BFAC. Accordingly, BFAC is requested to make a recommendation for the following positions:

Inkpen	Sim Kuiper
	Sorren Nielsen
	Clive Owen
Bakers Hill	Simon Peters
	Gordon Ashman
	Ulo Ramjantsev
	Steven Grey
Clackline	Mathew MacQueen
	Mathew Letch
	Blair Wilding
	Sue Brooker
	Ray Russell
Grass Valley	Richard Marris
	Phil Gentle
	Paul Reynolds
	Alf Brown
	Garry Shepherdson
Jennapullin	Aaron Smith
	Trevor Smith
	Brett Smith
Southern Brook	Paul Antonio
Irishtown	David Russell
	Robert Herzer
	Ross Mackenzie
	Don French
Wundowie	Martin Beaumont
Shire of Northam	Felix McQuistan
	Craig Highlands

BFAC RECOMMENDATION TO COUNCIL

1. That Council appoint the above-nominated People to the Position of Fire Control Officer for the Shire of Northam.

Moved Richard Marris and Seconded Sim Kuiper
Carried 10/0

6.3 FIRE BREAK ORDER

Name of Applicant:	Internal Staff Report
File Ref:	5.1.3.1
Officer:	Felix McQuistan
Officer Interest	Nil
Policy:	Fire Break Order
Voting:	Simple Majority
Date:	30 th July 2012

PURPOSE

To consider recommending to Council the attached fire Break Order for the 2012-13 fire season.

BACKGROUND

As with previous years, all Brigades have been provided the opportunity for input into the development of the Shire of Northam Fire Break Order.

The draft Fire Break Order is as attached to this document.

STATUTORY REQUIREMENTS

Council are Responsible for the development and enforcement of Firebreak requirements in accordance with Section 33 of the *Bush Fires Act 195* -

33. *Local government may require occupier of land to plough or clear fire-break*

- (1) Subject to subsection (2) a local government at any time, and from time to time, may, and if so required by the Minister shall, as a measure for preventing the outbreak of a bush fire, or for preventing the spread or extension of a bush fire which may occur, give notice in writing to an owner or occupier of land situate within the district of the local government or shall give notice to all owners or occupiers of land in its district by publishing a notice in the *Government Gazette* and in a newspaper circulating in the area requiring him or them as the case may be within a time specified in the notice to do or to commence to do at a time so specified all or any of the following things —
 - (a) to plough, cultivate, scarify, burn or otherwise clear upon the land fire-breaks in such manner, at such places, of such dimensions, and to such number, and whether in parallel or otherwise, as the local government may and is hereby empowered to determine and as are specified in the notice, and thereafter to maintain the fire-breaks clear of inflammable matter;
 - (b) to act as and when specified in the notice with respect to anything which is upon the land, and which in the opinion of the local government or its duly authorised officer, is or is likely to be conducive to the outbreak of a bush fire or the spread or extension of a bush fire, and the notice may require the owner or occupier to do so —

- (c) as a separate operation, or in co-ordination with any other person, carrying out a similar operation on adjoining or neighbouring land; and
- (d) in any event, to the satisfaction of either the local government or its duly authorised officer, according to which of them is specified in the notice.

CONFORMITY WITH THE PLAN FOR THE FUTURE

Key Result Area – Land Use & Infrastructure – Outcome 6 – Adequate provisions for Bush Fire Protection are provided, monitored and maintained.

BUDGET IMPLICATIONS

Minor advertising cost associated with the appointment of the Positions.

OFFICER'S COMMENT

As with previous years the BFAC is provided with an opportunity to provide feedback on the proposed firebreak order accordingly, BFAC is requested to make a recommendation for the adoption of the attached draft firebreak order:

BFAC RECOMMENDATION TO COUNCIL

1. That Council adopt the attached firebreak order for the 2012 - 2013 fire season.

**Move Richard Marris and Seconded Dave Russell
Carried 10/0**

7. DISCUSSION TOPICS

7.1 Oxi-Viva & Defibrillator (Irishtown)

David Russell from the Irishtown discussed the aging status of the brigade members and the importance of ensuring their safety, it was discussed that the BFAC consider it appropriate for the Shire to purchase an Oxi viva (or Oxi Sock) and a portable defibrillator for supply to the CESC as he is most likely to be in attendance at fire's throughout the district.

BFAC RECOMMENDATION TO COUNCIL

1. That Council investigate purchasing an Oxi Viva and Defibrillator to be carried in the CESC vehicle.

**Move David Russell and Seconded Richard Marris
Carried 10/0**

7.2 Detention Centre Preparedness

Syd Bignall FESA DM discussed the level of preparation at the IDC, from a BFB perspective there is limited worries, hydrants are on site for emergency water, FRS will lead the combat for structures.

From a Bushfire perspective there are 2 area's of concern one near the staff parking area and the other adjacent to the waste water treatment plant. the area adjacent to the treatment plant is being grazed by the adjacent property owner and this is generally keeping the grasses down, the area adjacent to the staff car park is a concern as there are few ways that mitigation can be done, brigades are reminded if they are attending the IDC for a fire they will need to keep these two area's in mind.

7.3 ESL Budget Received \$90k for the 2012-2013 season

The Shire has received a budget of \$90,000 for the operating budget for the Bush Fire Brigades, and a further \$5500 has been secured to assist the Grass Valley Brigade in completing their extensions. Unfortunately there was insufficient funding for the following: Phone installation: (Irishtown and Grass Valley) Hot Water system (Bakers Hill & Grass Valley) Fire Shed (Inkpen).

7.4 Update on FESA proposal post Keelty report

Currently Legislation is before the State Parliament to make FESA a Government Department which will have implications on the state budget, and there will be an insignificant change in name (DES?). extended to January 2013

FESA are minimising any direct impact on Brigades due to this imminent change.

7.5 Southern Brook Fire Shed update

A copy of the floor plan of the Southern Brook Fire Shed was circulated to the BFAC, the site works have been completed, and the shed has been ordered. It is anticipated that the shed will be completed September and there will be an "Opening" after completion.

8 GENERAL BUSINESS

8.1 BFAC discussed with DEC hazard reduction burn re: Clackline Wundowie and Mokine.. Processes being implemented by DEC to remove the restriction for DEC to burn new townsites or subdivisions. Aiming to be in place by Spring. DEC asked that Brigades liaise through the CESC regarding areas of concern and Brigades are welcome to assist or conduct the burns in accordance with the DEC prescription when available.

8.2 Bakers Hill BFB future involvement with Breathing Apparatus support for the Wundowie VFRS

FESA DM Syd Bignell mentions that initial discussions have been held with Bakers Hill regarding providing training for breathing apparatus. Bakers Hill, FESA and CESC will work to improve Brigades skill base to enable Bakers Hill to become BA capable in the interest of increased community safety.

8.3 Communicating risk Communities

FESA DM Syd Bignell discussed with BFAC Community preparedness and volunteer retention strategies including FIFO workers with the interest of expanding volunteer base and increasing community awareness of fire and emergency safety. A forum is proposed for August 28th 2012.

BFAC RECOMMENDATION TO COUNCIL

1. **The Shire Representative organise a meeting with the Brigades Central on Tuesday August 28th commencing at 6.00pm at the Shire Administration Building.**

**Move Sim Kuiper and Seconded Dave Russell
Carried 10/0**

8.4 Richard Marris Outgoing Comments

Richard Marris thanked everyone for his support over his term as Chief and reminded everyone that the role is not an easy job, he reminded the BFAC that there is a strong need to move forward and remain productive. Advised the BFAC that he does not support the removal of Standpipes, however there is a need for all members of the community to ensure water is not stolen and standpipes not damaged.

Richard also aired concerns that the hazard reduction by burning in townships is still one of the most efficient methods of ensuring fire safety.

8.5 Chairperson said an Informal vote of thanks to Richard Marris for his service as the Chief in the past.

9. NEXT MEETING SCHEDULED

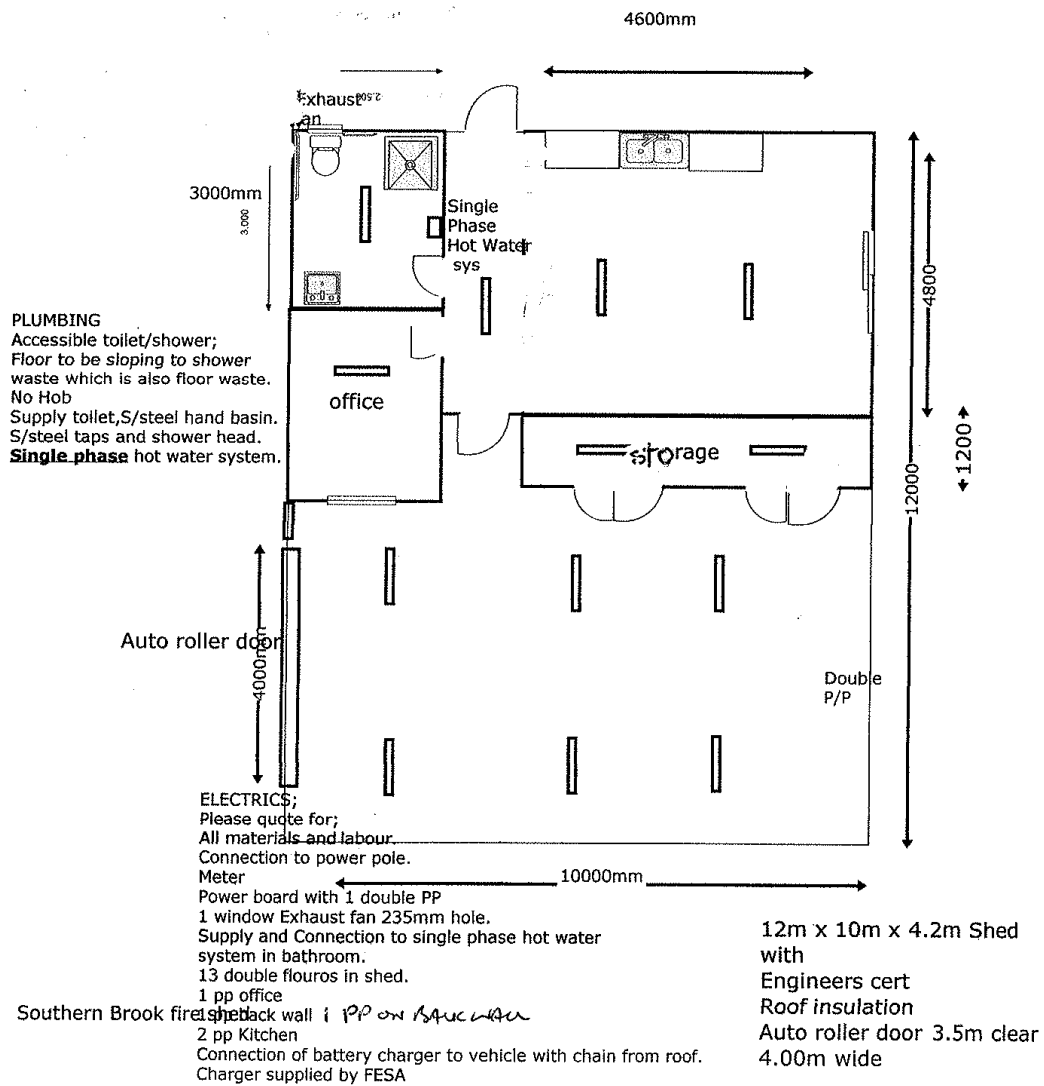
The next meeting will be held on the 23/10/2012 at the Northam Council Chambers Commencing at 6.00pm

10. DECLARATION OF CLOSURE

This meeting was closed at 7.35 pm.

Chairperson: _____

Date: _____



13.5. ENGINEERING SERVICES

Nil

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

Nil

15. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

Nil

15.1. Elected Members

Nil

15.2. Officers

Nil

16. CONFIDENTIAL ITEM/S

Nil

17. DECLARATION OF CLOSURE

There being no further business the Presiding Officer, Cr S pollard declared the meeting closed at 6.15pm.

“I certify that the Minutes of the Ordinary Meeting of Council held on Wednesday, 15 August 2012.have been confirmed as a true and correct record.”

_____ President

_____ Date