



Shire of  
**Chapman Valley**  
*Love the Rural Life*

# **AGENDA**

## **JULY 2012**

### **ORDINARY COUNCIL MEETING**

**Notice is hereby given that an Ordinary Meeting  
of Council will be held on Wednesday 18 July 2012  
at the Council Chambers, Nabawa, commencing at 10:00am.**

**THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY**

## DISCLAIMER



No responsibility whatsoever is implied or accepted by the Shire of Chapman Valley for any act, omission or statement or intimation occurring during Council Meeting. The Shire of Chapman Valley 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 or Committee Meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council Meeting does so at that person's or legal entity's own risk.

The Shire of Chapman Valley warns that anyone who has any application or request with the Shire of Chapman Valley must obtain and should rely on

### **WRITTEN CONFIRMATION**

of the outcome of the application or request of the decision made by the Shire of Chapman Valley.

  
Stuart Billingham  
CHIEF EXECUTIVE OFFICER

**Disclaimer (To be provided to visitors present)**

**Order of Business:**

**1.0 DECLARATION OF OPENING/ANNOUNCEMENTS OF VISITORS**

**2.0 LOYAL TOAST**

**3.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE  
(PREVIOUSLY APPROVED)**

3.1 Present

3.2 Apologies

**4.0 PUBLIC QUESTION TIME**

4.1 Questions On Notice

4.2 Questions Without Notice

**5.0 APPLICATIONS FOR LEAVE OF ABSENCE**

**6.0 DISCLOSURE OF INTEREST**

**7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS**

**8.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETINGS**

8.1 Ordinary Meeting of Council held on Wednesday 20 June 2012

'That the minutes of the Ordinary Meeting of Council held 20 June 2012 be confirmed as a true and accurate record.'

8.2 Special Meeting of Council held on Wednesday 4 July 2012

'That the minutes of the Special Council Meeting held on 4 July 2012 be confirmed as a true and accurate record'

**9.0 ACCEPTANCE OF MONTHLY STATUS REPORT**

**SHIRE OF CHAPMAN VALLEY STATUS REPORT  
FOR COUNCIL MEETING HELD 18 JULY 2012**

REFERENCE	DETAIL	ACTION REQUIRED	STATUS
<b>JULY 2001</b>			
<p>Min Ref: 05/10-8 Agenda Ref: 8.1.5</p>	<p>Local Planning Scheme Review (Shire of Chapman Valley Local Planning Scheme No.2) Buller Environmental Review</p>	<p>Moved Cr Batten seconded Cr D Bell</p> <p>That:</p> <p>1 Council adopt the draft Shire of Chapman Valley Local Planning Scheme No.2 pursuant to the Planning and Development Act 2005 and forward the document to the Department of Planning seeking the Western Australian Planning Commission's and Minister for Planning's consent to advertise;</p> <p>2 Prior to the advertising consent being requested forward notice of the resolution to adopt the Shire of Chapman Valley Local Planning Scheme No.2 and a copy of the Scheme to the Environmental Protection Authority to determine whether the Scheme should be formally assessed; &amp;</p> <p>3 Delegate to the Chief Executive Officer to undertake minor modifications to Shire of Chapman Valley Town Planning Scheme No.2 that do not affect or amend the intent of the Scheme (including but not limited to; changes to format, spelling, grammar, numbering; Model Scheme Text provisions; updates necessitated by Scheme Amendments that have been given final approval in the interim period and have therefore already been assessed/approved by the Environmental Protection Authority/Western Australian Planning Commission through the separate Scheme Amendment process) as may be required by the Western Australian Planning Commission or Minister for Planning prior to advertising consent being granted.</p> <p align="right">CARRIED Voting 8/0</p>	<p>The Shire was notified by the Environmental Protection Authority (EPA) that the Shire of Chapman Valley Local Planning Scheme No.2 should be assessed under Part IV Division 3 of the Environmental Protection Act relevant to the proposed Buller 'Development' zone, and that the remainder of Scheme No.2 did not raise any additional environmental issues.</p> <p>The advertising period for the Buller Environmental Review and Local Planning Scheme No.2 has concluded and all submissions received that related to the proposed Buller 'Development' zone were forwarded to the EPA for its consideration and a decision on this aspect of the Scheme.</p> <p>The Shire and 7 landowners have lodged appeals with the Office of Appeals Convenor objecting to the EPA Recommendation. Once a decision concerning the Buller 'Development' zone is made by the Minister for Environment, all submissions received during the advertising period and Local Planning Scheme No.2 will be placed before Council for final consideration.</p> <p>Anticipated Completion Date: December 2012 Responsible Officer: Manager of Planning</p>
<b>NOVEMBER 2007</b>			
<p>Min Ref: 11/07-18 Agenda Ref: 9.3.5</p>	<p>Concept Proposal – Nanson Equestrian Facilities</p>	<p>Moved Cr Forrester seconded Cr Collingwood</p> <p><b>That Council consent to convening a public meeting to discuss the concept of establishing an equestrian/show facility that caters for showground, gymkhana, polo cross and other such horse related recreational activities at the Nanson Showgrounds or some alternative location within the Shire.</b></p> <p align="right">CARRIED Voting 8/0</p>	<p>The Shire and Ballycastle Pty Ltd jointly lodged an application for land exchange of the privately owned 9.7ha on the northern side of the Nanson Showgrounds for 9.7ha of unrequired Crown Reserve to expand the land area and resultant capability of Nanson Showground to cater for additional future uses. Advice received from Department for Lands that the proposed exchange is likely to be delayed for several years by the native title process.</p> <p>Council agreed to a 2 year lease offer (1 July 2011 till 30 June 2013 with a further 2 year option) from the subject landowner at its 16 February 2011 meeting that will serve as a temporary solution till the native title process is resolved.</p> <p>Anticipated Completion Date: June 2013 Responsible Officer: Manager of Planning</p>
<b>MAY 2008</b>			
<p>Min Ref: 05/08-8</p>	<p><b>Dog Boarding Kennels - Lot 8 North West Coastal Highway</b></p>	<p>Moved Cr Cole seconded Cr Batten</p> <p>That Council refuse the application for planning consent seeking a concession to vary the northern (side) boundary setback distance from 5m to 1m on Lot 8 North West Coastal Highway and advise the applicants that Council is prepared to approve a 3m setback</p>	<p>Building License issued in April 2009 as per SAT Hearing to have northern boundary set back to 3m. As per Order 2(2) of the SAT correspondence dated 14 September 2006, the 5 year approval period commenced on 1 July 2007 and ordinarily the expiration date would have been 1 July 2012. However, given that a stop work order was issued on 5 February 2008 and this was lifted by the SAT's decision on 10 March 2009 the expiry date has been</p>

REFERENCE	DETAIL	ACTION REQUIRED	STATUS
		in lieu.  CARRIED Voting 5/1	extended by the period of 399 days (this being the length of time the matter was 'returned' to SAT) and therefore the new expiry date is 3 August 2013.  Anticipated Completion Date: 3 August 2013 Responsible Officer: Manager of Planning
<b>JUNE 2009</b>			
Min Ref: 06/09-13 Agenda Ref: 9.3.3	Nabawa Cemetery Improvements	Moved Cr Forrester seconded Cr D Bell  That Council allocate \$25,000 (twenty five thousand dollars) of 2008/2009 R4R funding for various improvements to the Nabawa Cemetery including a gazebo, paving, plants and signage.  CARRIED Voting 7/0	\$15,000 was allocated in the adopted 2011/2012 budget for the improvement of the cemetery entrance. A draft concept design for a stone wall style entrance statement that allows for interpretive and historic information signage, cemetery map and ashes internment was circulated to Councillors for initial comment and further refinement of the plans is currently being undertaken and will be returned to Council along with the interpretive / historical signage wording and layout  Anticipated Completion Date: December 2012 Responsible Officer: Building Surveyor & Community Development Officer
<b>AUGUST 2010</b>			
Min Ref: 08/10-7 08/10-8 10/11-12 06/12-3 Agenda Ref: 9.4.2	Municipal Inventory of Heritage Places	Moved Cr Bell seconded Cr Farrell  Elected Committee Cr P Forrester Cr P Humphrey Manager of Planning (observer) S Mincherton (Community Representative) D Attrill (Community Representative) J Vlahov (Community Representative)  CARRIED Voting 8/0	Council resolved at its 20 June 2012 meeting to receive the revised Municipal Inventory of Heritage Places and advertise the document for public comment for a period of 30 days and at the conclusion of the advertising period (8 August 2012) return the Inventory to a further meeting of Council for final consideration.  Anticipated Completion Date: August 2012 Responsible Officer: Manager of Planning
Min Ref: 08/10-3 4/11 - 4 5/11 - 29 12/11-3 Agenda Ref: 9.2.1	Parkfalls Park	Moved Cr Cole seconded Cr D Bell  That Council:  1 Advise the solicitor acting on behalf of Parkfalls Management Services that it would be satisfied with the Legal Agreement being modified to read as follows:  "3 Completion  On the Completion Date: -  (a) the Developer will vest the Recreation Site as a recreation and hall reserve to the Local Government.  (b) the Developer will pay the Trust Payment to the Local Government.  (c) the Local Government will hold the Trust Payment upon trust for its application to the upgrade of the Recreation Site.  2 Delegate to the Chief Executive Officer the finalisation of the Legal Agreement including corresponding between the Shire's solicitor and the developer's solicitor as necessary and arranging for the Shire signing and sealing actions.  3 Instruct staff to commence advertising of Scheme Amendment No.49 upon signing and sealing of the Legal Agreement by all parties.  CARRIED Voting 6/1 Minute Reference 4/11-4	The legal agreement between the Shire and the developer was finalised as per Council's requirements and advertising of the rezoning took place from 19 September 2011 until 31 October 2011. Council resolved at its 14 December 2011 meeting to approve the rezoning and the Minister for Planning issued final approval on 17 April 2012. The developer has now lodged the subdivision application with the Western Australian Planning Commission to create the nine (9) lots and the Reserve for Recreation and Hall.  The concept plan for the proposed park that was advertised with the rezoning was marked 'indicative only', to reassure landowners that the 9ha park would be of sufficient size to accommodate a range of activities. From the responses received during the rezoning advertising period it is evident that there are a number of views within the community on the level of and type of facilities that should be developed upon Lot 9503 (should it be created as a reserve) and it would be appropriate for the Shire to consult with the Residents Association, and all landowners in the Estate, in developing its design for the site once the outcome of the subdivision is known.  Council resolved at its 18 May 2011 meeting to engage its solicitor to draft up a Management Committee Agreement for the Park. With rezoning complete the Shire wrote to McLeods Solicitors on 14 May 2012 instructing them to prepare a draft Management Committee Agreement that upon receipt will be presented to Council for its consideration.  Anticipated Completion Date: December 2012 Responsible Officer: Manager of Planning

REFERENCE	DETAIL	ACTION REQUIRED	STATUS
		<p><b>REASON</b></p> <p>The reason why the Council decision differed from that of the Staff Recommendation was that Council had concerns regarding limiting the future area management and responsibilities to the Residents Association only. As the area progresses and other Groups or Associations are established these new Groups or Associations may be willing and deemed suitable to enter into a Management agreement with Council.</p> <p>Moved Cr Batten seconded Cr Royce</p> <p>That Council engage its solicitor to draft up a management committee agreement including the Parkfalls Residents Association for the consideration of Council and the Residents Association.</p> <p style="text-align: right;">CARRIED Voting 3/2 Minute Reference 5/11-29</p> <p>Moved Cr Royce seconded Cr Bell</p> <p>That Council:</p> <ol style="list-style-type: none"> <li>1 Determine the submissions as outlined in the 'Schedule of Submissions' included as Attachment 1 to this report.</li> <li>1 Pursuant to Section 5 of the Planning and Development Act 2005 adopt for final approval Scheme Amendment No.49 to Shire of Chapman Valley Town Planning Scheme No.1, as follows: <ol style="list-style-type: none"> <li>(a) Rezoning Lot 9503 Eliza Shaw Drive, White Peak from the 'Special' zone to the 'Low Density Residential R2.5' and 'Recreation' zone;</li> <li>(b) Insert a 'Low Density Residential R2.5' zone within the Zoning and Development Table (Part II of the Scheme);</li> <li>(c) Delete the provisions relating to 'Special' Zone 3 from the 'Special' Zones Table (Part II of the Scheme);</li> <li>(d) Amending the Scheme Map accordingly.</li> </ol> </li> <li>3 Seek final approval of Scheme Amendment No.49 from the Minister for Planning.</li> <li>4 Adopt the plan included as Attachment 2 to this report as an amendment to the Parkfalls Estate Subdivision Guide Plan.</li> <li>5 Thanks all respondents for their submissions and advise that the rezoning proposal represents an initial stage only in the creation of a park for the Parkfalls Estate and that in the event that the rezoning and subdivision associated with this proposal were to receive approval from the Western Australian Planning Commission then Council will further consult with the Parkfalls community prior to its consideration as to what recreational and community facilities might be appropriate on the park site.</li> </ol> <p style="text-align: right;">CARRIED Voting 6/0 Minute Reference 12/11 - 3</p>	

REFERENCE	DETAIL	ACTION REQUIRED	STATUS
<b>APRIL 2011</b>			
Min Ref: 4/11-28 Agenda Ref: 12.1.1	Yuna Community Centre	Moved Cr Royce seconded Cr Forrester  That Council support in principle the Yuna Community and CABY Committee, for a Resource Centre to be established in Yuna, without committing financially.  That Council accept the offer to be on the Committee for the future planning of the Resource Centre in Yuna.  CARRIED Voting 7/0	Community meetings held on 4 July 2011 and 4 August 2011 in Yuna to determine the type of building (and its location) the community is seeking.  Shire staff received a number of preliminary plans from community representatives at an 18 August 2011 meeting and these have been refined into 2 concept plan options for the community and Council's further consideration. An item in relation to this matter was placed in the February 2012 Information Bulletin.  Council made an allowance of \$10,000 in the adopted 2011/2012 budget for planning works including drafting of designs etc. This allocation has been utilised to prepare the 2 concept options.  Anticipated Completion Date: Ongoing Responsible Officer: CEO & Community Development Officer
<b>SEPTEMBER 2011</b>			
Min Ref: 9/11-14 4/12 – 3 04/12 – 21 Agenda Ref: 10.2.5	Wokarena Heights Structure Plan	Moved Cr Cole seconded Cr A Bell  That Council:  1 Appoint GHD to undertake the Richards Road 'Residential R2.5' Structure Plan as per the received expression of interest; and  2 Thank all parties who expressed an interest in undertaking the preparation of the Richards Road 'Residential R2.5' Structure Plan.  CARRIED Voting 7/0 Minute Reference 9/11 – 14  Moved: Cr Forrester seconded Cr Davidson  That Council receive the draft Richards Road Residential R2.5 Structure Plan and advertise the document for public comment for a period of 30 days.  CARRIED Voting: 8/0 Minute Reference 04/12-3  Moved Cr Batten seconded Cr Farrell  That the Richards Road Structure Plan be retitled the Wokarena Heights Structure Plan.  CARRIED Voting: 4/3 Minute Reference 04/12 - 21	Scheme No.2 proposes to rezone the 11 lots fronting Richards Road from the current 'General Farming' zone to the 'Residential R2.5' zone that would allow for future subdivision of this area to 4,000m <sup>2</sup> lots. With Scheme No.2 nearing completion, and following receipt of several subdivision applications for this area, Council appointed GHD to undertake the preparation of the Richards Road Structure Plan at its 21 September 2011 meeting.  Following site visits, a workshop conducted with the Richards Road landowners on 30 January 2012, subsequent individual landowner discussion and feedback, and discussion with key government agencies the draft Wokarena Heights Structure Plan was advertised for public comment and the matter returned to the July meeting of Council  Anticipated Completion Date: December 2012 Responsible Officer: Manager of Planning
Min Ref: 9/11-15 Agenda Ref: 10.2.6	Buller Development Zone Structure Plan	Moved Cr Cole seconded Cr Forrester  That Council:  1 Appoint GHD to undertake the Buller 'Development' zone Structure Plan as per the received expression of interest; and  2 Thank all parties who expressed an interest in undertaking the preparation of the Buller 'Development' zone Structure Plan.  CARRIED Voting 5/0	Scheme No.2 proposes to rezone the 13 lots that are west of the North West Coastal Highway, north of Drummond Cove Road and south of the Buller River to 'Development' zone with an overlying 'Development Contribution Area 1'.  The Buller 'Development' zone rezoning is presently before the Minister of Environment awaiting decision as the Shire and 7 landowners have lodged appeals with the Office of Appeals Convenor objecting to the EPA's recommendation concerning the rezoning.  To enable the initial preparation work to take place on the necessary Structure Plan for this area Council appointed GHD to undertake the Buller 'Development' Zone Structure Plan at its 21 September 2011 meeting. GHD have been instructed to limit the Structure Plan preparation to background analysis and initial discussion with Main



REFERENCE	DETAIL	ACTION REQUIRED	STATUS
			<p>Roads WA concerning highway access points pending the outcome of the appeal to the Minister of Environment.</p> <p>On 21 February 2012 the Department of Planning advised it would fund the preparation by GHD of a Constraints Analysis report on the Buller 'Development' Zone. The Department of Planning advised that the preparation of the Constraints Analysis report would be project managed by the Shire. The report will assist the Department of Planning in its response to a request by the Minister for Environment for its comment on the Buller 'Development' Zone.</p> <p>Anticipated Completion Date: December 2013 Responsible Officer: Manager of Planning</p>

## DATES TO REMEMBER

SPECIFIC DATES	
Date	Details
30 June 2010	Lease – Neville & Co P/L – Bowser, Valley Tavern
31 December 2010	Lease – Yuna Hall Lease.
31 December 2010	Lease – Chapman Valley Pre Primary School
December 2012	Review of Wards & Representation
30 June 2015	Agreement – Dartmoor – Dartmoor Lake Nerramyne Road Maintenance
23 <sup>rd</sup> June 2015	Lease – T Jeffery Lot 41 Lauder Street, Nanson
30 June 2016	License – E O'Donnell – Reserve 43025
30 June 2016	License – T L Cooper – Reserve 8769
31 December 2016	License – E O'Donnell – Reserve 27944

ANNUALLY	
Date	Details
March	Building Inspection Committee Meeting Road Inspection Committee Meeting Complete review of Annual Budget (FM Regulations (33A)) Completion of Statutory Compliance Return (LG Act 7.13, Audit Regulations 13-15)
April	License – Drummond Cove Holiday Park Advertise Differential Rate and seek Ministers Approval if applicable (LG Act 6.36, 6.33(3) & 6.34)
May	Differential Rate to be considered by Council and advertised, Ministers approval if necessary (LG Act 6.33) National Volunteer Week Send out recoups of roads and other projects so grant funding can be received by 30 June Review rubbish service and charges Review Councils Fees and Charges for all Council services and facilities Review and renew Council's insurance policies Adopt Firebreak order for next 12 months
June	Set Ordinary Council Meeting dates 4 yearly Financial Management Review due before June 2012 Local Government Convention deadline for nominations Issue Employee Group Certificates
July	Invoice MRWA for rubbish bin clearing on Chapman Valley Road – 1 <sup>st</sup> of July Annually Councillors issued with Annual returns for completion Issue eating house licence renewals
August	Councillors annual returns due back Completion/Adoption of budgets (absolute majority). Send copy to Dept of Local Government within 30 days (LG Act 6.2, FM Regulations 33) Councils Audit Committee to meet with Auditor
September	Special meeting of Council to undertake a full review of Policies & Procedures manual Completion of Annual Financial Report & submitted to Auditor. AFR sent Dept of Local Government within 30 days (LG Act 6.5, FM Regulations 5.1)
November	Pensioner rates rebate claim to be lodged
December	Annual Financial Report – Acceptance by Council within two months of receipt of the Auditors report

## 10.0 REPORTS OF COMMITTEE & OFFICERS

		Page No
10.1	<u>Manager of Planning</u>	
10.1.1	Extension of Planning Approval – Proposed Caravan Park, Shop & Managers Residence	12
10.1.2	Scheme Amendment Proposal (Amendment No. 47)	25
10.1.3	Wokarena Heights Structure Plan	40
10.2	<u>Chief Executive Officer</u>	
10.2.1	Shire of Chapman Valley Community and Recreation Grants 2012/2013 Submissions	82
10.2.2	Shire of Chapman Valley – Advert of Proposed Disposal of Plant – Blue Metal Spreader Box	86
10.2.3	Shire of Chapman Valley Forward Capital Works Plan Amendment	89
10.2.4	Shire of Chapman Valley Light Fleet Logo	90
10.2.5	Shire of Chapman Valley Disposal of Plant P833	94
10.3	<u>Finance &amp; Administration</u>	
10.3.1	Financial Report June 2012	98

# **10.1**

## **Manager of Planning**

### **JULY 2012**

---

## **Contents**

### **AGENDA ITEMS**

- 10.1.1 Extension of Planning Approval – Proposed Caravan Park, Shop & Managers Residence
- 10.1.2 Scheme Amendment Proposal (Amendment No. 47)
- 10.1.3 Wokarena Heights Structure Plan

<b>AGENDA ITEM:</b>	<b>10.1.1</b>
<b>SUBJECT:</b>	<b>EXTENSION OF PLANNING APPROVAL – PROPOSED CARAVAN PARK, SHOP &amp; MANAGERS RESIDENCE</b>
<b>PROPONENT:</b>	<b>W &amp; E BOYS</b>
<b>SITE:</b>	<b>LOT 171 (FORMER LOT 19) CORONATION BEACH ROAD, OAKAJEE</b>
<b>FILE REFERENCE:</b>	<b>A356</b>
<b>PREVIOUS REFERENCE:</b>	<b>09/08-5, 08/10-8</b>
<b>DATE:</b>	<b>10 JULY 2012</b>
<b>AUTHOR:</b>	<b>KATHRYN JACKSON</b>

## DISCLOSURE OF INTEREST

Nil.

## BACKGROUND

Council is in receipt of an application for the extension of a current planning approval for the development of a caravan park, shop and manager's residence upon Lot 171 (former Lot 19) Coronation Beach Road, Oakajee.

The application is required to be placed before a meeting of Council as the Shire of Chapman Valley's Town Planning Scheme No.1 ('the Scheme') specifies that the extension of a planning approval is not able to be dealt with under delegated authority and must be approved by Council.

The applicant has confirmed that there are no proposed changes to the original application, and on this basis Shire staff are recommending approval of an extension to the planning application subject to the same conditions of the original approval. A copy of the original planning approval and approved development plan is included as **Attachment 1** to this report.

## COMMENT

The original application was approved at a meeting of Council held 17 September 2008 and as per the Scheme the planning approval was given approval for a period of two years expiring on 17 September 2010 unless the development had been substantially commenced. Council resolved at its 25 August 2010 meeting of Council, at the request of the applicant, to renew the application for a further two years which then gave the application an expiry date of 17 September 2012.

A copy of the Minutes from the 25 August 2010 meeting of Council is included as **Attachment 2** to give background information to this application. The applicant confirms that there are no proposed changes to the original application.

As part of the original planning approval the applicant was required to formalise an access at the northern end of the Coronation Beach Nature Based Camping Area from Coronation Beach Road across Reserve 19893 onto their Lot 171. As such Council resolved at its meeting held on 18 March 2009 that:

*"The Council resolve pursuant to section 56 and 58 of the Land Administration Act, 1997 to support the dedication and closure of the western portion of Coronation Beach Road to facilitate safe access to Lot 19 Coronation Beach Road as Plan 06164BR1 prepared by LandWest Planning Consultants, subject to the Shire not being responsible for the construction of the subject portion of road being dedicated as part of this process."*

Since this time the applicant has been working with their appointed consultant, LandWest, the Shire and the Department for Lands, to formalise the closure of a portion of Coronation Beach Road to realign the road reserve to reflect the route of the existing road, and the dedication of portion of Reserve 19893 as road reserve for the purpose of granting safe, level-ground road access to Lot 171 (former Lot 19) Coronation Beach Road. A copy of the proposed road closure and dedication plan is included as **Attachment 3** to this report.

As part of this process the applicant was notified by the Department of Indigenous Affairs (DIA) that a Section 18 application and ethnographic survey was required to be undertaken pursuant to the *Aboriginal Heritage Act 1972* for the portion of reserve proposed to be dedicated as road reserve. The landowners have lodged a Section 18 and are yet to receive a response from the DIA. As Council would be aware, dealing with State agencies is often a time consuming and frustrating experience and this has led to delay in the applicant being able to commence their development on-ground.

A copy of the letter received from the applicant seeking an extension of their planning approval is included as **Attachment 4** to this report.

Although no physical development has been commenced on-site, Shire staff are satisfied that the applicant has been actively working towards the conditions of their approval and coupled with unforeseen delays pursuant to the road realignment to grant access to the development site it is recommended that a two year extension be granted. This would give a new expiry date for development works to substantially commence by 17 September 2014, however it is noted that should the applicant not be substantially commenced before this time it is recommended that a fresh application would be required to be presented to Council at that time.

## STATUTORY ENVIRONMENT

Section 5.3.4 of the Scheme states:

*“Where the Council approves an application for planning consent under this Scheme the time for which that consent remains valid, is two (2) years, unless otherwise stated on Council’s decision on application for planning consent.”*

Furthermore, section 10.5 within Appendix B of the *Town Planning Regulations 1967* states the following:

*“10.5. Term of planning approval*

*10.5.1. Where the local government grants planning approval for the development of land —*

- (a) the development approved is to be substantially commenced within 2 years, or such other period as specified in the approval, after the date of the determination; and*
- (b) the approval lapses if the development has not substantially commenced before the expiration of that period.*

*10.5.2. A written request may be made to the local government for an extension of the term of planning approval at any time prior to the expiry of the approval period in clause 10.5.1.”*

See **Attachment 2** to this report for previously stated statutory information.

Council resolved on the 25 August 2010 to grant a two year extension of the application, therefore should Council wish to support the Staff Recommendation to grant a further two year extension on the basis of external delays that are beyond the control of the applicant, the previous motion is required to be rescinded in accordance with the *Local Government (Administration) Regulations 1996*. Section 10 of the Regulations states the following with regards to the rescinding of a Council motion:

- “10 Revoking or changing decisions (Act s. 5.25(1)(e))*
  - (1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —*

- (a) *in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or*
- (b) *in any other case, by at least 1 / 3 of the number of offices (whether vacant or not) of members of the council or committee,*

*inclusive of the mover.*

- (1a) *Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1 / 3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.*
- (2) *If a decision has been made at a council or a committee meeting then any decision to revoke or change the first-mentioned decision must be made —*
  - (a) *in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority; or*
  - (b) *in any other case, by an absolute majority.*
- (3) *This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.”*

## **POLICY IMPLICATIONS**

See **Attachment 2** to this report for previously stated policy information.

## **FINANCIAL IMPLICATIONS**

See **Attachment 2** to this report for previously stated financial information.

## **STRATEGIC IMPLICATIONS**

See **Attachment 2** to this report for previously stated strategic information.

## **VOTING REQUIREMENTS**

Absolute majority of Council (required to revoke motion)

## **STAFF RECOMMENDATION 1**

That Council give notice to revoke the following motion as resolved at the 25 August 2010 Ordinary Meeting of Council (Minute Reference 08/10-8):

*“That Council:*

1. *Grant a two year extension (new expiry date 17 September 2012) to Planning Permit 2008/058 for the development of a caravan park, shop and manager’s residence upon Lot 171 (former Lot 19) Coronation Beach Road, Oakajee subject to the original conditions of Planning Permit 2008/058.*
2. *Advise the applicant that should the development not be substantially commenced by 17 September 2012 that a fresh application will be required to be submitted to Council for consideration.”*

## **STAFF RECOMMENDATION 2 (Absolute Majority Required)**

That Council revoke the following motion as resolved at the 25 August 2010 Ordinary Meeting of Council (Minute Reference 08/10-8):

*“That Council:*

1. *Grant a two year extension (new expiry date 17 September 2012) to Planning Permit 2008/058 for the development of a caravan park, shop and manager’s residence upon Lot 171 (former Lot 19) Coronation Beach Road, Oakajee subject to the original conditions of Planning Permit 2008/058.*
2. *Advise the applicant that should the development not be substantially commenced by 17 September 2012 that a fresh application will be required to be submitted to Council for consideration.”*

## **STAFF RECOMMENDATION 3**

That Council:

1. Grant a two year extension (new expiry date 17 September 2014) to Planning Permit 2008/058 for the development of a caravan park, shop and manager’s residence upon Lot 171 (former Lot 19) Coronation Beach Road, Oakajee subject to the original conditions of Planning Permit 2008/058.
2. Advise the applicant that should the development not be substantially commenced by 17 September 2014 that a fresh application will be required to be submitted to Council for consideration.

CR No:  
File No: A356  
Approval No: 2008/058

**DETERMINATION ON APPLICATION FOR PLANNING CONSENT**

*Planning and Development Act 2005*



**Shire of Chapman Valley**  
**Town Planning Scheme No 1**

<b>Applicant/Owner:</b>	W & E Boys for CW & GL Boys		
<b>Lot No:</b>	19 (Proposed Lot 171)		
<b>Street Name:</b>	Coronation Beach Road	<b>Locality/Suburb:</b>	Oakajee
<b>Deposited Plan No:</b>	55570	<b>Volume/Folio No:</b>	1670/414
<b>Application date:</b>	18th July 2008	<b>Received on:</b>	18th July 2008
<b>Description of proposed development/land use:</b> Caravan Park (50 Bays), Shop and Manager's Residence			
<b>Date of Determination:</b> 17th August 2008			

The application for planning consent is hereby **GRANTED** subject to the following conditions:

1. The Caravan Park shall accord with:
  - a) the attached plan/s endorsed by the Shire Council on 17<sup>th</sup> September 2008, and subject to any modifications required as a consequence of any condition of this approval;
  - b) the recommendations and standards of the Land Capability and Geotechnical Report dated November 2007 which forms part of this approval, unless otherwise specified by a subsequent condition of this approval;



- c) the standards specified in Divisions 1 – 14 of the *Caravan Park and Camping Ground Regulations, 1997*.
2. All habitable buildings, inclusive of the office/reception building, shall be sited (or elevated) so that the finished floor level is above the 5.0 metre contour line (AHD).
  3. All permanent buildings including sheds and storage tanks shall be sympathetic in design and colour (muted tones) to the coastal environs to compliment the natural features of the area and minimise visual impact. The use of zincalume is not permitted.
  4. The proponent shall, as an interim measure, enter into a formal access agreement for vehicle access to be taken across Reserve 19893. The agreement shall be funded by the proponent and executed by both parties prior to the issue of a building licence.
  5. The proponent shall meet all costs associated with the re-configuration of the Camping and Road reserve boundaries to formalize the road access to the Caravan Park site.
  6. A cross-over onto Coronation Beach Road shall be constructed to a bitumen seal standard to a minimum width of 7.5 metres and minimum length of 20 metres as per the local government specifications.
  7. The internal road network, carriageways, car parking areas and caravan bays shall be constructed and maintained to an all weather compacted gravel standard configured to the dimensions as outlined in the application.
  8. The ablution facility, camper's kitchen, office/reception building and manager's dwelling shall be connected to an approved effluent disposal system to the satisfaction of the local government and Health Department of WA.
  9. The potable water supply shall meet the minimum prescribed Australian Drinking Water Standards and accordingly be tested every three (3) months at the proponents expense, with the results to be submitted to the local government.
  10. The placement of renewable energy/power sources on-site shall not detract from the natural environment and visual amenity of the area. In this regard further consultation shall be undertaken with Council officers prior to the placement of these facilities.
  11. The generator shed shall be positioned to the north of the caravan park and sufficiently sound proofed so as minimize any noise impact of the patrons of the Park and users of the Shire's camping and day use facility.
  12. The Caravan Park/Camping Ground use shall be operated as short stay accommodation only based on a single stay for a period of not more than a total of three (3) months in any one (1) twelve (12) month period.
  13. The Manager's residence shall be serviced by a minimum 100,000 litre

Rainwater Tank or a 10,000 litre storage tank fed from an on-site dam or under ground bore for domestic and fire fighting purposes. The storage tank is to include a 50mm outlet with gate valve and male coupling located at the base clearly marked "Fire Brigade Connection Point", to the satisfaction of the local government;

14. All external water pipes associated with the development shall be laid underground to a minimum depth of 300 mm to withstand the effects of a bush fire.
15. All fencing, barriers and bollards shall be sympathetic to the natural environs and consistent with the overall colour scheme for the development.
16. The proponent shall submit a detailed landscaping plan showing the location and types/species of native plants with the plan to be endorsed by the Chief Executive Officer prior to the issue of a building licence.
17. The landscaping shall be implemented within twelve (12) months from the issue of a building licence.
18. The proponent shall install international signage pertinent to all of the operations of the Caravan Park to the satisfaction of the local government.
19. The proponent shall submit a statutory declaration acknowledging the local importance of the existing Coronation Beach Nature Based Camping Area and accepting the Shire is not obliged to withdraw from the operation of this facility for the benefit of the broader community.

*NOTE 1: If the development/land use, the subject of this approval, is not substantially commenced within a period of 2 years after the date of determination, the approval shall lapse and be of no further effect.*

*NOTE 2: A grant of planning consent is not a building licence. A building licence must also be obtained for this development.*

*NOTE 3: Where an approval has so lapsed, no development/land use shall be carried out without the further approval of the local government having first been sought and obtained.*

*NOTE 4: If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination. In this regard contact should be made with the State Administrative Tribunal on 9219 3111 or via its website [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au)*

for \_\_\_\_\_  
Dirk Sellenger  
Chief Executive Officer



Expenditures indicated by Towns and Planning Division Regulations 2011

Item	Quantity	Unit Price	Total
Site Plan	1	1000.00	1000.00
Development Application Fee	1	1000.00	1000.00
Development Application Fee (if not approved)	1	1000.00	1000.00
Development Application Fee (if approved)	1	1000.00	1000.00
Site Plan (if not approved)	1	1000.00	1000.00
Site Plan (if approved)	1	1000.00	1000.00
Survey	1	1000.00	1000.00
Survey Fee	1	1000.00	1000.00
Survey Fee (if not approved)	1	1000.00	1000.00
Survey Fee (if approved)	1	1000.00	1000.00
Survey Fee (if approved - 1st year)	1	1000.00	1000.00
Survey Fee (if approved - 2nd year)	1	1000.00	1000.00
Survey Fee (if approved - 3rd year)	1	1000.00	1000.00
Survey Fee (if approved - 4th year)	1	1000.00	1000.00
Survey Fee (if approved - 5th year)	1	1000.00	1000.00
Survey Fee (if approved - 6th year)	1	1000.00	1000.00
Survey Fee (if approved - 7th year)	1	1000.00	1000.00
Survey Fee (if approved - 8th year)	1	1000.00	1000.00
Survey Fee (if approved - 9th year)	1	1000.00	1000.00
Survey Fee (if approved - 10th year)	1	1000.00	1000.00
Survey Fee (if approved - 11th year)	1	1000.00	1000.00
Survey Fee (if approved - 12th year)	1	1000.00	1000.00
Survey Fee (if approved - 13th year)	1	1000.00	1000.00
Survey Fee (if approved - 14th year)	1	1000.00	1000.00
Survey Fee (if approved - 15th year)	1	1000.00	1000.00
Survey Fee (if approved - 16th year)	1	1000.00	1000.00
Survey Fee (if approved - 17th year)	1	1000.00	1000.00
Survey Fee (if approved - 18th year)	1	1000.00	1000.00
Survey Fee (if approved - 19th year)	1	1000.00	1000.00
Survey Fee (if approved - 20th year)	1	1000.00	1000.00

- LEGEND**
- CARAVAN & CAMPING SITE
    - A - CARAVAN SITE (10 x 6.0m)
    - B - CARAVAN SITE (10 x 6.0m)
    - C - CARAVAN SITE (10 x 6.0m)
  - PROPOSED DEVELOPMENT
  - PROPOSED DEVELOPMENT
  - PROPOSED DEVELOPMENT
  - PROPOSED DEVELOPMENT

- NOTES**
1. Boundaries and easements subject to local council maps and plans.
  2. The plan is prepared for development approval. The Local Authority and Council may be used for any other purpose. No liability will be accepted where the plan is used for purposes other than those intended.
  3. All proposed ground and below the ground works shall be carried out in accordance with the conditions of the Development Consent Order. Some retaining walls may be required.
  4. The volume of excavations from the roads shall be reduced, and due to the high permeability of the soil, will be used for the proposed development.

 <p>         Suite 1 &amp; 2 Station Centre          88 Chapman Road Geraldton WA 6530          PO BOX 1587 Geraldton WA 6531          Email: info@landwest.net.au          Phone: (08) 9482 0250          Fax: (08) 9482 0252       </p>	CLIENT: W & S BOYS			
	TITLE: DEVELOPMENT PLAN LOT 19 ON PLUM 23358 CORVINA BEACH ROAD, HOWTHANNA CARAVAN & CAMPING PARK			
CERTIFICATE OF TITLE: 166/414	DATE LAST MODIFIED: 11/07/2012	DRAWN BY: [Name]	CHECKED BY: [Name]	PROJECT NO: 06164-SP1
<small>         This plan remains the property of Landwest and shall not be used for any purpose other than that for which it was prepared. The Local Authority and Council may be used for any other purpose. No liability will be accepted where the plan is used for purposes other than those intended.       </small>				

Cr Royce declared and interest in item 9.4.3 and left the chambers at 3.18pm.

<b>AGENDA ITEM:</b>	<b>9.4.3</b>
<b>SUBJECT:</b>	<b>EXTENSION OF PLANNING APPROVAL – PROPOSED CARAVAN PARK, SHOP &amp; MANAGERS RESIDENCE</b>
<b>PROPOSER:</b>	<b>W &amp; E BOYS</b>
<b>SITE:</b>	<b>LOT 171 (FORMER LOT 19) CORONATION BEACH ROAD, OAKAJEE</b>
<b>FILE REFERENCE:</b>	<b>A356</b>
<b>PREVIOUS REFERENCE:</b>	<b>09/08-5</b>
<b>DATE:</b>	<b>12 AUGUST 2010</b>
<b>AUTHOR:</b>	<b>KATHRYN JACKSON</b>

**DISCLOSURE OF INTEREST**

Nil.

**BACKGROUND**

Council is in receipt of an application for the extension of a current planning approval for the development of a caravan park, shop and manager's residence upon Lot 171 (former Lot 19) Coronation Beach Road, Oakajee.

The application is required to be placed before a meeting of Council as the Shire of Chapman Valley's Town Planning Scheme No.1 ('the Scheme') specifies that the extension of a planning approval is not able to be dealt with under delegated authority and must be approved by Council.

The applicant has confirmed that there are no proposed changes to the original application, and on this basis Shire staff are recommending approval of an extension to the planning application subject to the same conditions of the original approval. A copy of the original planning approval and approved development plan is included as **Attachment 1** to this report.

**COMMENT**

The original application was approved at a meeting of Council held 17 September 2008 and as per the Scheme the planning approval is valid for a period of two years expiring on 17 September 2010 unless the development has been substantially commenced. A copy of the Minutes from the 17 September 2008 meeting of Council is included as **Attachment 2** to give background information to this application. The applicant confirms that there are no proposed changes to the original application.

As part of the original planning approval the applicant was required to formalise an access from Coronation Beach Road across Reserve 19893 onto their Lot 171. As such Council resolved at its meeting held on 18 March 2009 that:

*"The Council resolve pursuant to section 56 and 58 of the Land Administration Act, 1997 to support the dedication and closure of the western portion of Coronation Beach Road to facilitate safe access to Lot 19 Coronation Beach Road as Plan 06164BR1 prepared by LandWest Planning Consultants, subject to the Shire not being responsible for the construction of the subject portion of road being dedicated as part of this process."*

Since this time the applicant has been working with their appointed consultant, LandWest, the Shire and the Department for Lands, to formalise the closure of a portion of Coronation Beach Road to realign the road reserve to reflect the route of the existing road, and the dedication of portion of Reserve 19893 as road reserve for the purpose of granting road access to Lot 171 (former Lot 19) Coronation Beach Road. A copy of the proposed road closure and dedication plan is included as **Attachment 3** to this report.

As part of this process the applicant has been notified by the Department of Indigenous Affairs that a Section 18 application and ethnographic survey is required to be undertaken pursuant to the Aboriginal Heritage Act 1972 for the portion of reserve proposed to be



dedicated as road reserve. As Council would be aware, dealing with State agencies is often a time consuming and frustrating experience and this has led to delay in the applicant commencing their development on-ground.

Although no physical development has been commenced on-site, Shire staff are satisfied that the applicant has been actively working towards the conditions of their approval and coupled with unforeseen delays pursuant to the road realignment to grant access to the development site it is recommended that a two year extension be granted. This would give a new expiry date of the 17 September 2012, however it is noted that should the applicant not be substantially commenced before this time it is recommended that a fresh application would be required to be presented to Council at that time.

#### **STATUTORY ENVIRONMENT**

Section 5.3.4 of the Scheme states:

*"Where the Council approves an application for planning consent under this Scheme the time for which that consent remains valid, is two (2) years, unless otherwise stated on Council's decision on application for planning consent."*

Furthermore, section 10.5 within Appendix B of the Town Planning Regulations 1967 states:

#### ***"10.5. Term of planning approval***

*10.5.1. Where the local government grants planning approval for the development of land —*

- (a) the development approved is to be substantially commenced within 2 years, or such other period as specified in the approval, after the date of the determination; and*
- (b) the approval lapses if the development has not substantially commenced before the expiration of that period.*

*10.5.2. A written request may be made to the local government for an extension of the term of planning approval at any time prior to the expiry of the approval period in clause 10.5.1."*

See **Attachment 2** to this report for previously stated statutory information.

#### **POLICY IMPLICATIONS**

See **Attachment 2** to this report for previously stated policy information.

#### **FINANCIAL IMPLICATIONS**

See **Attachment 2** to this report for previously stated financial information.

#### **STRATEGIC IMPLICATIONS**

See **Attachment 2** to this report for previously stated strategic information.

#### **VOTING REQUIREMENTS**

Simple majority of Council.

#### **REFER TO NCZ/WALGA**

N/A

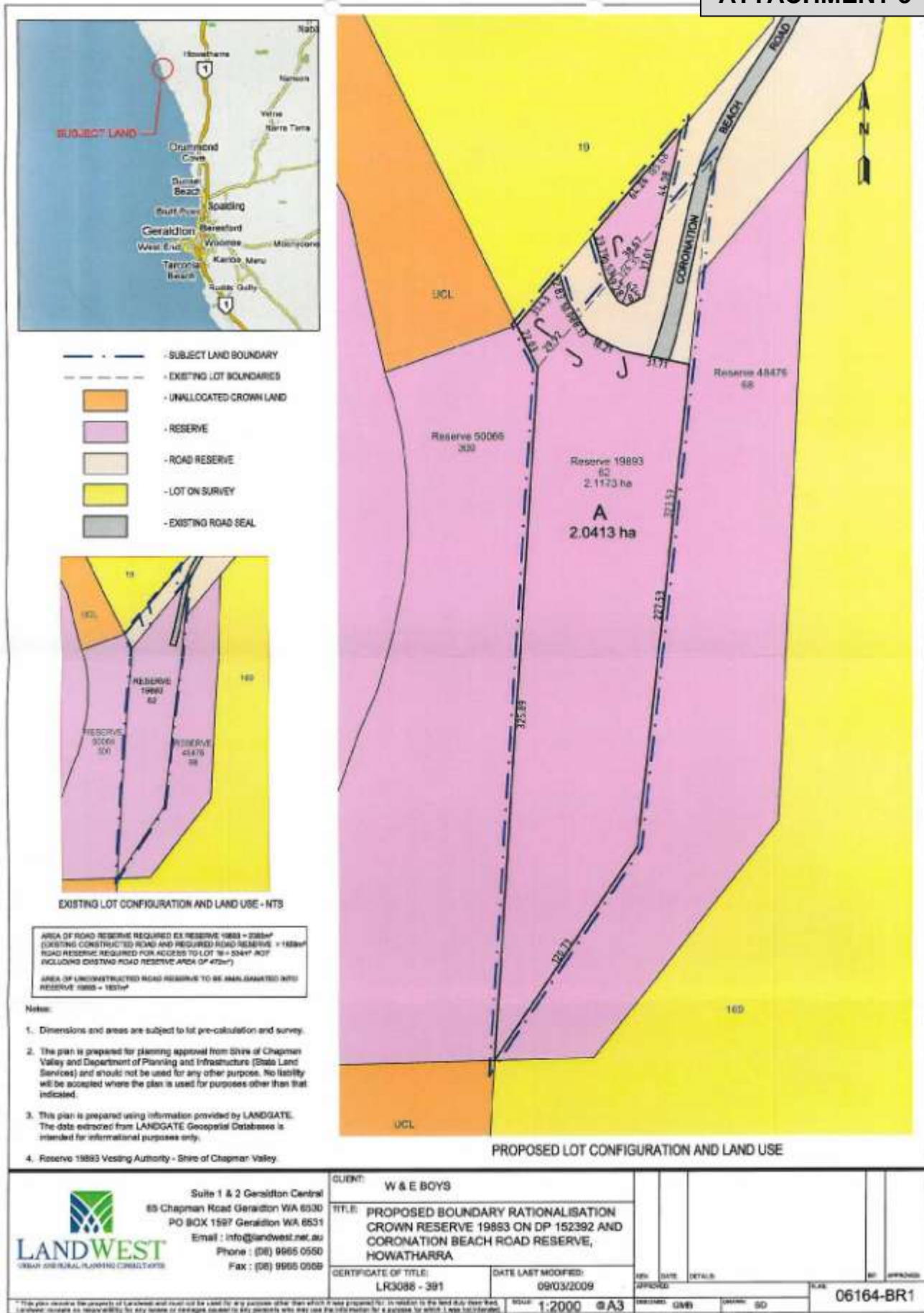
STAFF RECOMMENDATION / COUNCIL DECISION

Moved Cr Cole seconded Cr A Bell

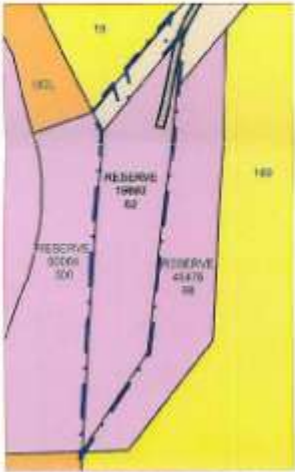
That Council:

1. Grant a two year extension (new expiry date 17 September 2012) to Planning Permit 2008/058 for the development of a caravan park, shop and manager's residence upon Lot 171 (former Lot 19) Coronation Beach Road, Oakajee subject to the original conditions of Planning Permit 2008/058.
2. Advise the applicant that should the development not be substantially commenced by 17 September 2012 that a fresh application will be required to be submitted to Council for consideration.

**CARRIED**  
Voting 6/0  
Minute Reference 08/10-8



- - - - - SUBJECT LAND BOUNDARY
- - - - - EXISTING LOT BOUNDARIES
- UNALLOCATED CROWN LAND
- RESERVE
- ROAD RESERVE
- LOT ON SURVEY
- EXISTING ROAD SEAL




EXISTING LOT CONFIGURATION AND LAND USE - NT3

AREA OF ROAD RESERVE REQUIRED EX RESERVE 19893 = 2285m<sup>2</sup>  
 (EXISTING CONSTRUCTED ROAD AND REQUIRED ROAD RESERVE = 1889m<sup>2</sup>)  
 ROAD RESERVE REQUIRED FOR ACCESS TO LOT 78 = 524m<sup>2</sup> (NOT INCLUDING EXISTING ROAD RESERVE AREA OF 472m<sup>2</sup>)  
 AREA OF UNCONSTRUCTED ROAD RESERVE TO BE RATIONALISED INTO RESERVE 19893 = 1837m<sup>2</sup>

- Notes:
1. Dimensions and areas are subject to lot pre-calculation and survey.
  2. The plan is prepared for planning approval from Shire of Chapman Valley and Department of Planning and Infrastructure (State Land Services) and should not be used for any other purpose. No liability will be accepted where the plan is used for purposes other than that indicated.
  3. This plan is prepared using information provided by LANDGATE. The data extracted from LANDGATE Geospatial Database is intended for informational purposes only.
  4. Reserve 19893 Vesting Authority - Shire of Chapman Valley.

PROPOSED LOT CONFIGURATION AND LAND USE

 <p>Suite 1 &amp; 2 Geraldton Central                  85 Chapman Road Geraldton WA 6530                  PO BOX 1567 Geraldton WA 6531                  Email : info@landwest.net.au                  Phone : (08) 9665 0550                  Fax : (08) 9665 0508</p>	CLIENT: W & E BOYS	DATE: / /	BY: / /	APPROVED: / /
	TITLE: PROPOSED BOUNDARY RATIONALISATION CROWN RESERVE 19893 ON DP 152392 AND CORONATION BEACH ROAD RESERVE, HOWATHARRA	CERTIFICATE OF TITLE: LR3086 - 391	DATE LAST MODIFIED: 09/03/2009	SCALE: 1:2000 @A3

This plan contains the property of Landwest and shall not be used for any purpose other than which it was prepared for. In relation to the land this plan has been prepared for, Landwest accepts no responsibility for any losses or damages caused to any persons who may use the information for a purpose for which it was not intended.



Marloo Primary Enterprises  
 ABN 45 656 658 209

W & E Boys  
 ABN 68 795 760 185

2 Sheel Haven Way  
 DIAMOND COVE  
 WA 6532  
 marlooprimary.com.au

Phone: (08) 9338 2980  
 Fax: (08) 9338 2980  
 Mobile: 9427 3829 80  
 Email: 9427 3829 89

Shire of Chapman Valley  
 Attn: Simon Lancaster  
 Manager of Planning  
 PO Box 1  
 NABAWA WA 6532

RECEIVED  
 - 3 JUL 2012  
 BY: .....

29 June 2012

Dear Simon,

RE: Application for extension of Planning Approval for development of Caravan Park, Shop & Managers residence on Lot 171 Coronation Beach Road.

In regards to the following development application we would like to apply to the Shire of Chapman Valley Council for an extension for our planning approval. Currently the approval requires the development to have begun substantial works by 17th September this year, however we have experienced some significant delays, beyond our control, in progressing the development to this stage.

During the processing of applying to the Department of Land to re-align Coronation Beach Road in order to gain access to the development site, the Department of indigenous Affairs requested a Section 18 under the Aboriginal Heritage Act 1972. While it was initially requested for the section of Road Reserve only during that process the DIA requested the Section 18 to be applied over the development site as well. This process has taken a significant amount of time, more so than what we originally thought. Our application is now with the DIA for their meeting Friday 22 June to be considered at the meeting of the Aboriginal Cultural Material Committee on 8 August.

We do not see any reason why the DIA will not approve our Section 18 but are not in a position to commence any significant works until we have been given approval.

The second hold up for us is the application from the Department of Land for the re-alignment of portion of Coronation Beach Rd, this application process commenced on 18 March 2009 when Council supported the commencement of the road re-alignment process. We have been awaiting valuation of this portion of land and an offer to be made to us to purchase the land, from the Department of Lands. Last correspondence made by you to the Department was as recent as 21 June stating the valuation was back and an offer to us was being drafted.

At this stage our hands are tied and we are awaiting the outcomes for both issues before we can progress with the development. We therefore ask the Council to consider all of the above in approving an extension for this project for a further 2 years whilst we attempt to resolve the outstanding issues with two State government departments.

Kind regards  
  
 C W & G L Boys

\_\_\_\_\_



<b>AGENDA ITEM:</b>	<b>10.1.2</b>
<b>SUBJECT:</b>	<b>SCHEME AMENDMENT PROPOSAL (AMENDMENT No.47)</b>
<b>PROPONENT:</b>	<b>GREG ROWE &amp; ASSOCIATES FOR D.SAMBORSKI</b>
<b>SITE:</b>	<b>LOT 2 OLSEN ROAD, HOWATHARRA</b>
<b>FILE REFERENCE:</b>	<b>204.03.47 &amp; A63</b>
<b>PREVIOUS REFERENCE:</b>	<b>06/10-3</b>
<b>DATE:</b>	<b>11 JULY 2012</b>
<b>AUTHOR:</b>	<b>SIMON LANCASTER</b>

### DISCLOSURE OF INTEREST

Nil.

### BACKGROUND

Council resolved at its 23 June 2010 meeting to initiate the rezoning of Lot 2 Olsen Road, Howatharra from the 'General Farming' zone to the 'Special Rural' zone as Scheme Amendment No.47. The required advertising has now been concluded and this report recommends Council's adoption of Scheme Amendment No.47 and the associated Subdivision Guide Plan, subject to modifications.

**Figure 1 - Location Plan for Lot 2 Olsen Road, Howatharra**



### COMMENT

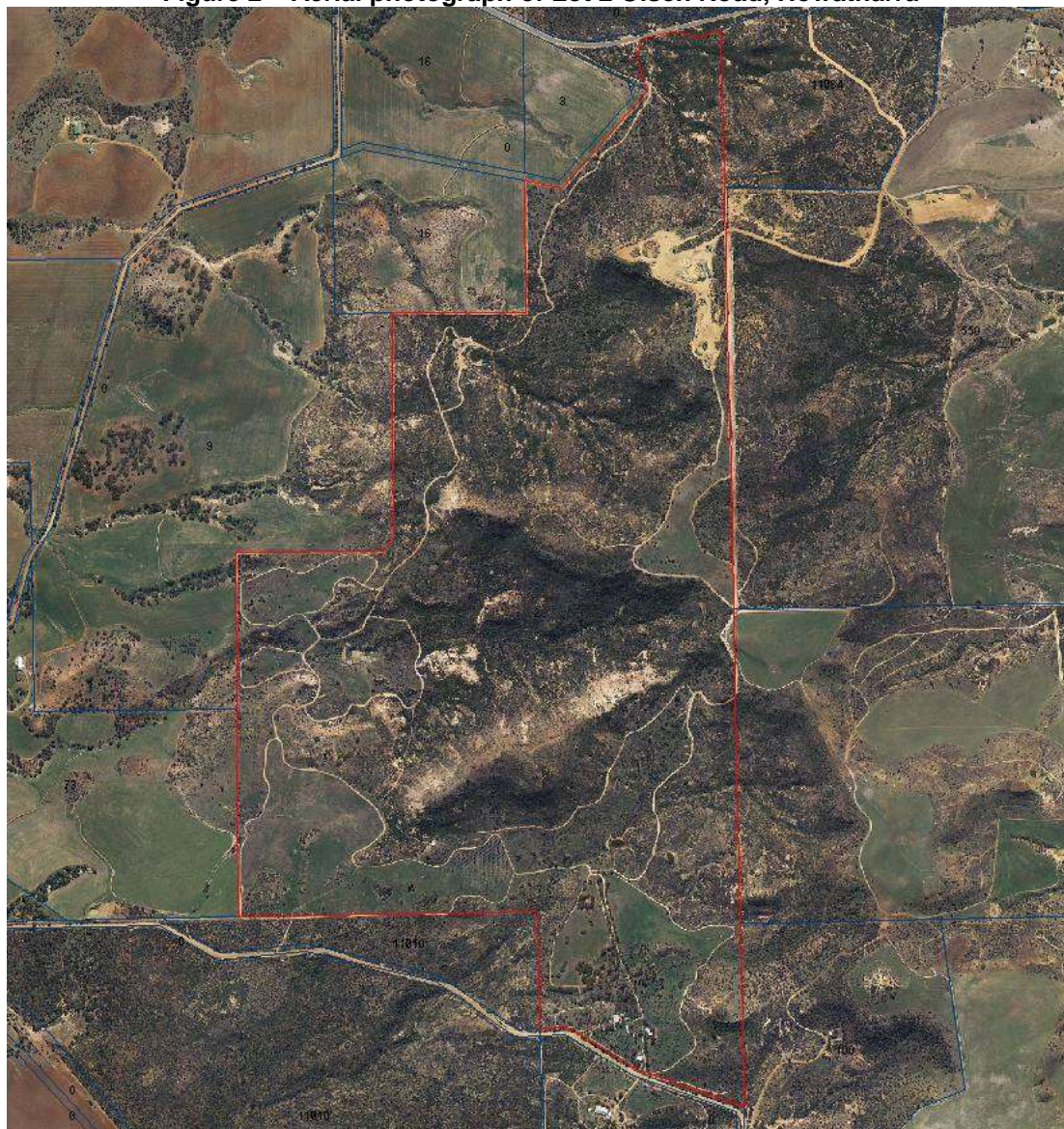
Lot 2 is a 240.83ha lot with its southern boundary fronting Olsen Road and its northern boundary fronting Nanson-Howatharra Road. The lot contains a dwelling with clustered outbuildings and an approximately 2.5ha olive plantation (across two sites) close to the Olsen Road frontage, the lot also contains 3 dams linked by an internal access track network, and a disused gravel pit towards the northern end of the property.

Lot 2 is set amidst properties ranging in size from 7 to 170ha and has the Oakajee Nature Reserve abutting it to the south-west. The landform for Lot 2 is dominated by a ridgeline running north-south through the property creating a series of ridges, gullies and plateaus with much of the property covered in remnant vegetation and unused for agricultural production.

The applicant's submitted rezoning application includes a Subdivision Guide Plan that proposes Lot 2 be subdivided into 11 lots ranging between 20.0084ha and 25.2006ha with 8 of these lots gaining access via a proposed cul-de-sac road off Olsen Road, and 3 lots gaining access off Oakajee Road via an unformed road reserve (that would be required to be constructed) and a proposed cul-de-sac road. The road network would follow existing access tracks on-ground and seeks to work with the existing remnant vegetation and steep, undulating contours present.

A copy of the applicant's Scheme Amendment No.47 report that provides additional information on the site, town planning considerations, the proposed subdivisional layout and servicing has been provided to Councillors as a separate document to the Council Agenda. The Subdivision Guide Plan within the Scheme Amendment No.47 documentation has also been included as **Attachment 1** with this agenda report.

**Figure 2 – Aerial photograph of Lot 2 Olsen Road, Howatharra**



Scheme Amendment No.47 was referred to the Environmental Protection Authority ('EPA') on 21 January 2011 and the EPA advised on 22 February 2011 that it did not consider it had enough information to enable it to make a decision and would be seeking additional information from the Department of Environment and Conservation.

On 2 June 2011 the EPA advised that it had formed the preliminary view that the Scheme Amendment may be incapable of being made environmentally acceptable due to the land being a regionally significant (Beard Vegetation Association 675) natural area of high conservation value containing the Priority Ecological Community (Priority 1) 'Plant assemblages of the Moresby Range'.

The applicant was invited to submit additional information to the EPA and discussions commenced between both parties with the EPA agreeing on 30 August 2011 to the applicant's request that the Scheme Amendment be held in abeyance pending the ongoing discussions.

On 2 May 2012 the EPA advised that Scheme Amendment No.47 should not be assessed under the Environmental Protection Act 1986. The EPA did provide advice and recommendations raising concerns with the Subdivision Guide Plan accompanying Scheme Amendment No.47 and that it considered that the Plan should be modified to have a reduced lot yield and further restrictions in relation to the keeping of animals and clearing.

Scheme Amendment No.47 was advertised in accordance with the provisions of the Planning & Development Act 2005 from 18 May 2012 until 29 June 2012 and included the following actions seeking comment:

- placement of a public notice in a locally circulating newspaper;
- placement of a public notice sign on-site;
- placement of a copy of the Scheme Amendment No.47 document at the Shire office/library;
- writing directly to the 17 landowners of the 50 lots within a 1.5km radius of Lot 2;
- writing directly to the following; Alinta Gas, Department of Agriculture and Food, Department of Environment and Conservation, Department of Indigenous Affairs, Department of Water, Fire and Emergency Services Authority, Telstra, Water Corporation and Western Power.

At the conclusion of the advertising period 8 submissions had been received, with 7 in support of the application and 1 in objection (this being from the Department of Environment and Conservation).

A Schedule of Submissions has been prepared and included as **Attachment 2** to this report, the Schedule identifies the respondents, summarises the matters raised and provides individual comment upon the matters raised. Copies of the received submissions can be provided to Councillors upon request.

The Schedule of Submissions also provides recommendations upon how Scheme Amendment No.47 might be modified to better address the concerns raised by the EPA and the Department of Environment and Conservation. The suggested modifications to both the Scheme Amendment No.47 text and the Subdivision Guide Plan propose restrictions on further clearing of the land, and further restrictions on stocking (limiting it to areas that have already been cleared).

Shire staff have also recommended that the Subdivision Guide Plan be amended to reduce the lot yield from 11 lot to 10 lots by amalgamating the 'plateau' lot and requiring that secondary fire access be secured via an easement prior to subdivision of the lot.

## **STATUTORY ENVIRONMENT**

Lot 2 Olsen Road, Howatharra is zoned 'General Farming' under Shire of Chapman Valley Town Planning Scheme No.1 ('the Scheme'). The land is situated approximately 600m east of the Oakajee Industrial Estate Buffer. Lot 2 is located within the 'Place of Heritage Value Zone 3 – Moresby Flat Topped Ranges and associated valleys' zone, the Policy Statement under the Scheme for which reads:

*"The places described in Appendix 5 and situated on the land shown as Places of Heritage Value on the Scheme Map are considered by the Council to be of historic, architectural, scientific and scenic or other value that should be retained in their present state or restored to their original state or to a state acceptable to Council."*



The Policy Statement under the Scheme for the 'Special Rural' zone, that the application proposes, is as follows:

*"It is the intention of the Council to provide a variety of opportunities for rural/residential and hobby farm lifestyles. It is also the intention of Council to ensure that the activities undertaken within the areas so zoned, maintain a rural character and the areas as a whole do not have detrimental effect on nearby farming and other land uses. The standards and requirements of this table are general in nature and may be modified by Clause 3.1.20 and Appendix 6."*

Part 5 of the Planning & Development Act 2005 provides for the amendment of a Local Planning Scheme. At the completion of the advertising period the Scheme Amendment is presented for Council's consideration, and its determination is then forwarded to the Minister for Planning for final assessment.

## **POLICY IMPLICATIONS**

In the event that Scheme Amendment No.47 was given approval by the Minister for Planning, future assessment of applications for subdivision and development upon the land would be required to meet the requirements of the following Shire of Chapman Valley Local Planning Policies (amongst others):

- 16.160 Bushfire Policy – Rural & Special Rural Subdivision & Residential Development;
- 16.160 Location of Buildings on Special Rural and Rural Residential Zoned Land Policy;
- 16.140 Moresby Ranges;
- 16.210 Subdivision Road Standards.

## **FINANCIAL IMPLICATIONS**

The applicant has previously paid the required fee to request the initiation of a Major Scheme Amendment under the Shire of Chapman Valley Planning Service Fees. Upon Council's determination of Scheme Amendment No.47 the applicant will be required to make payment of the \$1,725 (+GST) attributable to the remainder of the rezoning process before the Shire will forward any decision of Council to the Western Australian Planning Commissions ('WAPC').

## **STRATEGIC IMPLICATIONS**

The WAPC's Geraldton Region Plan (1999) seeks to provide a framework for the future management, protection and coordination of regional planning in the region. It is considered that Scheme Amendment No.47 satisfies the following objectives of the Geraldton Region Plan as outlined in Section 9.5:

- *To retain opportunities for rural-residential living within Greater Geraldton.*
- *To exclude rural-residential development from productive agricultural land, areas containing important basic raw material deposits, potential service corridors, regionally significant landscapes, environmentally sensitive areas and areas suitable for future urban development.*
- *To develop land for rural-residential use in accordance with established environmentally sustainable practices to ensure that they are not prejudicial to neighbouring agricultural uses.*
- *To minimise the extent to which rural-residential development has an adverse impact on the environment and maximise the extent to which it enhances the environment.*
- *To give preference to further rural-residential development in existing settlements, or adjacent to existing settlements, or where public utility services (e.g. water, power, rubbish disposal), community services (shops, schools etc.) and employment opportunities, are available or can be economically extended, in order to avoid locations which create unnecessary additional demands.*
- *To give special consideration to the availability of water supply in determining locations for rural-residential development.*
- *To limit encroachment of rural-residential areas into areas that would otherwise be suitable for residential development.*

- To encourage the development of open space systems through rural-residential areas.
- To select areas for rural-residential development which satisfy land capability requirements including slope, soil stability, soil erosion, effluent disposal and bushfire risk.
- To select areas for rural-residential development which are physically suitable (e.g. topographically varied, visually attractive, with distinct attributes such as creeks or water features, distant views, or uncleared land with substantial vegetation and/or trees).
- To avoid conflicts with agriculture and other incompatible land uses.”

The Greater Geraldton Structure Plan that accompanies the Geraldton Region Plan was updated by the WAPC in 2011 and identifies Lot 2 as being ‘Future Rural Living’. Section 3.2.1 of the Greater Geraldton Structure Plan notes the following:

*“The ‘rural living’ land use category replaces ‘rural-residential’ from the previous structure plan. It essentially forms a zone of transition between urban and rural areas and encompasses rural residential, rural smallholdings and special rural land. It primarily offers an alternative lifestyle from conventional residential subdivision, allowing the opportunity for rural and recreational pursuits. Significantly, it is recognised that rural living is a land use that adds to the sense of place of regional areas....*

*... Further, ‘future rural living’ has also been included in this area, consistent with areas identified in the Shire of Chapman Valley Local Planning Strategy (2008) for proposed and possible (long-term) rural residential and rural smallholdings.”*

Section 3.2.3 of the Greater Geraldton Structure Plan notes the following issues, constraints and recommendations relevant to this application:

*“The location of rural living land should not be a constraint to future urban expansion. ‘Rural living’ is considered a more inefficient land use type compared to denser urban forms due to the low residential population that it yields and the fact that once developed, there is generally little opportunity for further intensification. The provision and maintenance of services to these areas is also disproportionately costly.*

*The development of currently undeveloped ‘rural living’ and ‘future rural living’ areas is subject to localised structure planning and the provision of infrastructure and services. The expense of servicing these areas may constrain their timely development. The capacity of key utilities and service infrastructure may constrain long term development. The absence of a reticulated water supply is a major issue for some rural living areas. The relatively low rainfall leads to a reliance on groundwater, of which the long-term sustainability is uncertain.*

*Environmental considerations, indigenous and cultural heritage issues may require resolution during structure planning. The effects on the visual landscape requires due consideration in areas of significant landscape value, such as those adjacent to the Moresby Range.*

*In addition to the necessary structure planning and provision of infrastructure and services, the development of ‘future rural living’ areas are also subject to amendments to local planning schemes. Such amendments require the approval of the Minister for Planning on recommendation by the WA Planning Commission. Scheme amendments may be subject to environmental studies and plans, including the Geraldton Regional Flora and Vegetation Survey and the Moresby Range Management Strategy. Land identified as ‘future rural living’ should be developed in an orderly manner.*

*Land that is identified for ‘future rural living’ should not be further fragmented. In this regard, ad hoc subdivision should not be supported.*

*The Greater Geraldton Structure Plan 2011 contains almost 3500 ha of land designated for 'future rural living.' If this area was fully developed at an average development density of 30 ha/dwelling (gross), it would accommodate about 300 additional people.*

*It is acknowledged that a substantial area of rural land beyond the northern boundary of the structure plan has been identified for future rural living purposes in the endorsed local planning strategies for the Shires of Chapman Valley and Northampton. These areas are currently beyond the scope of the Greater Geraldton Structure Plan 2011 and will be considered through the proposed wider regional planning.*

*State Planning Policy 2.5 Agricultural and Rural Land Use Planning that outlines guiding principles for the planning and development of rural land is currently being revised. The revised policy may have implications for future rural land use within the Greater Geraldton Structure Plan area."*

Section 4.5.1 of the WAPC's Moresby Range Management Strategy (2009) makes the following recommendations:

- "11 Ensure land use and development proposals maintain and, where possible, enhance any conservation values associated with the land or an adjacent nature reserve. Consideration should be given to the potential to create conservation lots, as per Development Control Policy 3.4 Subdivision of Rural Land"*
- "39 Ensure that where non-rural land uses are proposed, an assessment of the risk of bushfire is undertaken, and the land developed in accordance with Development Control Policy 3.7 Fire Planning"*
- "44 Ensure that buildings, structures and public or private roads are sited and designed to have minimal impact on views of the range and reflect surrounding character, with reference to the manual, Visual Landscape Planning in Western Australia (DPI, 2007), so that they:*
- Do not dominate the landscape but are compatible in form, scale, bulk, and mass to their setting.*
  - Give thought to visually concealing all buildings and associated services, such as delivery and storage areas and necessary infrastructure. Where possible, buildings are to be constructed behind or among trees.*
  - Reflect the rural nature of the range and cater for expected level of use, particularly any public or private road, and vehicle manoeuvre areas associated with lookouts;*
  - Blend into the surroundings through use of appropriate colour schemes.*
  - Take advantage of views to the range through appropriate orientation of roads in new subdivisions."*

Figure 6 of the Moresby Range Management Strategy also identifies Lot 2 as being within an area that warrants further investigation subject to Section 4.5.3 of the Strategy which addresses the potential visual impacts of resource extraction and infrastructure in this area, and it is noted that Scheme Amendment No.47 would introduce a further level of control and assessment over such activities.

Lot 2 Olsen Road, Howatharra is located across Precinct No.4 – Moresby Range and Precinct No.5 – Howatharra West of the Shire of Chapman Valley Local Planning Strategy (2008). Figures 3, 8 and 9 of the Local Planning Strategy identify Lot 2 Olsen Road, Howatharra as being suitable for 'Possible Future (Long Term) Rural Smallholdings (20-40ha)', and the rezoning application accords with this strategic direction.

The rezoning application accords with objective (e) for Precinct No.4 – Moresby Range and objective (h) for Precinct No.5 – Howatharra West of the Local Planning Strategy:

*“Council may support the subdivision/amalgamation of land within this Precinct, having due regard to the objectives of the Precinct, in the following circumstances:*

*For lifestyle and hobby farm purposes as per Figure 3 where the subject land has been appropriately rezoned to “Rural Smallholding” (20 – 40 hectares).”*

Future subdivision of the lots will be required to meet the following objectives of the Local Planning Strategy:

- “4.3.3 Protect and enhance existing catchments, botanical linkages and vegetation/wildlife corridors.*
- 4.3.4 Promote sound land management practices in consideration of the high conservation values of the area.*
- 4.3.6/5.3.5 Ensure fire prevention measures are implemented and maintained in accordance with statutory requirements as a minimum.*
- 4.4.1/5.4.2 Ensure adequate levels of servicing and infrastructure, as determined by Council, exist or will be provided when supporting proposals for a change in land use/development or subdivision, to avoid burden (financial or otherwise) on the Council’s resources.*
- 5.3.1 Protect the scenic values and visual amenity of the western portion of the Moresby Range.”*

Section 7.5 of the Local Planning Strategy states that:

*“Should, during the life of this Strategy it becomes evident that the area identified for Rural Smallholding (20-40ha) is proven insufficient (refer to Figure 3), then the area identified as ‘Possible Future (long-term) Rural Smallholdings (20-40ha)’ will be considered for rezoning. However as a guide rezoning will not be initiated over that area until at least 70% of the area proposed for Rural Smallholdings (20-40ha) has been rezoned and subdivided to full potential or as otherwise determined between the Shire Council and the Western Australian Planning Commission.”*

The staging of subdivision is an issue that should be open to debate, as it could be argued that land either is, or is not, appropriate for and capable of subdivision (in its various forms) based upon its land capability, environmental considerations, proximity to services etc. and that setting areas aside as ‘long-term’ is an artificial constraint. The staging of subdivision can also lead to the scenario where a landowner may elect in ‘stage 1’ to delay subdivision of their property in the knowledge that ‘stage 2’ will not eventuate until they do so and thereby artificially raise the value of the land.

The threshold at which the land within ‘stage 2’ should become available can also be considered an artificial and arbitrary imposition that must be treated with some degree of flexibility (i.e. on what basis has 70% been chosen, could the figure be 50%, 60% or 80% and achieve the same ends, should this figure be 70% of the land area, or 70% of the landholdings, or 70% of the potential lot yield?). Applying a degree of flexibility to this figure ensures that landowners in ‘stage 2’ who possess land that is incapable of agricultural production and seek to introduce appropriate ‘lifestyle’ or ‘rural tourism’ lots (or similar) are not delayed due to landowners’ in ‘stage 1’ electing to continue utilising their land for agricultural production and resultantly not proceeding with rezoning.

It can also be argued that the area identified as 'long term' by Figure 3 of the Strategy Map should be enabled to become available for Rural Smallholding subdivision sooner rather than later as it is in proximity to Oakajee and would be desired by employees within the Port and Industrial Estate as a place to live (given that not all employees will desire an urban lot on the northern edge of Geraldton and some will seek the diversity in choice offered by Rural Smallholding lots). It is fair to note that when the Local Planning Strategy was written it was done so in the wake of the failed Kingstream proposal and that with the advent of the OPR and Karara proposals the timeframes for having land appropriately zoned and ready for the upcoming growth in this region has become more pressing. This increase in demand has been demonstrated by Scheme Amendments 37, 38, 41, 42, 45 all having been gazetted in the Rural Smallholding area since the release of the Local Planning Strategy in January 2008. Further, given that the subdivision process might be reasonably expected to take at least a year (minimum) to complete, and the likelihood that the complete Subdivision Guide Plan would not be undertaken in one stage, it would still be some time before all 10 lots might be released onto the market.

It should be noted that the Local Planning Strategy as adopted by Council at its November 2006 meeting did not specify that a portion of the Rural Smallholding area should be 'Long Term' and that this was an imposition required by the WAPC on 22 November 2007 before it was prepared to endorse the Shire of Chapman Valley Local Planning Strategy.

In assessing this application it is generally accepted that this proposal meets the required objectives and subdivision criteria specified in Planning Precincts No.4 and 5 of the Shire's Local Planning Strategy, as follows:

- The subject property falls within the area designated as appropriate for Rural Smallholdings;
- The proposed lots are consistent with the minimum lot size of 20ha as specified for the Rural Smallholding designation;
- The proposed development has access to the existing road network and the proposed internal subdivisional road network utilises existing access track alignments;
- The Subdivision Guide Plan has been designed with regard for the topographical and environmental constraints of the land; &
- The rezoning process has given formal opportunity to the EPA, the Department of Water, the Department of Agriculture & Food, and the Fire and Emergency Services Authority (amongst others) to make comment upon the proposed Scheme Text provisions and the Subdivision Guide Plan, and such parties will also be given opportunity to request conditions upon any future subdivision application.

The proposed rezoning of Lot 2 to 'Special Rural' would introduce development controls to the property that are not currently in place including restrictions on stocking and clearing of the land, limiting development to designated building envelopes, and requiring buildings to be sympathetic to existing landscape elements in their use of design, height, material and colour.

## **VOTING REQUIREMENTS**

Simple majority of Council

## **STAFF RECOMMENDATION**

That Council:

- 1 Determine the submissions and require the modifications to Scheme Amendment No.47 as outlined in the Schedule of Submissions included as Attachment 2.
- 2 Pursuant to Section 5 of the Planning and Development Act 2005 adopt for final approval Scheme Amendment No.47 to Shire of Chapman Valley Town Planning Scheme No.1, as follows:
  - a) Rezoning Lot 2 Olsen Road, Howatharra from the 'General Farming' zone to the 'Special Rural' zone;
  - b) Amending Appendix 6 of the Scheme Text by inserting the following text (special conditions):



AREA No.20	LOT 2 OLSEN ROAD, HOWATHARRA
Subdivision	a) Subdivision, development and land use shall generally be in accordance with the Subdivision Guide Plan as approved by the Local Government and the Western Australian Planning Commission.
Building	<p>a) Buildings shall be confined to the building envelopes as generally identified on the Subdivision Guide Plan. Variation/s to the proposed building envelopes may occur upon environmental reporting being undertaken to the satisfaction of the Local Government.</p> <p>b) All buildings shall be sympathetic to existing landscape elements, namely landform, vegetation and amenity, in terms of their design, height, location, materials and cladding colours.</p> <p>c) All stormwater and runoff from buildings and impervious surfaces shall be disposed of within each lot to the satisfaction of the Local Government.</p> <p>d) All building development shall accord with the Local Government's Rural Bushfire Policy and FESA requirements.</p>
Stock Control	<p>a) The keeping of animals shall only take place upon areas identified upon the Subdivision Guide Plan.</p> <p>b) The keeping of animals shall accord with the maximum stocking rates as prescribed by the Department of Agriculture and Food.</p> <p>c) Application for approval to increase the stocking rate above the minimum prescribed is to be submitted to and determined by the Local Government. The Local Government in determining an application for an increase in the stocking rate may consult with the Department of Agriculture and Food and affected surrounding landowners on desirable rates and applicable pasture types.</p> <p>d) Notwithstanding (b) above, the Local Government may reduce or vary the limit on stocking or place any other conditions in light of prevailing seasonal conditions to prevent overstocking, erosion, or other practices detrimental to the environment or amenity of the neighbouring properties.</p>
Vegetation Protection	<p>a) A Restrictive Covenant is to be placed on the Title of each lot limiting the clearing of remnant vegetation to designated building envelopes, with the exception of fire control, driveway access and servicing.</p> <p>b) Prior to the stocking of any areas identified upon the Subdivision Guide Plan as suitable for the keeping of animals, all remnant vegetation shall be protected from livestock by means of fencing to an appropriate standard to the approval of the local government.</p>
Servicing	<p>a) No dwelling shall be constructed or approved for construction unless an approved method of on-site effluent disposal suitable for long-term usage has been incorporated into the approved plans to the satisfaction of the Local Government in consultation with the Health Department of WA.</p> <p>b) The Local Government may request the Western Australian Planning Commission impose a condition at the time of subdivision that requires the subdivider construct any roads required to provide adequate vehicular access to the proposed lots.</p> <p>c) Construction of a single dwelling on any proposed lot shall be supported by a minimum roof catchment area of 300m<sup>2</sup> from all building/s and a rain water storage tank of at least 100,000 litres to sustain a potable water supply for domestic and fire fighting use in accordance with the Local Government's Rural Bushfire Policy requirements.</p> <p>d) The Local Government may request the Western Australian Planning Commission impose a condition at the time of subdivision requiring the subdivider to demonstrate the quantity</p>

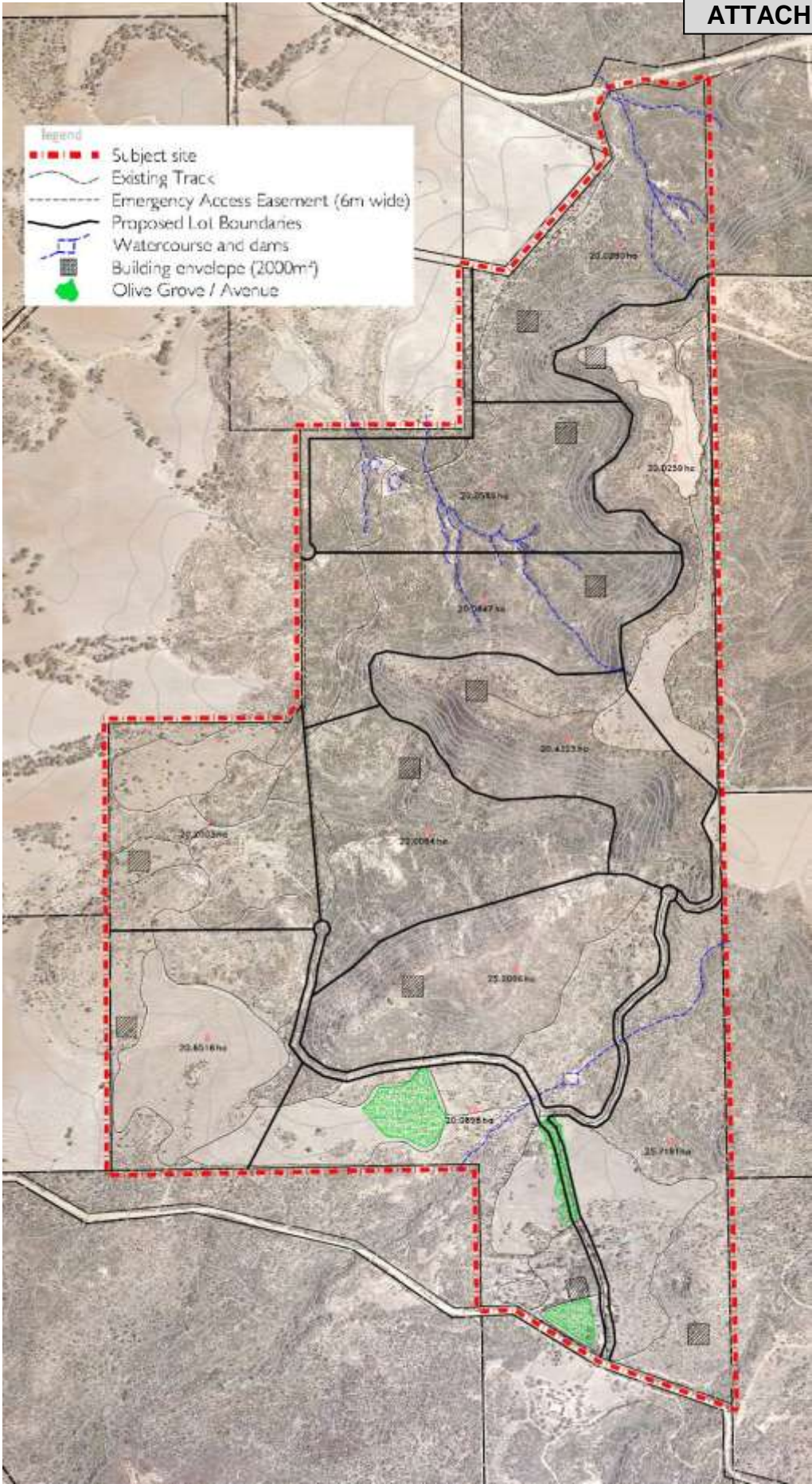
	<p>and quality of ground water, with this data to be made available to the Local Government and prospective purchasers of the land.</p> <p>e) Construction of a dam or soak on the property shall be subject to formal planning consent being granted by the Local Government.</p>
Land Use	<p>a) Landowners shall not proceed with any form of development or change in land use without having obtained planning consent from the Local Government.</p>
Advice to Purchasers	<p>a) The Local Government may request the Western Australian Planning Commission impose a condition at the time of subdivision that requires the subdivider to ensure that purchasers and successors in title are advised of:</p> <ul style="list-style-type: none"> <li>i) The Local Planning Scheme provisions which relate to the use and management of the land; and</li> <li>ii) The constraints associated with the use of ground and surface water for intensive agricultural pursuits, and the need to liaise with the Department of Water regarding ground water licensing requirements for commercial use.</li> </ul>

c) Amending the Scheme Map accordingly.

3 Adopt the Subdivision Guide Plan for Lot 2 Olsen Road, Howatharra subject to the following modifications as contained within the Schedule of Submissions included as Attachment 2:

- a) Designate the previously cleared sections of Lot 2 only as areas upon which the keeping of stock is permitted.
- b) Include notation upon the plan that the keeping of domestic animals is confined to the building envelope areas.
- c) Amalgamate proposed Lots 2 & 5 (the plateau lots) and identify a secondary fire escape easement alignment that is to be secured at time of the subdivision of the plateau lot.

4 Seek final approval of Scheme Amendment No.47 from the Minister for Planning.



Shire of Chapman Valley Town Planning Scheme No.1 Scheme Amendment No.47 – Schedule Of Submissions				
Submission No & Date Rec'd	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (24/5/2012)	Telstra (Locked Bag 2525 PERTH WA 6001)	No objection. A network extension may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBNCo or Telstra. This information about NBNCo is provided as it is not known when services will be available from NBNCo. Telstra will provide services if NBNCo cannot.	The comments of Telstra are more applicable to the subdivision stage than the rezoning stage.	Provide copy of Telstra's advice to the applicant/landowner.
2 (25/5/2012)	Western Power (Locked Bag 2520 PERTH WA 6001)	No objection. There are overhead powerlines, adjacent to or traversing across the proposed area of works. Therefore, all work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines, if any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted.  Western Power must be contacted if proposed works involve: - any changes to existing ground levels around poles and structures; - working under overhead powerlines and/or over underground cables.  Western Power is obliged to point out that any change to the existing power system is the responsibility of the individual developer. Support.	The comments of Western Power are more applicable to the subdivision stage than the rezoning stage. Western Power will have the opportunity to provide comment to the Western Australian Planning Commission as part of a future subdivision application.	Provide copy of Western Power's advice to the applicant/landowner.
3 (25/6/2012)	R McNaught 164 Dillistone Road HOWATHARRA WA 6532 (Postal Address: PO Box 1696 GERALDTON WA 6531)		No additional comment.	Note submission.

**Shire of Chapman Valley Town Planning Scheme No.1  
Scheme Amendment No.47 – Schedule Of Submissions**

Submission No & Date Rec'd	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
4 (25/6/2012)	Water Corporation (PO Box 43 GERALDTON WA 6531)	No objection	No additional comment.	Note submission.
5 (25/6/2012)	Department of Indigenous Affairs (PO Box 7770 CLOISTERS SQUARE WA 6850)	No objection. There are no registered Aboriginal heritage sites within the Scheme Amendment No.47 area. DIA 24414 (Oakajee River) is located in the vicinity. The property is dominated by a ridgeline creating a series of spurs, gullies, and plateaus with much of the property covered by remnant vegetation and unused for agricultural production. Aboriginal sites in the area are often located in similar topographical features.	The archival search of the 'Aboriginal Sites Register' of the Department of Indigenous Affairs confirmed that there are no recorded Aboriginal heritage sites on the land comprising the amendment. The proposed rezoning would remove the property from its current 'General Farming' zone in which agricultural production is a permitted use and introduce development controls to the property that would restrict stocking and clearing of the land and limit development to building envelopes, actions that are conducive to the protection of heritage sites that might be present. The Aboriginal Heritage Act 1972 protects Aboriginal heritage sites in the event of their discovery during on-site development.	Provide copy of Department of Indigenous Affairs' advice to the applicant/landowner so that they are made aware of the obligations under the Aboriginal Heritage Act 1972.
6 (25/6/2012)	A Sirang 373 Olsen Road HOWATHARRA WA 6532 (Postal Address: PO Box 7184 GERALDTON WA 6531)	Support. Amendment will improve the use of land that is unsuitable for agricultural activity while retaining its environmental integrity.	No additional comment.	Note submission.
7 (27/6/2012)	LandCorp (Locked Bag 5 PERTH BUSINESS CENTRE WA 6849)	No objection No objection given the proposed land is outside of the Oakajee Industrial Estate buffer area.	No additional comment.	Note submission.
8 (28/6/2012)	Department of Environment and Conservation (PO Box 72 GERALDTON)	Objection Moresby Range Management Plan (2008) is a key reference for planning in the area. DEC recommends that the proponent conducts an assessment of the proposal in reference to the	Lot 2 Olsen Road, Howatharra is presently zoned 'General Farming' under Shire of Chapman Valley Town Planning Scheme No.1. The rezoning of the land to 'Special Rural' would introduce development controls to the property that are not currently in place	Note submission and modify the Subdivision Guide Plan as follows: - designate the previously



**Shire of Chapman Valley Town Planning Scheme No.1  
Scheme Amendment No.47 – Schedule Of Submissions**

Submission No & Date Rec'd	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
	WA 6531)	<p>recommendations and values of the Strategy with particular reference to the conservation values, ecological connectivity and the natural landscape significance of the site.</p> <p>Proposal prescribes the placement of restrictive covenants on titles to limit clearing of remnant vegetation. However, remnant vegetation is likely to be cleared for the creation of building envelopes, fire control, driveway access and service corridors. The proposal also prescribes the keeping of domestic animal that will result in degradation to the values of remnant vegetation particularly in relation providing connectivity.</p> <p>DEC recommends that the proponent conducts an impact assessment in reference to Environment Protection Authority Position Statement No.2 so that the size of clearing and the associated implications in terms of the EPA objectives are ascertained.</p> <p>Beard Vegetation Association 675 is synonymous within the Priority Ecological Community 'Moresby Range vegetation association' (priority 1). DEC recommends that the impacts of the proposed subdivision on this Priority Ecological Community be determined and strategies be put in place to manage those impacts.</p> <p>The amendment is found to be inconsistent with environmental and natural resource management objectives of the Geraldton Region Plan, State Planning Policy No.3 – Urban Growth and Settlement, and State Planning Policy No.11 – Agricultural and Rural Land Use Policy.</p> <p>DEC requests the proponent re-evaluate the</p>	<p>Including restrictions on stocking and clearing of the land, limiting development to designated building envelopes, and requiring buildings to be sympathetic to existing landscape elements in their use of design, height, material and colour.</p> <p>The current 'General Farming' zoning enables the following land uses to operate as permitted uses upon Lot 2:</p> <p>Rural Pursuit Rural Industry Stockyards Forestry</p> <p>The rezoning of Lot 2 to 'Special Rural' will preclude the latter 3 land uses from commencing upon the land. It is further noted that in the event the land was rezoned it would be designated 'Rural Smallholding' under upcoming Scheme No.2 and Rural Pursuit is designated as a discretionary use rather than a permitted one under this Scheme (i.e. requires a development approval to be granted by the local government).</p> <p>The Scheme Amendment No.47 text in relation to 'Stock Control' presently reads:</p> <p>"a) The keeping of animals (other than domestic pets) shall accord with the maximum stocking rates as prescribed by the Department of Agriculture and Food.</p> <p>b) Application for approval to increase the stocking rate above the minimum prescribed is to be submitted to and determined by the Local Government in determining an application for an increase in the stocking rate may consult with the Department of Agriculture and Food and affected surrounding landowners on desirable rates and</p>	<p>cleared sections of Lot 2 only as areas upon which the keeping of stock is permitted; include notation upon the plan that the keeping of domestic animals is confined to the building envelope areas.</p> <p>amalgamate proposed Lots 2 &amp; 5 (the plateau lots) and identify a secondary fire escape easement alignment that is to be secured at time of the subdivision of the plateau lot.</p> <p>Modify the proposed Scheme Amendment No.47 text in relation to 'Stock Control' as follows:</p> <p>"a) The keeping of animals shall only take place upon areas identified upon the Subdivision Guide Plan.</p> <p>b) The keeping of animals shall accord with the maximum stocking rates as prescribed by the Department of Agriculture and Food.</p> <p>c) Application for approval to increase the stocking rate above the minimum prescribed is to be submitted to and determined by the Local Government. The Local Government in determining an application for an increase in the stocking rate may consult with the Department of Agriculture and Food and affected surrounding</p>

**Shire of Chapman Valley Town Planning Scheme No.1  
Scheme Amendment No.47 – Schedule Of Submissions**

Submission No & Date Rec'd	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
		<p>proposal in reference to the environmental and natural resource protection policy objectives of these directives.</p> <p>Proposal does not recognise the neighbouring Howatharra Nature Reserve to the north-northeast. Amendment should address Nature Reserve and potential strategies to manage potential impacts associated with access, weeds, pests, stock and pets.</p>	<p>c) applicable pasture types. Notwithstanding a) above, the Local Government may reduce or vary the limit on stocking or place any other conditions in light of prevailing seasonal conditions to prevent overstocking, erosion, or other practices detrimental to the environment or amenity of the neighbouring properties."</p> <p>It is suggested that this text could be modified to better address the concerns raised by the DEC.</p> <p>The Scheme Amendment No.47 text in relation to 'Vegetation Protection' presently reads:</p> <p>"a) A Restrictive Covenant is to be placed on the Title of each lot limiting the clearing of remnant vegetation to designated building envelopes, with the exception of fire control, driveway access and servicing."</p> <p>It is suggested that this text could be modified to better address the concerns raised by the DEC.</p>	<p>landowners on desirable rates and applicable pasture types.</p> <p>Notwithstanding (b) above, the Local Government may reduce or vary the limit on stocking or place any other conditions in light of prevailing seasonal conditions to prevent overstocking, erosion, or other practices detrimental to the environment or amenity of the neighbouring properties."</p> <p>Modify the proposed Scheme Amendment No.47 text in relation to 'Vegetation Protection' as follows:</p> <p>"a) A Restrictive Covenant is to be placed on the Title of each lot limiting the clearing of remnant vegetation to designated building envelopes, with the exception of fire control, driveway access and servicing.</p> <p>b) Prior to the stocking of any areas identified upon the Subdivision Guide Plan as suitable for the keeping of animals, all remnant vegetation shall be protected from livestock by means of fencing to an appropriate standard to the approval of the local government."</p>

<b>AGENDA ITEM:</b>	<b>10.1.3</b>
<b>SUBJECT:</b>	<b>WOKARENA HEIGHTS STRUCTURE PLAN</b>
<b>PROPONENT:</b>	<b>SHIRE OF CHAPMAN VALLEY</b>
<b>SITE:</b>	<b>LOTS 1 - 11 RICHARDS ROAD, BULLER</b>
<b>FILE REFERENCE:</b>	<b>204.06.04</b>
<b>PREVIOUS REFERENCE:</b>	<b>2/07-11, 12/10-2, 6/11-9, 9/11-14, 04/12-3 &amp; 04/12-21</b>
<b>DATE:</b>	<b>10 JULY 2012</b>
<b>AUTHOR:</b>	<b>SIMON LANCASTER</b>

## DISCLOSURE OF INTEREST

Nil.

## BACKGROUND

The draft Wokarena Heights 'Residential R2.5' Structure Plan has been advertised and the matter returned to Council for its consideration of the issues raised during the advertising period. This report recommends that the Structure Plan be modified to address the issues raised and re-advertised for further comment.

## COMMENT

A copy of the draft Wokarena Heights Residential R2.5 Structure Plan report, as advertised, was provided to Councillors as a separate document with the April 2012 Council Agenda.

Council resolved at its 18 April 2012 meeting:

*"That Council receive the draft Richards Road Residential R2.5 Structure Plan and advertise the document for public comment for a period of 30 days."*

*"That the Richards Road Structure Plan be retitled the Wokarena Heights Structure Plan."*

The Wokarena Heights Estate Structure Plan was advertised from 30 April 2012 until 1 June 2012 and included the following actions seeking comment:

- placement of a public notice in a locally circulating newspaper;
- placement of a public notice sign at the intersection of Richards and Wokarena Roads;
- placement of a copy of the Structure Plan document on the Shire website;
- display of the Structure Plan document at the Shire office library;
- writing directly to all 11 Richards Road landowners;
- writing directly to the 42 landowners who adjoin the Wokarena Heights precinct;
- writing directly to the following; Alinta Gas, City of Greater Geraldton, Department of Agriculture and Food, Department of Environment and Conservation, Department of Health, Department of Indigenous Affairs, Department of Planning, Department of Water, Fire and Emergency Services Authority, Main Roads WA, Parkfalls Residents Association, State Heritage Office, Telstra, Water Corporation and Western Power.

21 submissions were received regarding the Wokarena Heights Structure Plan, with 10 of these being in support of the Structure Plan, 8 submissions objecting to either the Structure Plan or aspects of it, and 3 submissions providing technical comment.

A Schedule of Submissions has been prepared and included as **Attachment 1** to this report, the Schedule identifies the respondents, summarises the matters raised, provides individual comment upon the matters raised, and a recommendation on how the Structure Plan might be modified in regard to each.

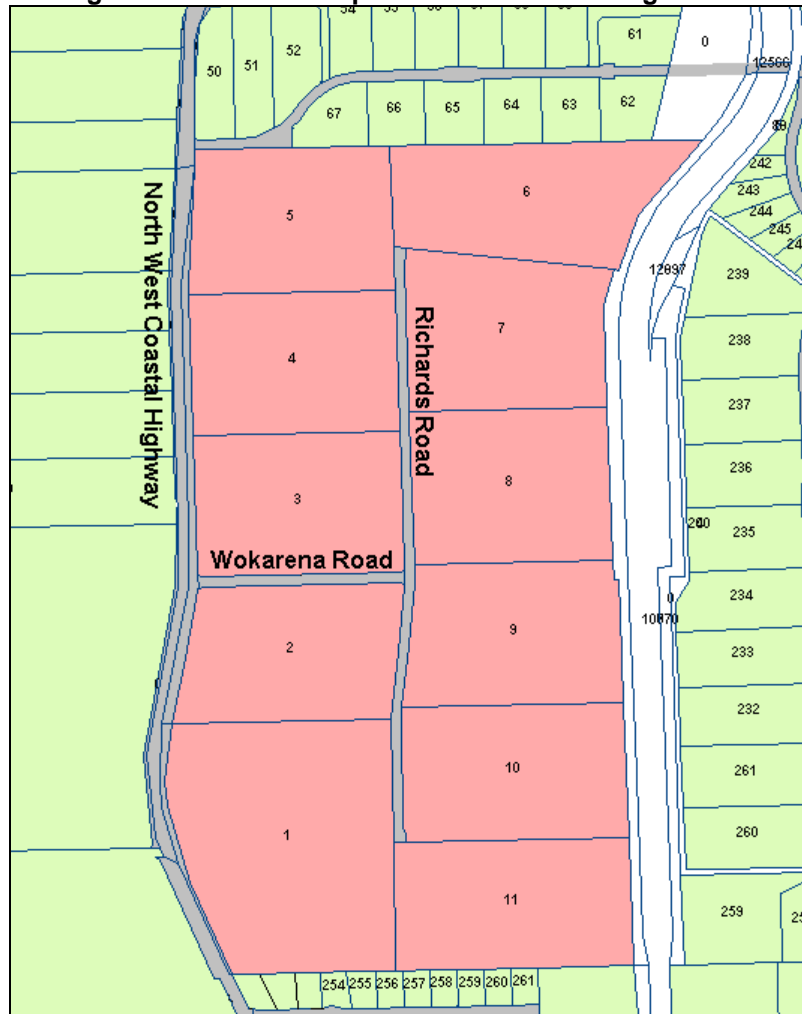
A copy of a modified Wokarena Heights Residential R2.5 Structure Plan report, that has been updated to respond to many of the issues raised during the advertising period (and as outlined in the recommendations contained within the Schedule of Submissions) has been provided to Councillors as a separate document with the July 2012 Council Agenda for its further consideration.



Map extracts from the modified Wokarena Heights Structure Plan document have been included as **Attachment 2** to this report.

The Wokarena Heights area is located 8km north of the Geraldton CBD and covers an area of 142.79ha. The subject land is bounded by the North West Coastal Highway to the west, Parkfalls Estate to the north, the future Highway realignment to the east and the Drummonds Heights Estate to the south. The Wokarena Heights area consists of 11 individually owned lots (8 of which contain a residence), the majority of which are relatively square in shape, 12ha in size and contain rural lifestyle uses.

**Figure 1 – Location Map for the Wokarena Heights area**



The Shire has taken the lead role in the preparation of a Structure Plan for this area, as it was considered unlikely to otherwise eventuate given the disparate ownership of the lots and the need to coordinate road design, services, drainage, infrastructure and open space provision.

The purpose of the Wokarena Heights Structure Plan is to:

- guide and facilitate land use planning for an area that has been identified as suitable for residential subdivision to a scale matching that of the Drummonds Heights Estate immediately located to the south;
- coordinate subdivision and development across multiple lot ownership that currently makes individual subdivision problematic;
- provide a planning tool for State Government Departments, Service Authorities, Local Government, Landowners, the Community, the Development Industry, Investors, and Private Enterprise that will address the already existent demand for subdivision, create certainty over future development in the area and enable partnerships to eventuate, reduce instances of land use conflict, and identify priorities and supporting catchments for new district infrastructure to meet future needs;

- Identify areas of native vegetation worthy of conservation and provide for residential living whilst preserving the landscape amenity of the area.

The Wokarena Heights Structure Plan would ultimately create 251 lots with a total resident population of approximately 653 persons (based on the 2011 Census data for average household size in Chapman Valley). The Structure Plan area would be accessed by an internal subdivisional road network that would primarily connect into the greater road network via Wokarena Road but with some potential for ancillary connection into Beattie Road to the south and Eliza Shaw Drive to the north. The Structure Plan area would be serviced by scheme water, underground power and fibre optic telecommunications, and have a district level park and two smaller neighbourhood parks.

**Figure 2 – Aerial Photograph of Wokarena Heights area**



The Wokarena Heights Structure Plan has been prepared with consideration for the following:

*Statutory and Strategic Planning Documents*

- Shire of Chapman Valley Local Planning Scheme No.2 (particularly Section 5.22);
- relevant Western Australian Planning Commission ('WAPC') strategic documents including the Geraldton Region Plan (1999), Greater Geraldton Structure Plan (2011), and Moresby Range Management Strategy (2009) (particularly Sections 4.5.1 and 4.5.2);
- relevant WAPC policy documents including the draft Structure Plan Preparation Guidelines (2011), Planning Bulletin 92 Urban Water Management (2008), State Planning Policy 3.6 Development Contributions for Infrastructure (2009), and Liveable Neighbourhoods (2007);
- Moresby Range Management Plan (2010) (particularly Figures 4.3, 4.4 and Table 4.1);
- Geraldton Regional Flora and Vegetation Survey (2010).

*Landowner and Government Agency Consultation*

- The Structure Plan layout has been developed in consultation with the 11 effected landowners with a workshop held on 30 January 2012 and follow-up individual discussions and distribution of concept plan options inviting feedback. This initial consultation has been undertaken to ensure that the landowners feel a sense of ownership to the process and so that their views can be incorporated into the preparation of the Structure Plan;
- Discussions have also been held with key government agencies to address their requirements where possible at an early stage rather than at the more advanced formal advertising stage.

#### *Land Use*

- Regard for the existing built form and land use patterns across the study area. The Structure Plan has been designed to make allowance for existing on-ground improvements and it has been made clear to landowners that subdivision will only occur at their own behest and can be undertaken in stages if so wished;
- Discussion with the Department of Education and the assessment of a requirement for any educational facilities. Based on the future resident catchment and wider regional education site planning it has been confirmed that no educational site is required in the subject area;
- Assessment of a requirement for any retail/commercial facilities, based on both the future resident catchment and wider district level planning it is not considered that a retail/commercial site is either required or viable in the subject area.

#### *Scale of development*

- The 4,000m<sup>2</sup> lot sizes illustrated upon the Structure Plan are comparable to those contained within the Drummonds Heights Estate to the immediate south, it is considered that the proposed scale of development maintains an open 'lifestyle' amenity but without the potential for poor land management practices to occur on what is an exposed, sandy soil location. It is noted that the proposed lot sizes were supported by the majority of Richards Road landowners, with a joint submission being received by the Shire of Chapman Valley in 2006 from 8 of the 11 landowners requesting that the land be rezoned to 'Residential R2.5'.

#### *Movement Network*

- Allowance for upgrade in design of existing intersection onto North West Coastal Highway by enabling a right turn treatment for northbound vehicles entering Wokarena Road from the Highway and a left turn treatment for southbound vehicles entering the Highway from Wokarena Road;
- Allowance in the Structure Plan design for a subdivisional road network connection to be created onto the proposed Highway realignment to the east if considered appropriate in the future;
- The Structure Plan document makes calculation for a proportionate landowner contribution to existing road infrastructure upgrades at time of subdivision. Future subdivisional roads would be constructed at the cost of the subdivider as per standard requirements;
- The road hierarchy and movement network has been designed in accordance with the principles of Liveable Neighbourhoods to maximise connectivity and permeability throughout the area, enabling vehicles, pedestrians and cyclists to undertake trips within and through the estate in a legible manner;
- The road layout has been designed to minimise the length of subdivisional roads to reduce landowner construction costs and ongoing Shire maintenance costs;
- The road network has been designed to enable 9 of the 11 landowners to subdivide independently of one another so that parties wishing to subdivide are not required to await neighbours creating roads to provide access. In the instance of Lots 8 and 10 subdivision can still take place along the Richards Road frontage and the eastern balance of the lots could be subdivided by means of a temporary access way to Richards Road that would be decommissioned once either Lots 7, 9 or 11 had been subdivided.
- The Structure Plan document provides indicative road cross sections that make allowance for drainage swales and dual use (pedestrian/cycle) pathways, in addition to the sealed carriageway, along all roads within the precinct;
- The Structure Plan makes a subdivision requirement that no direct vehicular access shall be permitted from lots onto the North West Coastal Highway or Wokarena Road, thereby limiting such access to the subdivisional road network only;

- The Structure Plan makes provision for increased connectivity by allowing for future access onto Beattie Road/Glassford Vista to the south, and Eliza Shaw Drive to the north, at such time as Lots 11 and 5 undertake subdivision respectively;
- The siting of Neighbourhood Park 1 upon the Structure Plan is intended to allow for a future crossing point to enable a pedestrian link into the Buller 'Development' Zone and the coast. The design of the Buller 'Development' Zone Structure Plan will make allowance for a pedestrian link to the ocean as the land west of the highway is subdivided and developed, and the highway later realigned.

#### *Infrastructure and Servicing*

- The existing water main along Richards Road is constructed to a temporary standard and will require upgrading as subdivision occurs and will be connected into the upgraded Parkfalls storage tank system;
- The precinct will be serviced by onsite effluent disposal systems;
- Provision of underground electricity supply will be undertaken at time of subdivision;
- The Geraldton to Port Hedland fibre optic cable is proposed to be installed along the southern and western boundaries of the precinct allowing for connection into the National Broadband Network.

#### *Maximisation of ocean, town and range views*

- The road layout has been designed to create strong north-south linkages that create east-west lot orientation to maximise exposure to views and minimise the number of lots along view corridors;
- In addition to the ocean and town views offered by the western portion of the Wokarena Heights precinct, the Structure Plan layout has been designed to account for the views of the Moresby Range afforded to the lots in the north-eastern portion of the precinct;
- Neighbourhood Park 2 has been located to provide public access to a point offering outstanding ocean and town views.

#### *Design Guidelines*

- The Structure Plan seeks to maintain the current amenity of the subject area and have regard for the area's visual exposure to the highway which serves as a significant tourist route. The Structure Plan document sets a development requirement that boundary fencing shall be permeable, ancillary buildings shall be of a design and construction complementary to the primary residence and not permitting the use of reflective roof and wall materials.

#### *Environment*

- Given the subject area's potential lot generation and its landform a Local Water Management Strategy has been prepared to the requirements of the Department of Water that makes recommendation regarding stormwater (to cater for a 100 year event) and groundwater management;
- The Structure Plan has been prepared to take account of the landform, topography, setting and soil series present;
- The Structure Plan has been undertaken following assessment of on-site flora and fauna;
- Provision has been made for retention of remnant vegetation deemed regionally significant by the Department of Environment and Conservation. The vast majority of lots within the Structure Plan area have been previously cleared of vegetation with the exception of Lot 1 in the south-west corner of the Structure Plan area. The remnant vegetation upon Lot 1 has been identified by the Geraldton Regional Flora & Vegetation Survey (2010) as original extent for Plant Community 13 Sandplain: *Acacia rostellifera* and *Banksia prionotes* and has conservation significance, with it being regionally significant and vulnerable due to being under-represented and poorly protected.

#### *Recreation*

- The extent and distribution of public open space has been designed to service the future recreational requirements of the Richards Road area along with accommodating a complementary drainage role to ensure stormwater water reuse across the subject area;
- The Structure Plan makes recommendation that 10% of the study area be identified for public open space in-line with the WAPC's Liveable Neighbourhoods document

and that those lots which are unaffected by the 10% land requirement are to make payment of a cash-in-lieu contribution for public open space equivalent to 10% of the unimproved subdivisional land area at the time of subdivision. This contribution would be held in trust by the Local Government and distributed to a landowner who has an area designated for public open space by the Structure Plan greater than 10%. This arrangement will assist in addressing the protection of a 12.6ha area of remnant vegetation upon the 20.9039ha Lot 1.

- The public open space would be allocated at 12.6ha for a district level park and 1.58ha for two neighbourhood level parks. The parks have been sited to have a capacity to store and reuse stormwater in addition to their recreational and conservation roles. One of the neighbourhood parks will also serve as an entry statement/public art area to the precinct and the other offers an excellent coastal and town outlook and lends itself to the establishment of a gazebo/bbq area. Both neighbourhood parks are sited in areas that allow for strong visual surveillance from neighbouring lots to create a sense of stewardship and deterrent to anti-social behaviour. The district park is proposed to be surrounded by roads allowing for residence frontages to look across at the park area and allow for informal surveillance of parties entering into the area.

*Fire Management*

- The precinct will be serviced by reticulated scheme water and fire hydrants;
- The district level park has been designed to be surrounded by roads that provide a 'hard' edge to the remnant vegetation and act as an enhanced fire break;
- Ultimately the precinct will be served by a connection to the north, south and east into the greater road network which is an improvement from an emergency fire access and egress perspective than the current sole access point to the west.

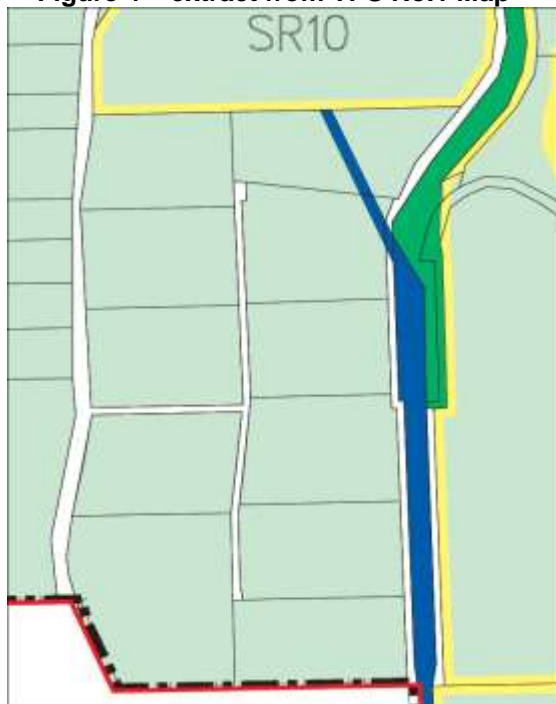
*Heritage*

- Search of all relevant registers has confirmed that the subject area does not contain any European or Aboriginal heritage sites.

**STATUTORY ENVIRONMENT**

Shire of Chapman Valley Town Planning Scheme No.1 was gazetted on 20 August 1982 and designates the Wokarena Heights area as being 'General Farming'. Shire of Chapman Valley Local Planning Scheme No.2 proposes to rezone the Wokarena Heights area to 'Residential R2.5' zone that would allow for subdivision of the area into 4,000m<sup>2</sup> residential lots.

**Figure 4 – extract from TPS No.1 Map**



**Figure 5 – extract from LPS No.2 Map**



The Environmental Protection Authority ('EPA') advised on 9 July 2010 that:

- Scheme No.2 should be assessed under Part IV Division 3 of the Environmental Protection Act relevant to the proposed Buller 'Development' zone (this being the area of land on the western side of the North West Coastal Highway and separate to the proposed Wokarena Heights 'Residential R2.5' zone);
- the Buller 'Development' zone Environmental Review document had been prepared in accordance with the instruction of the EPA and was approved for release;
- the modifications included within Scheme No.2 (May 2010 version) did not raise any additional environmental issues to those described in the instructions issued by the EPA on 17 May 2007, and the Buller 'Development' zone Environmental Review was considered to be in accordance with those instructions.

The EPA have therefore deemed that the proposal to rezone the Wokarena Heights area from 'General Farming' to 'Residential R2.5' does not warrant Environmental Review.

Scheme No.2 and the Environmental Review were advertised concurrently from 23 November 2010 to 23 February 2011. On 7 June 2011 the EPA released their report and recommendations regarding the Buller 'Development' zone and this is currently subject to appeal. Upon receipt of the final decision of the Minister for Environment regarding the Buller 'Development' Zone Environmental Review, the decision and the Scheme No.2 will be presented to Council for its consideration, and potential adoption of Scheme No.2 and subsequent forwarding to the WAPC and Minister for Planning seeking final approval.

Section 5.22 of Scheme No.2 lists the requirements pertaining to the purpose, preparation, content and management of Structure Plans. The draft Wokarena Heights Residential R2.5 Structure Plan has been prepared in accordance with the requirements of Section 5.22 of Shire of Chapman Valley Local Planning Scheme No.2 and is now placed before Council for its consideration. The Structure Plan process requires that a period of public consultation be undertaken prior to the matter being returned to Council for further consideration of the Structure Plan and any received submissions. In the event that a Structure Plan is adopted by Council it is then forwarded to the WAPC for its endorsement.

Section 5.22.8 of Scheme No.2 sets the minimum 21 day advertising requirements for a Structure Plan, however, Council felt that an extended 30 day advertising period should be undertaken to allow greater opportunity for all parties to consider the document and make submission.

#### **POLICY IMPLICATIONS**

Nil

#### **FINANCIAL IMPLICATIONS**

Following the calling for expressions of interest from consultants Council resolved at its 21 September 2011 meeting to appoint GHD to undertake the preparation of the Wokarena Heights Residential R2.5 Structure Plan.

The preparation of the Wokarena Heights 'Residential R2.5' Structure Plan was included within the adopted 2011/2012 Council Budget under Account 7052-02. Subsequent to the budget allocation process, and appointment of the consultant, Shire staff lodged an application with the Royalties for Regions (Northern Planning Program) Local Government Assistance Program and were advised on 21 February 2012 by the Department of Planning that an amount had been approved for the Shire to manage the preparation of the Wokarena Heights Structure Plan.

Given that the Shire's previously budgeted allocation for the preparation of the Wokarena Heights Structure Plan has been now sourced from the Department of Planning it may be considered appropriate that the Shire instead make its financial contribution towards resolving the design for the North West Coastal Highway and Wokarena Road intersection upgrade.

Section 3.8 and Table 7 of the Structure Plan document establishes the cost sharing arrangement between the subdividing landowners for their contribution towards the sealing of Richards Road and the upgrading of the intersection of Wokarena Road and the North West Coastal Highway. The basis for subdivider's proportionate contribution has been calculated based on each existing lot's residential lot yield (i.e. excluding land identified for public open



space and internal subdivisional roads). It is considered reasonable that the cost of the Richards Road upgrade and Highway intersection upgrade would be proportionately borne by subdividers as it is the act of subdivision that will generate the additional lots and with it the additional residences and vehicle trips that will impact upon Richards Road and the Highway intersection, and it is the subdivider who will financially benefit from the subdivision.

Main Roads WA have confirmed that they will require the upgrade of the intersection with the highway to create a left turn/merging lane for vehicles exiting Wokarena Road and heading south on the highway towards Geraldton, a right run lane to enable vehicles to more safely turn into Wokarena Road from the highway, and additional intersection lighting. The final design and construction for the intersection upgrade will ultimately have to be to the satisfaction of Main Roads WA as they have management responsibility for the North West Coastal Highway.

At time of subdivision it is expected that applicants would be subject to condition that they make contribution towards the upgrading of Richards Road and the Highway intersection. Given that the Shire is responsible for the local road network it can provide response in relation to the proportionate contribution towards the Richards Road upgrade. The estimated cost of sealing Richards Road to a 2 coat sealed standard is approximately \$180,000 and the proportionate contribution that each landowner would make to this amount is listed in Table 7 of the Structure Plan document (with a notation provided in the Appendix B-Frequently Asked Question section of the Structure Plan document addressing that a lesser contribution is paid that relates only to the area of land being subdivided in the event a landowner is undertaking a staged subdivision of their property). This figure is based on current costs, and should landowners undertake the subdivision in later years then the costs would be different based on road construction costs etc. current to that time.

However, to provide greater certainty to the effected landowners, it is suggested that the Shire may wish to engage its consultant to undertake the design and costing for the highway intersection upgrading. Such an action would also enable the Shire to ensure that the design is undertaken in accordance with Main Roads WA standards but within a realistic design and cost parameter. This action would also avoid the scenario whereby the design for the highway intersection upgrade was required to be undertaken in haste by Main Roads WA or the Shire in response to a future subdivision application condition that was being handled by the State Administrative Tribunal.

GHD have provided a quote of \$57,884.81 (GST exclusive) to undertake the design drawings and quantity surveying for the North West Coastal Highway and Wokarena Road intersection upgrade.

It is considered reasonable that the Shire should approach Main Roads WA to part fund the design and cost calculation for the highway intersection upgrade, and that the subsequent proportionate contribution towards the highway intersection works by subdividing landowners be as outlined in Table 7 of the Wokarena Heights Structure Plan document.

## **STRATEGIC IMPLICATIONS**

The Geraldton Region Plan (1999) provides a framework for the future management, protection and coordination of regional planning in the region. The Region Plan incorporates a Structure Plan for the Greater Geraldton area that was updated by the WAPC in 2011. The updated Greater Geraldton Structure Plan identifies the Wokarena Heights area as 'Future Urban'.

The staff recommendation suggests that the Structure Plan be readvertised to allow further comment, however, should Council be satisfied with the recommended modification to the Structure Plan then it may consider the following resolution wording appropriate:

*"That Council:*

- 1 Adopt the Wokarena Heights Residential R2.5 Structure Plan subject to the modifications contained within the Schedule of Submissions included as Attachment 1.*

- 2 *Write directly to the Western Australian Planning Commission seeking its endorsement of the Wokarena Heights Residential R2.5 Structure Plan.*
- 3 *Write to Main Roads WA and advise that the Shire is willing to enter into a 50/50 cost shared arrangement to fund the design drawings and quantity surveying for the North West Coastal Highway and Wokarena Road intersection upgrade. Council considers it appropriate that Main Roads WA should part fund the design and cost calculation for the highway intersection upgrade, and that the subsequent proportionate contribution towards the highway intersection works by subdividing landowners shall be as outlined in Table 7 of the Wokarena Heights Structure Plan document."*

#### **VOTING REQUIREMENTS**

Simple majority of Council.

#### **STAFF RECOMMENDATION**

That Council:

- 1 Modify the Wokarena Heights Residential R2.5 Structure Plan as listed in the recommendations contained within the Schedule of Submissions included as Attachment 1.
- 2 Write directly to the 11 Richards Road landowners, and those parties who lodged an objection during the initial advertising period, inviting comment within a 30 day period upon the modified Wokarena Heights Residential R2.5 Structure Plan.
- 3 Write to Main Roads WA and advise that the Shire is willing to enter into a 50/50 cost shared arrangement to fund the design drawings and quantity surveying for the North West Coastal Highway and Wokarena Road intersection upgrade. Council considers it appropriate that Main Roads WA should part fund the design and cost calculation for the highway intersection upgrade, and that the subsequent proportionate contribution towards the highway intersection works by subdividing landowners shall be as outlined in Table 7 of the Wokarena Heights Structure Plan document.



Wokarena Heights Structure Plan - Schedule of Submissions				
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
1 (27/4/12)	Telstra Locked Bag 2525 PERTH WA 6001	No objection Telstra have added this to our database. This lot falls within the NBNCo wireless footprint. A network extension may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBNCo or Telstra. This information about NBNCo is provided as it is not known when services will be available from NBNCo. Telstra will provide services if NBNCo cannot.	The comments of Telstra are more applicable to the subdivision stage than the rezoning stage. Section 3.7 – Telecommunications of the Wokarena Heights Structure Plan document addresses this issue.	Note submission.
2 (30/4/12)	Western Power Locked Bag 2520 PERTH WA 6001	No objection There are overhead powerlines and/or underground cables, adjacent to or traversing this area. The following should be considered, prior to any works commencing: - All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. - All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. Western Power must be contacted if proposed works involve: - Any changes to existing ground levels around poles and structures. - Working under overhead powerlines and/or over underground cables. Western Power is obliged to point out that any change to the existing power system, if required, is the responsibility of the individual developer.	The comments of Western Power are more applicable to the subdivision stage than the rezoning stage. Western Power will have the opportunity to provide comment to the WAPC as part of all future subdivision applications. Section 3.7 – Power of the Wokarena Heights Structure Plan document addresses this issue.	Note submission.

**Wokarena Heights Structure Plan - Schedule of Submissions**

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
3 (8/5/12) (24/5/12)	State Heritage Office PO Box 7479 Cloisters Square PERTH WA 6850	No objection No comment in relation to this proposal.	No additional comment, it is considered that Section 2.5 - Heritage of the Wokarena Heights Structure Plan document addresses this issue.	Note submission.
4 (8/5/12)	FESA PO Box 284 GERALDTON WA 6531	No objection A Fire Management Plan addressing water supply for fire fighting (egress/egress) and strategic fire breaks is required to assure fire safety.	It will be a requirement of future subdivision that fire hydrants with connection to a reticulated water supply are installed in accordance with the 200m spacings recommended by AS3.5.1 and AS3.5.2 of the FESA/WAPC document 'Planning for Bush Fire Protection'.  Section 3.4 – Bushfire Management of the Wokarena Heights Structure Plan document addresses this issue.	Note submission.
5 (8/5/12)	B Mitsuda Subject Property: 25 (Lot 3) Wokarena Road BULLER WA 6532 (Postal Address: PO Box 1374 GERALDTON WA 6531)	Queries raised Will the Structure Plan allow me to cut off a 5 acre block for my daughter?	The Structure Plan would allow for lots larger than 4,000m <sup>2</sup> (1 acre) to be subdivided providing they were in accordance with the overall layout i.e. they did not conflict with the intended road layout. For example a 5 acre lot could be subdivided off the north-eastern corner of the respondent's lot without impacting upon the ultimate lot yield (as shown below).	Note submission and modify the Wokarena Heights Structure Plan document to include a Frequently Asked Question section as Appendix B that provides further clarification to landowners on the issues raised by Submission 5.




Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>Would I only need to put in infrastructure for that one block?</p> <p>With only one block do you still have to pay 9.2% towards what should be the Council responsibility to the upkeep and upgrade of Wokarena and Richards Roads and also safe access to the highway and exit off highway?</p>	<p>The siting of a future residence upon the subdivided lot should have regard for the ultimate subdivision layout, although this would be a matter of choice for the landowner so long as they were aware that the siting of a residence in a position that could reduce their ultimate lot yield and total lot value would be at their own volition.</p> <p>If the landowner were to create a 'super' lot (similar to the one shown above in blue) then internal subdivision roads would not be required to be created, and service authority fees such as power connection and water connection/headworks charges would be based on creation of one additional lot (and the remaining balance lot that contains the residence would already have these services). Other fees incurred by the landowner would be the costs of surveying and settlement but again these would be linked to the creation of one lot only. This comment is fairly generic and related to Shire issues, should a landowner wish to obtain a truer understanding of the total costs involved in subdivision (i.e. that incorporates all incurred costs for water, power, surveying, settlement, fencing etc. then they will need to contact an engineering consultant who could provide this information).</p> <p>The respondent is making reference to the 9.2% listed in Table 7 of the Structure Plan document as being the percentage contribution of Lot 3 towards road infrastructure upgrades. Section 3.8 and Table 7 of the Structure Plan document identify the requirement to make contribution to the existing road network to cater for the increased number of vehicle trips that will be generated by subdivision, the subdivider contribution will go towards the sealing of Richards Road and the upgrading of the intersection of Wokarena Road and the North West Coastal Highway.</p> <p>The estimated cost of sealing Richards Road to a 2 coat sealed standard is approximately \$180,000. The Structure Plan document lists the required contribution to this amount for Lot 3 as being 9.2% which is \$16,560 for the Richards Road upgrade.</p>
			Recommendation

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		Does the 9.2% get calculated before or after public open space has been taken off by Council?	<p>It is considered reasonable that the cost of the Richards Road upgrade and highway intersection upgrade would be proportionately borne by subdividers as it is the act of subdivision that will generate the additional lots and with it the additional residences and vehicle trips that will impact upon Richards Road and the highway intersection, and it is the subdivider who will financially benefit from the subdivision.</p> <p>This proportionate contribution rate is established by the potential total lot yield that could be subdivided from Lot 3 which is 22 lots, and is based on the area of residential land created by subdivision only and excludes any public open space ('POS') or subdivisional road area (i.e. subdividers pay contribution based only on the area of land they can sell, as shown in Table 7 and Figure 11 of the Structure Plan document). This 9.2% equates to a contribution of \$752.73 per 4000m<sup>2</sup> lot for the Richards Road upgrade.</p> <p>At time of subdivision it is considered that Main Roads will require the upgrade of the intersection with the highway (potentially to create a left turn/merging lane for vehicles exiting Wokarena Road and heading south on the highway towards Geraldton, and a right run lane to enable vehicles to more safely turn into Wokarena Road from the highway. The final design and costing for the intersection upgrade will ultimately have to be to the satisfaction of Main Roads WA as they have management responsibility for the North West Coastal Highway, but it is considered that contribution should be made on the same proportional contribution framework as the Richards Road upgrade.</p> <p>Therefore were the landowner of Lot 3 to subdivide the 'super' lot shown in blue this would equate to 5 lots from the total yield of 22 and the required contribution towards the Richards Road upgrade would be 5 x \$752.73 = \$3,763.65. The remainder of the Richards Road contribution would be paid at the time the future lots were subdivided. The upgrade design and resultant cost for the North West Coastal Highway/Wokarena Road intersection upgrade will have to be established with Main Roads WA in due course. Some landowners may elect to</p>

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
			<p>discharge their total road contribution amount at the initial stage of subdivision and in such an event the Shire would keep record that no future subdivision for a lot that has made the up-front discharge would be required to make future payment of a contribution towards Richards Road or the intersection's upgrade (internal subdivisional roads created as part of the subdivision would remain at the cost of the individual subdivider).</p> <p>This comment is based on current costs, and should landowners undertake the subdivision in later years then the costs would be different based on road construction costs etc. current to that time.</p> <p>Further, subdivision of residential land in WA is subject to 10% of the subdivisional area being ceded as POS. In the case of the Wokarena Heights Structure Plan rather than 11 landowners providing 11 parcels of land this POS land allocation been distributed on a more coordinated basis to avoid 11 smaller parks of lesser future community value and to meet with drainage and the Department of Environment requirements pertaining to the remnant vegetation upon Lot 1. In the case of Lot 3 there is a 5,200m<sup>2</sup> POS shown upon it which would equate to 4.48% of the 11.6126ha lot, meaning that the 10% POS contribution would comprise 4.48% land and 5.52% cash-in-lieu contribution (that would be held in trust for the acquisition of the POS upon Lot 1). The monetary contribution is based upon 5.52% of the unimproved valuation of the land prior to subdivision as per the Planning &amp; Development Act 2005.</p> <p>In the case of the subdivision of the example blue 'super' lot from the respondent's Lot 3 they would have a number of options, they could discharge the entire 10% POS contribution which would mean that no future subdivision of Lot 3 in accordance with the Structure Plan would be subject to a POS condition, this would mean creating the 5,200m<sup>2</sup> land area as a Reserve for Recreation/Drainage and transferring it to the Crown + making payment of the 5.52% cash-in-lieu contribution to the Shire. Or alternatively they could make arrangement to discharge a 10% contribution equivalent to the 5 acre 'blue' lot.</p>
			Recommendation

Wokarena Heights Structure Plan - Schedule of Submissions				
Submission No. + Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
6 (12/5/12)	C Linthorne 66 Eliza Shaw Drive BULLER WA 6532	If I do not subdivide do I still have to pay the 9.2%?  Object First time we have ever heard about this Wokarena Heights, I do not recall receiving any correspondence about this.  We did not move out here to have lots of neighbours.	<p>The Structure Plan provides the coordinated general layout for subdivision when a landowner chooses to subdivide. The Structure Plan does not require that the land be subdivided, it merely facilitates subdivision if that is the action a landowner wishes to undertake. Should landowners have no interest in subdivision then they would not make payment of a POS contribution or road upgrade contribution as they are payable only at time of subdivision.</p> <p>The Richards Road area was identified for rural-residential (1ha) subdivision in the WAPC's Northern Geraldton District Structure Plan (2005) and the Shire of Chapman Valley Local Planning Strategy (2007) both of which were advertised. Following the initial advertising of the Shire of Chapman Valley Local Planning Scheme No.2 in 2006, which also identified the Richards Road area for rural residential subdivision, Council resolved at its 21 February 2007 meeting to support the majority of the Richards Road landowners' request to be rezoned to 'Low Density Residential R2.5'. Scheme No.2 with the R2.5 zoning was readvertised in 2010/2011. The proposed residential land use was also reflected in the updating of the WAPC's Greater Geraldton Structure Plan that was advertised in 2010. The purpose of advertising the draft Wokarena Heights Structure Plan is to obtain comment from all affected parties prior to any decision being made by Council or ultimate determination by the WAPC.</p> <p>The subject landowner would have 3 landowners abutting their property to the rear (south) instead of the current 1, in the event of total subdivision. It is suggested that the lots that possess ocean views within the Structure Plan area would be most likely to be subdivided in the initial phases of development, and it is therefore considered likely that the area to the rear of the respondent's property would not be subdivided in the short-term, particularly considering the servicing costs of the necessary subdivision, and the current market demand. It is further suggested that the pace of subdivision in the Structure Plan area will be gradual due to the fragmented nature of the land ownership and the availability of competing subdivisible land elsewhere in the greater Geraldton area.</p>	<p>Note submission and modify the Wokarena Heights Structure Plan as follows:</p> <p>Plan 01 to illustrate 'Subject to Future Detailed Area Plan' requirement for lots within the Structure Plan area that about the existing Eliza Shaw Drive lots.</p> <p>Section 10.0 of Structure Plan document 'Detailed Area Plan Requirements to be expanded to include:</p> <ul style="list-style-type: none"> <li>A Detailed Area Plan shall be prepared as a condition of subdivision for those lots and locations as shown on Plan 1.</li> <li>Identification of building envelopes with a minimum rear setback of 30m for any lot abutting the Parkfalls Estate.</li> <li>The provision of a minimum 3m firebreak and 10m landscape buffer at the rear boundary for any lot abutting the Parkfalls Estate.</li> </ul>



Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>When the southerly blows every day I can only imagine what it is going to be like when if this plan goes ahead.</p>	<p>The Structure Plan could be modified to require that buildings constructed on the lots that would about the respondent's property must be sited within building envelopes that are setback away from the northern boundary. Further the Structure Plan could be modified to require that as a condition of any subdivision that creates the lots abutting the respondent's property that landscaping buffers be installed and maintained to the Shire's requirements. The landscaping buffer would serve to screen the respondent's property from the subdivision and reduce any noise, light or dust emissions.</p> <p>Subdivisional works within the Structure Plan will be required to be undertaken in accordance with the Shire Land Development Specifications, and as such are subject to noise and dust suppression requirements. It might also be argued that some of the lots within the Richards Road area currently generate dust during summer months due to the keeping of stock upon them (as shown in the photograph below) and this practice would be removed as those lots become subdivided, de-stocked and built upon, with each future resident also establishing landscaping upon their subdivided lots to provide shade and windbreaks. Future subdivided lots would also be required to maintain slashed/mowed fire control across that lot at the commencement of summer rather than a mechanical/ploughed perimeter fire break which has in the past created dust issues.</p> 
			<p>Insert Figure 13 that provides an example of the Detailed Area Plan for lots abutting the Parkfalls Estate that illustrates a minimum 30m building envelope separation distance from the northern boundary, 3m wide firebreak area, and a 10m wide landscaping buffer.</p>



Wokarena Heights Structure Plan - Schedule of Submissions				
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
7 (18/5/12)	Amanda Sunley 77 Richards Road BULLER WA 6532	Support	No additional comment.	Note submission.
8 (22/5/12)	Alison McCaskie 2 Richards Road BULLER WA 6532 (Postal Address: PO Box 41 GERALDTON WA 6531)	Support Great to see the Council take the initiative in preparing the Structure Plan.	No additional comment.	Note submission.
9 (23/5/12)	Department of Agriculture & Food PO Box 110 GERALDTON WA 6531	No objection The Department does not object to the intended rezoning of the land to Residential R2.5 as this area has been identified for future subdivision in the draft Local Planning Scheme No.2. The Department does not support the rezoning of rural areas if not previously identified in an approved Shire Strategy or Scheme.  Any changed land use on agricultural land needs to include buffers on the rezoned land to minimise land use conflict. To ensure agricultural operations on land next to rezoned land are not restricted the Department recommends that minimum setbacks/buffers are in accordance with the EPA Guidelines 'Separation distances between industrial and sensitive land uses'.	The Structure Plan is isolated from areas of agricultural production with the Residential 2.5 development to the south (Drummonds Heights Estate), the existing fully serviced residential development to the south-west (Bayside Estate), the upcoming Buller 'Development' zone to the west, the existing rural-residential development to the north (Parkfalls Estate), and the proposed highway alignment to the east, and beyond that further rural-residential development (Parkfalls Estate).  There is one existing 5ha olive/carob/caper plantation within the Structure Plan area. It is not considered that the nature of the on-site, or associated traffic, operations would be incompatible with surrounding low density residential development.  It is the responsibility of an emitting industry to comply with the Environmental Protection Act 1986 and the Environmental Protection (Noise) Regulations 1997 to ensure that emissions do not exceed the requirements set by the relevant legislation for noise, dust, odour, wastewater, gas, vibration etc. and should the industry not be able meet these requirements it must attenuate its operations until it meets the requirements or cease operation. The issue of land use conflicts is therefore addressed by the onus being on the emitter to control emissions to the regulated levels, and any (in this case hypothetical) applicant would be made aware that this would include not only existing residents but future additional residents.	Note submission.

Wokarena Heights Structure Plan - Schedule of Submissions				
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
10 (29/5/12)	Mark & Angela Robinson 76 Eliza Shaw Drive BULLER WA 6530	<b>Object</b> This will have impact on us, such as: neighbouring disputes over noise, dust and smell; distress to children, animals and native birds, fencing issues, and a drop in land prices.	<p>The subject landowner would have 3 landowners abutting their property to the rear (south) instead of the current 1, in the event of total subdivision. It is suggested that the lots that possess ocean views within the Structure Plan area would be most likely to be subdivided in the initial phases of development, and it is therefore considered likely that the area to the rear of the respondent's property would not be subdivided in the short-term, particularly considering the servicing costs of the necessary subdivision, and the current market demand. It is further suggested that the pace of subdivision in the Structure Plan area will be gradual due to the fragmented nature of the land ownership and the availability of competing subdivisible land elsewhere in the greater Geraldton area.</p> <p>An argument might equally be mounted that the rezoning and Structure Plan could enhance land values in the immediately surrounding area rather than decrease them.</p> <p>Subdivisional works within the Structure Plan will be required to be undertaken in accordance with the Shire Land Development Specifications, and as such are subject to noise and dust suppression requirements. It might also be argued that some of the lots within the Richards Road area currently generate dust during summer months due to the keeping of stock upon them (as shown in the photograph below) and this practice would be removed as those lots become subdivided, de-stocked and built upon, with each future resident also establishing landscaping upon their subdivided lots to provide shade and windbreaks. Future subdivided lots would also be required to maintain slashed/mowed fire control across that lot at the commencement of summer rather than a mechanical/ploughed perimeter fire break which has in the past created dust issues.</p> <p>The Structure Plan proposes lots with a minimum area of 4,000m<sup>2</sup> that would not therefore have a high density, urban visual appearance. The lots proposed by the Structure Plan are comparable in size to the existing lots along Redcliffe Concourse in the Parkfalls Estate.</p>	<p>Note submission and modify the Wokarena Heights Structure Plan as follows:</p> <p>Plan 01 to illustrate 'Subject to Future Detailed Area Plan' requirement for lots within the Structure Plan area that about the existing Eliza Shaw Drive lots.</p> <p>Section 10.0 of Structure Plan document 'Detailed Area Plan Requirements to be expanded to include:</p> <ul style="list-style-type: none"> <li>A Detailed Area Plan shall be prepared as a condition of subdivision for those lots and locations as shown on Plan 1.</li> <li>Identification of building envelopes with a minimum rear setback of 30m for any lot abutting the Parkfalls Estate.</li> <li>The provision of a minimum 3m firebreak and 10m landscape buffer at the rear boundary for any lot abutting the Parkfalls Estate.</li> </ul> <p>Insert Figure 13 that provides an example of the Detailed Area Plan for lots abutting the Parkfalls Estate that illustrates a minimum 30m building envelope</p>
		Invite you to come walk on our land and feel what sort of impact this will have on us.	Shire staff have taken up the respondent's invitation and met with them and the President of the Parkfalls Residents	

**Wokarena Heights Structure Plan - Schedule of Submissions**

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
		<p>We purchased at Parkfalls Estate as did many others to be away from residential and close with nature. We have put in a lot of work into our property and enjoy it, our children are gaining knowledge and understanding of the land. It is their future that can make a difference to the environment. Parkfalls Estate promised us space to breathe, open space, magnificent outlooks, away from residential. Parkfalls Estate is a new estate and we should be acknowledged and supported. We will only be in support if a large buffer zone with native trees and fauna at the back of our properties were to be created.</p>	<p>Association on-site to discuss the raised concerns. It is hoped that the suggested modifications to the Structure Plan document may be viewed by all parties as an acceptable compromise to address the issues raised by the landowners along Eliza Shaw Drive and also the ability of landowners in Richards Road to subdivide. The Structure Plan could be modified to require that buildings constructed on the lots that would about the respondent's property must be sited within building envelopes that are setback away from the northern boundary. Further the Structure Plan could be modified to require that as a condition of any subdivision that creates lots abutting the respondent's property that landscaping buffers be installed and maintained to the Shire's requirements. The landscaping buffer would serve to screen the respondent's property from the subdivision and reduce any noise, light or dust emissions. It is noted that due to the internal subdivisional road layout and the shape of the lengthening lots within the Structure Plan there is the ability at the rear of the respondent's lot to require that building envelopes be sited no closer than 50m from their common boundary. When coupled with the 60m setback of the respondent's existing residence from their rear boundary this would establish a 110m minimum separation distance. This is assuming that the future neighbour would build at the absolute rear of their building envelope, which could mean that the residence separation distance would eventually be greater than 110m. The separation distance that could be achieved to future residences in the Structure Plan area would be greater than the existing 100m and 70m separation distance the respondent has with their western and eastern side neighbours in the rural-residential Parkfalls Estate.</p>	<p>separation distance from the northern boundary, 3m wide firebreak area, and a 10m wide landscaping buffer.  Section 3.2 be modified to state "New connections to North West Coastal Highway could be achieved via Eliza Shaw Drive to the north of the Structure Plan area, and through a future connection into Glassford Vista to the south in order to enhance access into the development area" rather than the previous "New connections to North West Coastal Highway are proposed via Eliza Shaw Drive to the north of the Structure Plan area, and through a future connection into Glassford Vista to the south in order to enhance access into the development area."  Plan 01, Figure 7 and Figure 8 be modified to include a text box stating "Road connection only to be provided if determined necessary for vehicle access at time of subdivision. If not required for vehicular purposes to be retained as pedestrian access way / service alignment."</p>
	<p>Don't support the new road entry to Eliza Shaw Drive it will create heavier traffic and give young drivers easier access to use our road for speeding purposes. We would only support a pathway.</p>		<p>The discussions with Main Roads WA undertaken in the preparation of the Structure Plan established that alternative access points onto the greater road network were required in addition to the existing Wokarena Road/Highway intersection. This also concurs with standard FESA requirements for 'secondary escape' in the event of fire. Therefore the Structure Plan indicates a potential access point to the north via Eliza Shaw Drive and a potential access point to the south via</p>	<p>Section 12.2 be inserted to</p>

Wokarena Heights Structure Plan - Schedule of Submissions				
Submission No. + Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
			<p>Beattie Road. Both access points are subject to the respective landowners undertaking subdivision.</p> <p>It is considered unlikely that the additional access point to the north would introduce traffic into the Parkfalls Estate as it would be seeking to head westwards to access the highway. The access through the Structure Plan to reach the northern access point would also be circuitous, meaning that it would only be of benefit to the immediate residents and not convenient for general through traffic. The northern access also allows for Water Corporation infrastructure from Eliza Shaw Drive to be expanded into Wokarena Heights.</p> <p>The Structure Plan could be modified to require that the northern access point may not be required for vehicular purposes, and that in such an event the link would only be required as a Public Access Way and services alignment.</p> <p>The development of a retirement village is a commercial decision of landowners, but a role of this Structure Plan can be to expand on the existing range of lot sizes available in the greater Geraldton area to retirees.</p>	<p>require that as a condition of subdivision for lots directly abutting Parkfalls Estate, the following notification on title will be required "Controlled stacking is permitted on adjacent rural-residential lots, with possible associated livestock impact on adjacent properties."</p>
11 (29/5/12)	Raymond & Tracey Jakovich 117 Richards Rd BULLER WA 6532 (Postal Address: PO Box 5141 GERALDTON WA 6531)	<p>Wokarena Heights would make an ideal retirement village for people who came from framing and people who just want to be away from the city so they could still use their skills on a smaller scale and be close to nature.</p> <p>Support We are happy with this submission.</p>	<p>No additional comment.</p>	<p>Note submission.</p>
12 (29/5/12)	Department of Environment & Conservation (PO Box 72 GERALDTON WA 6531)	<p>Support Clearing of native vegetation in Western Australia is prohibited unless the clearing is authorised by a clearing permit obtained from the Department or is exempt under the Environmental Protection (Clearing of Native Vegetation) Regulations 2004. DEC supports keeping the remnant vegetation in Lot 1 as POS, this vegetation type is under-represented in the area and</p>	<p>No additional comment it is considered that Section 2.1 – Environmental Assets and Considerations, and Section 3.3 – Open Space 'POS 3-District Park POS' of the Wokarena Heights Structure Plan document addresses this issue.</p>	<p>Note submission.</p>

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
13 (29/5/12)	Parkfalls Residents Association (PO Box 3396 BLUFF POINT WA 6531)	<p>should be conserved in its natural state.</p> <p><b>Object</b> The Association supports, in principle, the Structure Plan but not the advertised version. Previous subdivisions such as Parkfalls, Dolby Creek and Harbour Lights have been submitted by single developers. This subdivision involves 11 different landowners, some of whom do not agree with the proposal. Support the rights of those who oppose the subdivision to be able to maintain a lifestyle that currently exists.</p> <p>Concerns about financial commitments that all landowners may have to make to accommodate the wishes of those who want to subdivide now. Object to Council funds being used to assist in funding a private development that does not have total support of the residents currently living in the area.</p>	<p>The Richards Road area consists of 11 individually owned lots, the majority of which are relatively square in shape, 12ha in size and contain a single residence. Given the disparate ownership of the lots and the need to coordinate subdivisional road and drainage design and POS provision, the development of a Structure Plan without the Shire playing a leading role is considered unlikely to eventuate. The rezoning is supported by the majority of Richards Road landowners, with a joint submission being received by the Shire of Chapman Valley in 2006 from 8 of the 11 landowners requesting that the land be rezoned to 'Residential R2.5'. The Structure Plan provides the coordinated general layout for subdivision when a landowner chooses to subdivide. The Structure Plan does not require that the land be subdivided, merely facilitates subdivision if that is the action a landowner wishes to undertake.</p> <p>The preparation of the Wokarena Heights Structure Plan document has been funded by the Department of Planning through the Royalties for Regions (Northern Planning Program) Local Government Assistance Program. The funding mechanism outlined in Section 3.8 – Development Contribution Arrangements of the Structure Plan document details the manner in which the subdividing landowners make contribution to the development of the area. It is considered reasonable that the cost of road upgrades would be proportionately borne by subdividers as it is the act of subdivision that will generate the additional lots and with it the additional residences and vehicle trips that will impact upon Richards Road and the Highway intersection, and it is the subdivider who will financially benefit from the subdivision. The Shire may provide additional funds to bring forward aspects of the Structure Plan such as road upgrading or POS provision, where it may be deemed appropriate by Council, but the Structure Plan establishes the mechanism for the later reimbursement by subdividers to the Shire for these costs. It is also noted that should landowners have no interest in subdivision then they would not make payment of a POS contribution or road upgrade contribution as they are payable</p>
			<p>Note submission and modify the Wokarena Heights Structure Plan document as follows:</p> <ul style="list-style-type: none"> <li>Include a Frequently Asked Question section as Appendix B that provides further clarification on the contribution issues as raised by Submission 13.</li> <li>Plan 01 to illustrate 'Subject to Future Detailed Area Plan' requirement for lots within the Structure Plan area that about the existing Eliza Shaw Drive lots.</li> <li>Section 10.0 of Structure Plan document 'Detailed Area Plan Requirements to be expanded to include: <ul style="list-style-type: none"> <li>A Detailed Area Plan shall be prepared as a condition of subdivision for those lots and locations as shown on Plan 1.</li> <li>Identification of building envelopes with a minimum rear setback of 30m for any lot abutting the Parkfalls Estate.</li> <li>The provision of a minimum 3m firebreak and 10m landscape buffer at the rear boundary for any lot.</li> </ul> </li> </ul>



Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>Object to the provision of access to the Highway via a link onto Eliza Shaw Drive. Parkfalls Estate has 217 lots, similar to the Structure Plan area of 240 lots, therefore would have similar traffic flows with only 2 access points. The northern connection will create an even greater traffic flow at the Eliza Shaw/Highway intersection, which is on a hill with limited visibility to the north and the Caravan Park entry directly opposite. Therefore a suitable upgrade of Wokarena Road/Highway intersection is seen as a better option. There has been considerable effort and expense in providing a safer point for children to access the school bus in Eliza Shaw Drive away from the Highway. The northern vehicle access option would direct traffic into the school bus pick up area causing safety issues. A linkage via a footpath would be a far better option. The location of the northern access point onto Eliza Shaw Drive is particularly dangerous as it is on a bend and at peak traffic times the sun creates visibility issues that would make an intersection at this point extremely dangerous.</p> <p>The Structure Plan refers to the future realignment of the Highway. We continue to oppose the realignment of this section of Highway.</p>	<p>only at time of subdivision.</p> <p>The discussions with Main Roads WA undertaken in the preparation of the Structure Plan established that alternative access points onto the greater road network were required in addition to the existing Wokarena Road/Highway intersection. This also concurs with standard FESA requirements for 'secondary escape' in the event of fire. Therefore the Structure Plan indicates a potential access point to the north via Eliza Shaw Drive and a potential access point to the south via Beattie Road. Both access points are subject to the respective landowners undertaking subdivision.</p> <p>It is considered unlikely that the additional access point to the north would introduce traffic into the Parkfalls Estate as it would be seeking to head westwards to access the highway. The access through the Structure Plan to reach the northern access point would also be circuitous, meaning that it would only be of benefit to the immediate residents and not convenient for general through traffic. The northern access also allows for Water Corporation infrastructure from Eliza Shaw Drive to be expanded into Wokarena Heights.</p> <p>The Structure Plan could be modified to require that the northern access point may not be required for vehicular purposes, and that in such an event the link would only be required as a Public Access Way and services alignment.</p> <p>The proposed realignment of the North West Coastal Highway is outside the scope of the Structure Plan and subject to Main Roads WA planning. The opposition of the Parkfalls Residents Association to the proposed realignment is noted.</p> <p>The proposed highway realignment along the former Geraldton-Northampton railway alignment in this vicinity was identified on the Department of Planning's Greater Geraldton Structure Plan (2011). The realignment was also shown in the Geraldton Region Plan (1999) and Parkfalls Estate Subdivision Guide Plan (1999) both of which were prepared prior to the rezoning and subdivision of the Parkfalls Estate.</p>
			<p>abutting the Parkfalls Estate.</p> <p>Insert Figure 13 that provides an example of the Detailed Area Plan for lots abutting the Parkfalls Estate that illustrates a minimum 30m building envelope separation distance from the northern boundary, 3m wide firebreak area, and a 10m wide landscaping buffer.</p> <p>Section 3.2 be modified to state "New connections to North West Coastal Highway could be achieved via Eliza Shaw Drive to the north of the Structure Plan area, and through a future connection into Glassford Vista to the south in order to enhance access into the development area." rather than the previous "New connections to North West Coastal Highway are proposed via Eliza Shaw Drive to the north of the Structure Plan area, and through a future connection into Glassford Vista to the south in order to enhance access into the development area."</p> <p>Plan 01, Figure 7 and Figure 8 be modified to include a text box stating "Road connection only to be</p>

<b>Wokarena Heights Structure Plan - Schedule of Submissions</b>			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>The northern section of the Structure Plan indicates 16 residential lots adjoining much larger lifestyle blocks in the Parkfalls Estate. This proposal compromises the rural lifestyle that was provided to landowners in Parkfalls. Due to the size of the proposed blocks, buildings will be very close to Parkfalls lots some of which pursue rural lifestyle activities such as the keeping of sheep, cattle, horses and goats. Strongly recommend the provision of a green belt to maintain a buffer between the two estates. The respondent has provided a plan proposing a POS strip along the northern boundary of the Structure Plan to act as a buffer zone and in lieu (to maintain the overall lot yield) an additional row of lots directly abutting the native vegetation on Lot 1.</p>	<p>However, as was noted in the Council's comments in relation to the Oakajee Industrial Estate Structure Plan, the Association's presented argument that the cost and complication involved in constructing the proposed highway realignment would not be offset by resolving transport or safety considerations was considered to have some merit. The construction of the 'Parkfalls' highway realignment would not result in any heavy vehicle movements being removed from the urban Geraldton area (i.e. past/through Wandina, Tarcoola, Wonthella, Bluff Point, Spalding, Waggrakine). The construction of the Oakajee-Namgulu Infrastructure Corridor ('ONIC') would create a by-pass route around Geraldton that would remove heavy vehicles associated with both Oakajee and projects further north in the Pilbara. The ONIC would better address safety and amenity issues, and potentially reduce the need for the 'parkfalls' realignment. The ONIC would lower the hierarchical role of the existing North West Coastal Highway (particularly thought the Buller area) to servicing local/domestic vehicular trips and some tourist traffic.</p>
		<p>The Structure Plan proposes lots with a minimum area of 4,000m<sup>2</sup> that would not therefore have a high density, urban visual appearance. The lots proposed by the Structure Plan are comparable in size to the existing lots along Redcliffe Concourse in the Parkfalls Estate. There is no surplus POS land available under the 10% requirements to create additional POS along the northern boundary of the Structure Plan area to serve as a landscaping buffer. The reassignment of POS from Lot 1 as illustrated upon the respondent's plan would not be supported by the Department of Environment and Conservation as it would remove remnant vegetation that has been deemed to be regionally significant. The issue of having lots directly back onto the remnant vegetation was also investigated as part of the process in determining the proposed subdivisional layout of Lot 2, with the applicant's preference for lots directly abutting the POS being negatively received by the Department of Planning on a fire management basis. The Structure Plan could be modified to include building envelopes for the lots along the northern boundary of the</p>	<p>provided if determined necessary for vehicle access at time of subdivision. If not required for vehicular purposes to be retained as pedestrian access way / service alignment."</p> <p>Section 12.2 be inserted to require that as a condition of subdivision for lots directly abutting Parkfalls Estate, the following notification on title will be required "Controlled stocking is permitted on adjacent rural-residential lots, with possible associated livestock impact on adjacent properties."</p>



Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>The supply of water via pipework and tank in Parkfalls to a new housing estate of 240 lots was not considered when establishing the supply. We seek confirmation from the Water Authority that there will be no problems created for supply or pressure to Parkfalls Estate.</p> <p>Power to this part of the district has very limited capacity, what plans does Western Power have for future transmission lines to service this proposed development?</p>	<p>Structure Plan that require future construction to be setback away from the Eliza Shaw Drive lots. Further the Structure Plan could be modified to require that as a condition of any subdivision for the northern row of lots that landscaping buffers be installed and maintained to the Shire's requirements. The landscaping buffer would serve to screen the Parkfalls lots from the subdivision and reduce any noise, light or dust emissions.</p> <p>Due to the alignment of the east-west subdivisional road at the northern end of the Structure Plan, there is the ability to create building envelopes sited no closer than 30m to the common boundary with the Parkfalls Estate. This setback distance expands to over 60m as the subdivisional lots towards the north-eastern corner of the Structure Plan lengthen.</p> <p>When coupled with the minimum 7.5m rear setback required for buildings in the Parkfalls Estate this would establish a minimum separation distance between the Parkfalls Estate residences and the Wokarena Heights residences not dissimilar to that existing between the residences along Eliza Shaw Drive.</p> <p>Section 3.7 – Water of the Wokarena Heights Structure Plan document addresses this issue.</p> <p>Section 3.7 – Power of the Wokarena Heights Structure Plan document addresses this issue.</p> <p>Following consultation with Western Power the alignment of the proposed 132kV transmission line was shown along the existing North West Coastal Highway (as opposed to the former Geraldton-Northampton rail alignment) upon the Oakajee Industrial Estate Structure Plan.</p> <p>However, the ultimate alignment (either highway alignment or old rail alignment) and a design decision over underground or above-ground construction for the proposed 132kV transmission line will be determined by Western Power and will</p>

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
			Recommendation
14 (29/5/12)	J Bowbridge 64 Richards Road BULLER WA 6532	<p>It is noted in Section 2.5 – Heritage that there is no European heritage site in the Wokarena Heights Precinct. Whilst not in the precinct we consider the Wokarena railway station site which is adjacent to the eastern boundary worthy of consideration if this development takes place.</p> <p><i>Object</i> The road at the rear of my residence is too close and goes through my new shed, needs to be at least another 15m further east.</p>	<p>be subject to a separate process that is beyond the scope of the Structure Plan to address, and will need to be commented upon separately at the appropriate juncture by the Shire and residents.</p> <p>Section 2.5 - Heritage of the Wokarena Heights Structure Plan document addresses this issue.</p> <p>The Structure Plan sets the framework for the coordinated subdivision of the area. The most important elements to ensure coordinated subdivision are road connections into neighbouring lots, the location and size of POS, and the area of road and its impact on stormwater management (which impacts on the size of drainage basins in POS). Part One of the Structure Plan includes 'Plan 1' which shows these road connections and POS areas, and subdivision should generally accord with that plan. Subdivision layouts that propose minor changes to road layouts and do not compromise road connections, POS or impact on stormwater management could be supported. This includes adjusting road layouts to retain houses, or to increase/decrease potential lot yield. The indicative lot layout plan included as Figure 7 in Part 2 of the Structure Plan is not statutory and provides an example of one way that lots could be subdivided under the requirements of the Structure Plan. Subdivision plans do not have to present the same lot layout as presented in that plan. Major changes that would impact on neighbouring lots, affect the distribution of POS, or create additional stormwater runoff are unlikely to be supported without supporting investigation from the proponent and consultation with effected parties, as they would not be consistent with the requirements of the Structure Plan.</p> <p>Section 3.2 (page 21) of the Structure Plan document addresses this issues as follows:</p>
			<p>Note submission and modify the Wokarena Heights Structure Plan document as follows:</p> <p>Include a Frequently Asked Question section as Appendix B that provides further clarification to landowners on the issues raised by Submission 14.</p> <p>Modify Plan 01 to illustrate a 'Temporary Access Way' alignment for Lots 8 and 10 to enable them to undertake total subdivision without being reliant upon neighbouring lots to undertake prior, or joint, subdivision.</p>

Wokarena Heights Structure Plan - Schedule of Submissions				
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
15 (31/5/12)	G Halton 32 Eliza Shaw Drive BULLER WA 6532 (Postal Address: PO Box 1764 GERALDTON WA 6531)	block as I will need to wait on their subdivision as I would not have access to the connecting road, maybe culs-de-sac are the answer as each landowner can make their own choice.	<p>"The road network facilitates independent development of most lots, with vehicle access directly to the existing Wokarena Heights. Lots 8 and 10 do not have formal links to Wokarena Heights in the LSP; development ahead of lots providing these links can be achieved through temporary east-west access ways over proposed lots that enable access to subdivision roads. Once formal road links are developed, these accessways can be decommissioned and the additional lots subdivided."</p> <p>The Structure Plan map could be modified to indicate a temporary access way alignment to further highlight the potential means of total subdivision for the respondent's Lot 8, should Lot 7 or Lot 10 not undertake prior, or joint, subdivision.</p> <p>The discussions with Main Roads WA undertaken in the preparation of the Structure Plan established that alternative access points onto the greater road network were required in addition to the existing Wokarena Road/Highway intersection. This also concurs with standard FESA requirements for 'secondary escape' in the event of fire. Therefore the Structure Plan indicates a potential access point to the north via Eliza Shaw Drive and a potential access point to the south via Beatrice Road. Both access points are subject to the respective landowners undertaking subdivision.</p> <p>It is considered that the northern access point may not be required, particularly in the event that the more logical (additional) southern access is created.</p> <p>The access through the Structure Plan to reach the northern access point would also be circuitous, meaning that it would only be of benefit to the immediate residents and not convenient for general through traffic.</p> <p>The respondent's residence would be located 120m east of the proposed northern access point, and in the event that the access was required for vehicular purposes it would be considered appropriate for landscaping to be installed along the boundary with the respondent's property to assist in screening.</p> <p>The Structure Plan could be modified to state that the northern access point may not be required for vehicular purposes, and</p>	<p>Note submission and modify the Wokarena Heights Structure Plan document as follows:</p> <p>Plan 01 to illustrate 'Subject to Future Detailed Area Plan' requirement for lots within the Structure Plan area that abut the existing Eliza Shaw Drive lots.</p> <p>Section 10.0 of Structure Plan document 'Detailed Area Plan Requirements' to be expanded to include:</p> <ul style="list-style-type: none"> <li>A Detailed Area Plan shall be prepared as a condition of subdivision for those lots and locations as shown on Plan 1.</li> <li>Identification of building envelopes with a minimum rear setback of 30m for any lot abutting</li> </ul>

<b>Wokarena Heights Structure Plan - Schedule of Submissions</b>			
Submission No. * Date Received	Submitter & Affected Property	Nature of Submission	Comment
			<p>that in such an event the link would only be required as a Public Access Way and services alignment.</p> <p>The Structure Plan could be modified to include building envelopes for the lots along the northern boundary of the Structure Plan that require future construction to be setback away from the Eliza Shaw Drive lots.</p> <p>Further the Structure Plan could be modified to require that as a condition of any subdivision for the northern row of lots that landscaping buffers be installed and maintained to the Shire's requirements. The landscaping buffer would serve to screen the Parkfalls lots from the subdivision and reduce any noise, light or dust emissions.</p>
			<p>the Parkfalls Estate.</p> <ul style="list-style-type: none"> <li>The provision of a minimum 3m firebreak and 10m landscape buffer at the rear boundary for any lot abutting the Parkfalls Estate.</li> </ul> <p>Insert Figure 13 that provides an example of the Detailed Area Plan for lots abutting the Parkfalls Estate that illustrates a minimum 30m building envelope separation distance from the northern boundary, 3m wide firebreak area, and a 10m wide landscaping buffer.</p> <p>Section 3.2 be modified to state "New connections to North West Coastal Highway could be achieved via Eliza Shaw Drive to the north of the Structure Plan area, and through a future connection into Glassford Vista to the south in order to enhance access into the development area." rather than the previous "New connections to North West Coastal Highway are proposed via Eliza Shaw Drive to the north of the Structure Plan area, and through a future connection into Glassford Vista to the south in order to enhance access into the</p>

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
16 (1/6/12)	Main Roads WA PO Box 165 GERALDTON WA 6531	<p><i>Comment provided</i></p> <p>MRWA supports the upgrading of the Wokarena Road/North West Coastal Highway intersection to include an auxiliary left turn lane and channelised right turn lane. MRWA requests greater clarity on cost structure arrangements to confirm payments gathered would cover all costs associated with the design and upgrading of the Wokarena Road/Highway intersection. It is not clear whether the Shire would be overseeing the intersection upgrading and the cost estimate for the upgrading.</p>	<p>development area."</p> <p>Plan 01, Figure 7 and Figure 8 be modified to include a text box stating "Road connection only to be provided if determined necessary for vehicle access at time of subdivision. If not required for vehicular purposes to be retained as pedestrian access way / service alignment."</p> <p>That Council write to Main Roads WA and advise that it is willing to enter into a 50/50 cost shared arrangement to fund the design drawings and quantity surveying for the North West Coastal Highway and Wokarena Road intersection upgrade. It is considered appropriate that Main Roads WA should part fund the design and cost calculation for the highway intersection upgrade and that the subsequent proportionate contribution towards the highway intersection works by subdividing landowners shall be as outlined in Table 7 of the Wokarena Heights Structure Plan document.</p> <p>Note submission and modify the Wokarena Heights Structure Plan document as follows:</p>
			<p>Section 3.8 and Table 7 of the Structure Plan document establishes the cost sharing arrangement between the subdividing landowners for their contribution towards the sealing of Richards Road and the upgrading of the intersection of Wokarena Road and the North West Coastal Highway. The basis for subdivider's proportionate contribution has been calculated based on each existing lot's residential lot yield (i.e. excluding land identified for POS and internal subdivisional roads).</p> <p>It is considered reasonable that the cost of the Richards Road upgrade and Highway intersection upgrade would be proportionately borne by subdividers as it is the act of subdivision that will generate the additional lots and with it the additional residences and vehicle trips that will impact upon Richards Road and the Highway intersection, and it is the subdivider who will financially benefit from the subdivision.</p> <p>MRWA have confirmed that they will require the upgrade of the intersection with the highway to create a left turn/merging lane for vehicles exiting Wokarena Road and heading south on the highway towards Geraldton, and a right run lane to enable vehicles to more safely turn into Wokarena Road from the highway. The final design and construction for the intersection upgrade will ultimately have to be to the satisfaction of MRWA as they have management responsibility for the North West Coastal Highway.</p> <p>To provide greater certainty to the effected landowners, the Shire may wish to engage its consultant to undertake the</p>

<b>Wokarena Heights Structure Plan - Schedule of Submissions</b>			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>Within the built up area lighting would be the responsibility of the Shire. If lighting is required at the highway intersection it would be required to be to the standard of MRWA.</p> <p>MRWA would not support permeable fencing around the boundary of the site. It is considered unlikely that the noise levels set out within State Planning Policy 5.4 would be achieved with the noise attenuation or permeable fencing and therefore that solid fencing should be used. Where the new highway alignment lies to the east of the Structure Plan a solid fence would reduce the risk of glare affecting drivers at night time given the adjacent internal road as well as reducing the risk of noise pollution.</p>	<p>design and costing for the highway intersection upgrading. Such an action would also enable the Shire to ensure that the design is undertaken in accordance with MRWA standards but within a realistic design and cost parameter. This would also avoid the scenario whereby the design for the highway intersection upgrade was undertaken in haste by MRWA (or possibly even the Shire) in response to a future subdivision application condition that was being handled by the SAT. It is considered reasonable that Main Roads WA should part fund the design and cost calculation for the highway intersection upgrade and that the subsequent proportionate contribution towards the highway intersection works by subdividing landowners be as outlined in Table 7 of the Wokarena Heights Structure Plan document.</p> <p>To maintain a low density residential amenity to the Wokarena Heights area, and to avoid light spill into surrounding rural residential areas it is not recommended that the Shire require street lighting of the internal subdivisional road network within the Structure Plan area. It is standard practice that any street lighting of the highway intersection is undertaken to the requirements of MRWA.</p> <p>Solid walls along either the existing or proposed highway alignments would have a significant visual impact to passing tourists/visitor traffic and reduce the visual appearance of the area. The request for solid fencing is not supported by the daily volume of 1,421 vehicles per day along this section of the highway. It is noted that access roads under Liveable Neighbourhoods would carry up to 3,000 vehicles per day, and the level of noise impact would be far less than experienced on other, higher volume, highways.</p> <p>It is further noted that MRWA is actively working towards the creation of a highway bypass on the eastern side of the Moresby Range that would utilise the Morrell Road alignment as a short term solution (with the ONIC alignment incorporated at a later stage) and require the construction of a road connection through the Wokatherra Gap (potentially concurrent with earthworks for the rail alignment). This action would remove heavy vehicles from the existing highway</p>
			<p>Section 12.2 be inserted to require that as a condition of subdivision for lots directly abutting North West Coastal Highway, the following notification on title will be required "No direct vehicular access shall be permitted to the North West Coastal Highway."</p> <p>Modify Figure 7 and Figure 11 to clearly indicate that the drainage alignment is between the proposed cul-de-sac on Lot 2 and the highway is a drainage reserve and not a pedestrian/cycle access.</p> <p>Plan 01 to illustrate 'Subject to Future Detailed Area Plan' requirement for lots along the western and eastern boundary of the Structure Plan area.</p> <p>Modify Section 3.8 so that the reference to Table 6 on page 30 refers to Table 7.</p>



Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
			<p>alignment to the west of the Wokarena Heights Structure Plan area (and reduce demand for the potential highway alignment immediately east of the Structure Plan along the former Geraldton-Northampton rail alignment) and reduce traffic to local vehicle trips only and some tourist related traffic. Detailed Area Plans could be required for the western and eastern row of lot on the Structure Plan that incorporated noise amelioration building design, building envelopes, and notifications on title regarding potential traffic noise. MRWA would also have the ability at the subdivision application stage to require such measures (and even noise assessment if justified) if it considered this justified at that time. With regard to the potential for glare (arising from the realignment of the highway to run along the former Geraldton-Northampton rail alignment) given that MRWA has not confirmed that the future highway would utilise this rail reserve, with other options still being explored, it is considered unreasonable to impose development costs on subdividers for an eventuality that has not yet been confirmed.</p> <p>The Structure Plan proposes no new intersections on to the existing North West Coastal Highway.</p> <p>Section 9.6 – General Subdivision and Development Requirements of the Structure Plan addresses this issue. Further, the Structure Plan design as shown in Figure 7 has been developed to ensure that direct vehicle access can be achieved via internal subdivisional road (with occasion for battleaxe access legs onto internal subdivisional roads) and is not required directly onto the highway or Wokarena Road.</p> <p>A Section 12.2 could be inserted into the Structure Plan document requiring the placement of notifications on title as a condition of subdivision for lots directly abutting North West Coastal Highway stating that "No direct vehicular access shall be permitted to the North West Coastal Highway."</p> <p>The designation of the land area requirement over Lot 6 in the Structure Plan for the potential highway realignment is consistent with the actions undertaken in the development and</p>
		<p>Do not support any new intersections on to the existing North West Coastal Highway.</p> <p>No direct access from any of the lots on to roads under MRWA control. MRWA supports access to the lots on Wokarena Road nearest the highway intersection to be via alternative internal roads to prevent conflict between vehicles using the intersection and those trying to turn into properties.</p> <p>Recommend the imposition of caveats on title denying direct access to the highway as a subdivision condition</p> <p>Support the designation of the area of road reserve at the north-eastern corner of the site to contribute to the future road alignment of</p>	



**Wokarena Heights Structure Plan - Schedule of Submissions**

Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
17 (1/6/12)	D Vinnicombe 64 Todd Avenue COMO WA 6152 (on behalf of Hadinoto Family Trust Lot 1 Richards Road BULLER WA 6532)	<p>the highway.</p> <p>Not clear whether a pedestrian access way/cycle access is proposed on to the highway to the south of Wokarena Road.</p> <p>Stormwater management in the Structure Plan area is to ensure no discharge onto MRWA reserves occurs.</p> <p>MIRWA happy to be involved in early discussions regarding the design of the intersection upgrade and this will require submission and approval of an application to undertake works in the road reserve.</p>	<p>implementation of the Parkfalls Estate Structure Plan.</p> <p>Notate upon Figures 7 and 11 of the Structure Plan document that the queried area is a drainage reserve to remove confusion that this is a pedestrian/cycle access.</p> <p>The Structure Plan does not propose that stormwater would be discharged into the existing highway reserve. Conversely, it would be a requirement of any development by MRWA of a highway realignment along the former Geraldton to Northampton railway that it would not discharge stormwater into the Structure Plan area. Appendix A of the Structure Plan document is a Local Water Management Strategy that addresses this issue in detail and models stormwater runoff, and provides a drainage basin adjacent to the existing highway intersection.</p> <p>Agreed.</p>	<p>Note submission and modify the Wokarena Heights Structure Plan document as follows:</p> <p>Modify Figure 7 to incorporate an additional subdivision lot in the south western corner of Lot 1.</p> <p>Modify Table 4 and Table 5 to allow for the additional subdivision lot in the south western corner of Lot 1.</p> <p>Include a Frequently Asked Question section as Appendix B that provides further clarification to landowners on the issues raised by Submission 17.</p>
		<p>Reference to Table 6 on Page 30 should be modified to Table 7.</p> <p><i>Object</i></p> <p>The lot yield and configuration could be improved for Lot 1 by an additional lot by modifying the location of the road and lot boundaries in the south-western corner.</p> <p>The bulk of Lot 1 is proposed to be created as POS. My clients maintain their concern over the financial impact of the proposed Structure Plan on their future subdivision capacity for the subject site. Although the development yield under the Structure Plan has been increased, a number of inequities</p>	<p>The indicative lot layout plan included as Figure 7 in Part 2 of the Structure Plan document is not statutory and provides an example of one way that lots could be subdivided under the requirements of the Structure Plan. Subdivision plans do not have to present the same lot layout as presented in that plan. Major changes that would impact on neighbouring lots, affect the distribution of POS, or create additional stormwater runoff are unlikely to be supported without supporting investigation from the proponent and consultation with effected parties, as they would not be consistent with the requirements of the Structure Plan.</p> <p>Figure 7 of the Structure Plan can be modified to create an additional subdivision lot in the south western corner of Lot 1.</p> <p>Based on the discussions held with the Department of Environment and Conservation, and the Department of Planning in the preparation of the Wokarena Heights Structure Plan it is considered highly unlikely that a design that does not seek to retain the remnant vegetation through the mechanism of POS will be approved. The Geraldton Regional Flora and Vegetation Survey have identified that the vegetation type</p>	

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>still exist and it is requested that they be addressed.</p> <p>The valuation methodology is inherently inequitable as it is based on an englobo valuation of the subject land, which does not provide for any improvements as a result of subdivision, inclusive of construction cost, profit and risk components. Whilst subdivision costs can be estimated, and risk would not be an issue as POS Trust Fund would purchase the land, this valuation method denies the owner the opportunity to take advantage of profit margins which may apply to the development/subdivision of their property. This is an issue which has been raised on a number of occasions and planning authorities on the whole have been reluctant to provide for profit margins to be included in valuations. Notwithstanding, this matter has been recognised by the City of Rockingham under its valuation provisions for Structure Plans contained in Town Planning Scheme 2 where an additional 10% is added to the valuation of land to adjust for profit margins and provide a measure of equity. Should the Structure Plan proceed to include large areas of POS on the subject site (above the standard provision applied for the Structure Plan area), it is respectfully requested that either Council purchase a similar sized landholding and make it</p>	<p>found upon Lot 1 is represented at less than the 30% threshold of its original extent in this region and should be conserved. The Structure Plan has attempted to achieve the best possible outcome under this scenario, now achieving 17 residential lots, applying a mechanism for percentage contribution to road upgrading that achieves the lowest cost apportionment (6.4%) and establishing within the Structure Plan document that POS costs will be shared across the development area through implementation of cash-in-lieu provisions that will reimburse the landowner of Lot 1.</p> <p>The valuation methodology for cash-in-lieu provision of POS as proposed by the Wokarena Heights Structure Plan is consistent with the state-wide mechanism as set out in Section 155 of the Planning and Development Act 2005. The City of Rockingham valuation technique referred to by the submission applies to Developer Contribution Plans, not general cash-in-lieu provisions. Scheme No.2 does not provide for a Developer Contribution Plan for the local Structure Plan area, therefore there is no mechanism to use a valuation methodology other than that provided by the Act, as it is not considered that a local Structure Plan can prevail.</p>

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>available for a land exchange to the subject land's owner in order to allow them to subdivide in a similar fashion to other land owners within the Structure Plan area or the valuation mechanism be modified to provide for improved equity to the subject site's owner by way of including an allowance for profit share as per the Rockingham example.</p> <p>In the absence of equity not being restored to the POS requirements as requested above, an alternative measure to restore equity could possibly relate to the Special Provisions on page 3, which indicate a required contribution to the upgrade of Richards and Wokarena Roads. It is requested that my clients be exempted from these contribution requirements on the basis that the site is already severely handicapped by the POS.</p> <p>The Structure Plan on page 20 shows the two roads flanking the POS to the west and to the south. As the land on the POS side of these roads is unable to be subdivided, the construction costs for the road are inequitable as they cannot be dispersed between the costs of producing lots either side of the road. This is an aspect that is addressed historically in Guided Development Schemes. The Queens Park/East Canning Guided Development Scheme, Town Planning Scheme No.21 in the City of Canning recognises this and addresses this under clause 11. This clause formally acknowledging the valuation process and Scheme cost paid by all landowners which compensates the landowner for half construction costs for the road (inclusive of road drainage) and half the road value. It is</p>	<p>Contribution amounts are determined based on developable land only, therefore the contribution for Lot 1 already recognises the actual development potential of that lot.</p> <p>The imposition of developer costs requires a discrete need and nexus. It is difficult to justify a nexus between internal subdivisional roads on Lot 1 with the development of other lots in the Structure Plan area to require that other owners contribute. The development of other lots does not require the construction of internal roads in Lot 1, therefore there is insufficient nexus for contribution to those roads. Detailed design of roads and lots is a subdivisional concern. Minor changes such as those requested can be accommodated within a subdivision where demonstrated it does not compromise the overall connectivity of the Structure Plan area or impact on stormwater management. Any further loss of vegetation on Lot 1 through subdivision would require discussion with DEC. The Structure Plan could be expanded to include an Appendix B - Fact Sheet, laid out in a Frequently Asked Question format that would answer concerns including: <i>What if I want to subdivide in a manner different to shown on the Structure Plan?</i></p>

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
			Recommendation
18 (5/6/12)	Philip & Berrice Lodge 64 Richards Road BULLER WA 6532 (Postal Address: PO Box 3319 BLUFF POINT WA 6531)	<p>requested that a similar provision be incorporated into the Structure Plan.</p> <p>Given that the two roads which flank the POS on the northern and eastern sides of the subject lot will provide access to lots created by adjoining properties, my clients are concerned that the adjoining owners may seek compensation for road construction in accordance with Section 159 of the Planning and Development Act 2005 following subdivision of both parcels of land. It is requested that a protection mechanism be built into the Structure Plan to protect this. The recommendation made in regards to the previous point would suitably address this.</p> <p>The Structure Plan prejudices against my client's ability to suitably subdivide their property. It is requested that the measures requested within this submission be given priority consideration in the final Structure Plan</p>	<p><i>Why do I have to provide POS? What happens if the Structure Plan requires me to provide more than 10% POS? What is a POS contribution and how is it calculated?</i></p> <p>The reasoning behind this comment is understood, and it is difficult to see equity in contributing to the roads on Lot 2 and 11 where the owner of Lot 1 draws no adjacent development potential from it (albeit, it is noted that Lot 1 does achieve the ability to develop through connection to these roads). However, a local Structure Plan does not have the statutory ability to override the Act.</p> <p>It might be considered that the rezoning of the land and introduction of a Structure Plan has enabled Lot 1 to be amended from a rural zoned property with no ability for subdivision (as it was at the time of the landowner's purchase of the land) to a property that can now be subdivided into 17 lots and that has introduced a mechanism of reimbursement to the landowner for the portion of the property that the DEC would be considered unlikely to issue a clearing permit for.</p> <p>The respondent has an existing 5ha plantation within the Structure Plan area. It is not considered that the nature of the on-site, or associated traffic, operations would be incompatible with surrounding low density residential development. The Structure Plan could be expanded to include an Appendix B - Fact Sheet, laid out in a Frequently Asked Question format that could answer the respondent's concerns as follows:</p> <p><i>Can I continue running my business from my property? Yes. The Structure Plan does not require that landowners subdivide now, in the future, or at all. Any existing and authorised business operations may continue until such time as the owner wishes to subdivide.</i></p>
			Note submission and modify the Wokarena Heights Structure Plan document to include a Frequently Asked Question section as Appendix B that provides further clarification to landowners on the issues raised by Submission 18.

Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>I was of the understanding that if it was going to be subdivided it would be into 10 acre blocks and not 1 acre blocks.</p> <p>I bought the block for the rural quality of life not city living. I could not think of anything worse than having potentially 250 houses in my direct view.</p>	<p><i>Do I have to subdivide? No. The Structure Plan provides the general coordinated layout for subdivision when a landowner chooses to subdivide. The Structure Plan does not require that the land be subdivided, but only facilitates subdivision if that is the action a landowner wishes to take.</i></p> <p>The Richards Road area was identified for rural-residential (2½acre) subdivision in the WAPC's Northern Geraldton District Structure Plan (2005) and the Shire of Chapman Valley Local Planning Strategy (2007) both of which were advertised. Following the initial advertising of the Shire of Chapman Valley Local Planning Scheme No.2 in 2006, which also identified the Richards Road area for rural residential subdivision, Council resolved at its 21 February 2007 meeting to support the majority of the Richards Road landowners' request to be rezoned to 'Low Density Residential R2.5'. Scheme No.2 with the R2.5 zoning was readvertised in 2010/2011. The proposed residential land use was also reflected in the updating of the WAPC's Greater Geraldton Structure Plan that was advertised in 2010. The purpose of advertising the draft Wokarena Heights Structure Plan is to obtain comment from all affected parties prior to any decision being made by Council or ultimate determination by the WAPC.</p> <p>It is suggested that the Wokarena Heights Structure Plan will not achieve total subdivision in the short term. Although it is considered likely that lots possessing ocean views may be subdivided in the initial phases of development, such subdivision would still be required to meet servicing and road contribution costs. It is further suggested that the pace of subdivision in the Structure Plan area will be gradual due to market demand, the fragmented nature of the land ownership, and the availability of competing subdivisible land elsewhere in the greater Geraldton area.</p> <p>Figure 12 of the Structure Plan document was provided to illustrate how the landowner of Lot 7 may wish to undertake a staged subdivision that still permits the retention of the</p>

Wokarena Heights Structure Plan - Schedule of Submissions				
Submission No & Date Received	Submitter & Affected Property	Nature of Submission	Comment	Recommendation
19 (5/6/12)	R Williamson 38 Richards Road BULLER WA 6532 (Postal Address: 1/80 Colin Street WEST PERTH WA 6005)	Support	improvements upon the property in the event that they reconsider this issue at a later time.  No additional comment.	Note submission.
20 (7/6/12)	Department of Health PO Box 8172 PERTH WA 6849	<i>Comment provided</i> Incorporate public health (including disability access, disaster preparedness, social and mental wellbeing) into the Structure Plan. Consideration must be given to the need for adequate buffers to protect residents from lifestyle and public health impacts such as from mosquitoes or pesticide spray drift from agricultural activities.	The Structure Plan does not specifically address these issues, however integrates relevant public health matters into various aspects of design.  Disaster preparedness is addressed through fire management and access. Social and mental wellbeing is supported through provision of diverse POS and connectivity through the development area.  Disability access is difficult to incorporate into a Structure Plan of this type.  The Structure Plan document could be modified to include a provision that POS development should ensure universal access.	Note submission and modify Section 3.3 of the Wokarena Heights Structure Plan document to include reference to public open space planning ensuring universal access to benefit all members of the community.
21 (18/6/12) & (25/6/12)	Department of Water (PO Box 73 GERALDTON WA 6531)	<i>Comment provided on Appendix A – Local Water Management Strategy</i>  Section 5.3.2 - Groundwater requires geotechnical investigation and water quality monitoring, and support for the statement that groundwater is at a depth of 10m. The proponent should produce a geotechnical report that should include test pits and bores located in the lowest point in the landscape to confirm that no groundwater rise is evident at a depth of 5m. Soil bore hole logs showing the soil profile would confirm that sandy soil over limestone is present. Results of permeability testing determining rate of infiltration at source should also be included. A commitment to provide this information in the LWMP should be given if it is not known	Modify Section 4.4 – Geology and Soils to include the following concluding sentence: "The soil profile on the site should be confirmed prior to the preparation of Urban Water Management Plans to confirm that sandy soil over limestone is present to facilitate infiltration."  Modify Section 4.7 - Groundwater to read as follows: "There is no groundwater contour data readily available for the Wokarena Heights development area. Groundwater levels for Department of Water bores within 5km of the site centre were assessed, however none of the bores were within the development area. The subject site experiences a higher elevation than bore locations, and would reasonably achieve a greater distance to groundwater.  Bores located to the north and south of the area indicated that groundwater level is likely to be deeper than 10m below ground level (refer Figure 6), and due to the elevation of the site, ranging from 25 up to 70m AHD, it is unlikely depth to	Note submission and modify Wokarena Heights Structure Plan - Appendix A – Local Water Management Strategy as detailed in the Comments Section.



Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
		<p>at this stage.</p> <p>The document should include concept drawings of the proposed swale dimensions and surface flow paths. Conceptual design of the retention flood storage areas should also be provided. The flood areas should be large shallow depressions that will perform two functions, quick infiltration at source and active POS within a few hours after the rainfall has stopped. It should also be stressed that no disturbance to the POS should be undertaken and that surface flow arriving that location should be permitted to spread overland over the whole area without causing erosion or sediment transport.</p> <p>Water quality monitoring at the site may be omitted if the depth to groundwater is 5m or more. Flood storage water is not important because of the volume and dilution.</p> <p>POS 3 area in the southwest should not be cleared, stormwater inflows should be calculated and an appropriate sized flood storage area/recreation area constructed in the NE of the POS area.</p> <p>Section 5.4 Wastewater management - The minimum setback distance of ATUs from watercourses should be 30m, in accordance with the DoW's WQPN70 Wastewater treatment and disposal : domestic systems. Setback from private water supplies is recommended to be a minimum 100m, as outlined in WQPN41 Private drinking water supplies.</p>	<p>groundwater would be less than 5m. Groundwater monitoring should occur prior to the preparation of Urban Water Management Plans to confirm groundwater levels in the area. There are no catchment protection zones or sensitive areas within the site."</p> <p>Modify Section 6.1 – Surface water quantity management to make reference to Figure 7 that provides typical sections of road reserves within the Wokarena Heights Structure Plan area, showing the width and conceptual location of the roadside swales. A photograph showing an example roadside swale being shown in Figure 6, and the drainage strategy for Wokarena Heights being shown in Figure 10.</p> <p>Modify Figure 7 to illustrate 'Road side swales within indicative road cross sections'.</p> <p>Modify Figure 8 to illustrate 'Road side swale in special residential area'.</p> <p>Modify page 20 to include an additional sentence at the conclusion, to note of the 1 year ARI event that:  "Roadside swales will be designed to infiltrate the 1 year ARI and convey up to the 10 year ARI in accordance with the engineering requirements of the Shire of Chapman Valley."</p> <p>Insert the following text preceding Figure 9:  "infiltration basins for up to the 100 year event will be large shallow depressions located within public open space, and will be designed to perform two functions: quick infiltration at source, and active and passive public open space consistent with the requirements of Liveable Neighbourhoods.  The basin for sub-catchment D will be located within a POS area identified for conservation. The basin should be located and designed within the southwest corner of the POS area in areas of more degraded vegetation. Design of the basin should be appropriately sized for flood storage, and shaped to minimise impact on quality native vegetation. Basin design should support passive and unstructured active recreational</p>



Wokarena Heights Structure Plan - Schedule of Submissions			
Submission No. & Date Received	Submitter & Affected Property	Nature of Submission	Comment
			<p>functions. Public open space areas within sub catchments A and C have been located and sized to facilitate flood storage in accordance with Shire of Chapman Valley engineering requirements. The design of these basins should support passive and unstructured active recreational functions. All basins within POS are to be designed in accordance with the Shire of Chapman Valley engineering requirements and are to be managed as recreation areas for passive and unstructured active play."</p> <p>Modify Figure 9 to illustrate 'Swale in public open space'.</p> <p>Modify Section 7.1 – Groundwater levels by inserting the following: "Groundwater monitoring should occur prior to the preparation of Urban Water Management Plans to confirm groundwater levels in the area."</p> <p>Modify Section 8.1 – Next Steps by inserting the following dot point: "Confirmation of groundwater levels and soil profile."</p>
			Recommendation



LEGEND:

- |   |                               |   |                           |   |  |
|---|-------------------------------|---|---------------------------|---|--|
|  | RESIDENTIAL (R2.5)            |  | LOCAL STRUCTURE PLAN AREA |  | SUBJECT TO FUTURE DETAILED AREA PLAN (REFER TO FIGURE 13)  |
|  | ROAD RESERVE (FUTURE HIGHWAY) |  | FUTURE ROAD CONNECTION    |  | ROAD CONNECTION ONLY TO BE PROVIDED IF DETERMINED NECESSARY FOR VEHICLE ACCESS AT TIME OF SUBDIVISION. IF NOT REQUIRED FOR VEHICULAR PURPOSES TO BE RETAINED AS PEDESTRIAN ACCESS WAY / SERVICE ALIGNMENT. |
|  | PUBLIC OPEN SPACE             |  | TEMPORARY ACCESSWAY       |   |  |





LOCAL STRUCTURE PLAN AREA



PUBLIC OPEN SPACE

DRAINAGE RESERVE



ROAD CONNECTION ONLY TO BE PROVIDED IF DETERMINED NECESSARY FOR VEHICLE ACCESS AT TIME OF SUBDIVISION. IF NOT REQUIRED FOR VEHICULAR PURPOSES TO BE RETAINED AS PEDESTRIAN ACCESS WAY / SERVICE ALIGNMENT.

**THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY**

# **10.2**

## **Chief Executive Officer**

### **July 2012**

---

## **Contents**

### **10.2 AGENDA ITEMS**

- 10.2.1 Shire of Chapman Valley Community and Recreation Grants 2012/2013 Submissions
- 10.2.2 Shire of Chapman Valley – Advert of Proposed Disposal of Plant – Blue Metal Spreader Box
- 10.2.3 Shire of Chapman Valley Forward Capital Works Plan Amendment
- 10.2.4 Shire of Chapman Valley Light Fleet Logo
- 10.2.5 Shire of Chapman Valley Disposal of Plant P833

<b>AGENDA ITEM:</b>	<b>10.2.1</b>
<b>SUBJECT:</b>	<b>SHIRE OF CHAPMAN VALLEY COMMUNITY AND RECREATION GRANTS 2012/13 SUBMISSIONS</b>
<b>PROPONENT:</b>	<b>CHIEF EXECUTIVE OFFICER</b>
<b>SITE:</b>	<b>SHIRE OF CHAPMAN VALLEY</b>
<b>FILE REFERENCE:</b>	<b>803.01</b>
<b>PREVIOUS REFERENCE:</b>	<b>N/A</b>
<b>DATE:</b>	<b>3 JULY 2012</b>
<b>AUTHOR:</b>	<b>STUART BILLINGHAM</b>

#### **DISCLOSURE OF INTEREST**

Nil

#### **BACKGROUND**

Council has adopted a format for the Community and Recreation Grants 2012/2013 that the community and sporting groups could utilise to submit requests to Council for funding on the coming Budget. Submissions closed on 18 May 2012 with only two submissions were received by the closing date. The submission by the St Johns Ambulance Sub Centre in Nabawa was withdrawn as it did not comply with the grant guidelines and the remaining submission was by the Chapman Valley Football Club for the supply and installation of an Electronic scoreboard at the Nabawa Oval (please refer to **attachment 1**).

#### **COMMENT**

The Chapman Valley Football Club application meets the guidelines for a grant application for the 2012/13 Draft Budget. It is supported that an amount of \$21,060 be listed within the 2012/13 Draft budget, subject to budget constraints and balancing the final Budget. If the project remains within the final 2012/13 Budget Council approval would be granted upon adoption of the Final Budget document.

#### **STATUTORY ENVIRONMENT**

Local Government Act 1995

#### **POLICY IMPLICATIONS**

Shire of Chapman Valley - Community and Recreation Grants guidelines.

#### **FINANCIAL IMPLICATIONS**

Capital Allocation in the Draft 2012/13 Annual Budget

#### **STRATEGIC IMPLICATIONS**

Nil

#### **VOTING REQUIREMENTS**

Simple Majority

#### **STAFF RECOMMENDATION**

That \$21,060 be listed in the Shire of Chapman Valley 2012/13 Draft Budget towards the costs of supplying and installing an electronic scoreboard at the Nabawa Football Oval.





Shire of Chapman Valley  
Love the Rural Life

COMMUNITY AND RECREATION GRANTS  
2012/2013.

APPLICATION FORM

(NB: Completed applications should be lodged at the Council Office by Friday 18 May 2012)

Name of Applicant/ Organisation: Chapman Valley Football Club  
Contact Person: Vanessa Gould  
Office Held: Secretary / Treasurer  
Address: PO Box 302  
Geraldton WA Post Code: 6531  
Telephone (.....) 99205090 (Business) (.....) (Private) 0413 216642

1.0 PROJECT DETAILS :

1.1 Name of Project: Electronic Scoreboard  
1.2 Description of Project: To supply & install  
an LED electronic scoreboard with  
digital time clock in place of existing

2.0 SITE DETAILS :

2.1 Location: Nabawa Oval  
2.2 Ownership: Shire of Chapman Valley  
2.3 List current facilities used by the applicant on the site  
Oval  
Club Room  
Canteen  
Change Rooms

G:\040 Governance\411 Council Documents\Miscellaneous\COMMUNITY AND RECREATION GRANTS  
2012 2013 APPLICATION FORM.doc

**3.0 USER DETAILS:**

3.1 Give details of Club/Associations (including your own) expected to use the facility:

Name of Club/Association	MEMBERSHIP			
	MALE		FEMALE	
	Junior	Senior	Junior	Senior
CVFC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CVJFC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**4.0 CONSTRUCTED ESTIMATES:**

Describe each component or phase of development.

Estimate the cost of each component

Component/Work	Estimate Cost
Cost of digital sign supply	\$ 17890
Computer	\$ 1360
Installation (including electrical & hire of plant)	\$ 5190
<b>TOTAL: *</b>	<b>\$ 24440</b>

**5.0 COST SHARING ARRANGEMENTS:**

Group Contribution	<input type="radio"/> Cash	.....
	<input type="radio"/> Loan	.....
	<input type="radio"/> Voluntary Labour + Equip	\$ 3380
Other (details) - D.S.R. Grant, etc.		\$ 21060
Grant Requested		.....
<b>TOTAL: *</b>		.....

**NB: \* THE TWO TOTALS SHOULD BE IDENTICAL**

**ATTACHMENTS:**

The Council Office will advise which attachments are required with this application.

	Must be attached	
	Yes	No
1. Current Financial Statement	<input type="checkbox"/>	<input type="checkbox"/>
2. Locality plans attached	<input type="checkbox"/>	<input type="checkbox"/>
3. Site plans attached	<input type="checkbox"/>	<input type="checkbox"/>
4. Sketch plans attached	<input type="checkbox"/>	<input type="checkbox"/>
5. Details plans and specifications attached	<input type="checkbox"/>	<input type="checkbox"/>
6. Draft budget attached	<input type="checkbox"/>	<input type="checkbox"/>

**DECLARATION BY APPLICANT ORGANISATION :**

I hereby certify I have been authorised by the ..... to prepare and submit this application. The information contained herein is to the best of my knowledge true and correct.

  
Signature

*PRESIDENT*  
Position Held

16/5/12  
Date

**NB: Completed applications must be submitted to the Shire of Chapman Valley Council Office by Friday 18 May 2012.**

*The club may be in a position to assist with some level of cash contribution but we are unable to determine the value of this within the time frame for submitting the application.*



<b>AGENDA ITEM:</b>	<b>10.2.2</b>
<b>SUBJECT:</b>	<b>SHIRE OF CHAPMAN VALLEY – ADVERT OF PROPOSED DISPOSAL OF PLANT – BLUE METAL SPREADER BOX</b>
<b>PROPONENT:</b>	<b>CHIEF EXECUTIVE OFFICER</b>
<b>SITE:</b>	<b>SHIRE OF CHAPMAN VALLEY</b>
<b>FILE REFERENCE:</b>	<b>1022.00</b>
<b>PREVIOUS REFERENCE:</b>	<b>N/A</b>
<b>DATE:</b>	<b>3 JULY 2012</b>
<b>AUTHOR:</b>	<b>STUART BILLINGHAM</b>

### DISCLOSURE OF INTEREST

Nil

### BACKGROUND

Council's Works Supervisor Mr Ken Barndon has received a request from Mr David Welbourne of Welrick Transport Pty Ltd to purchase a blue metal spreader box from the Nabawa gravel pit (similar to the unit pictured below) for \$300 plus GST.

This item is presented to Council for the purpose of seeking Council endorsement to proceed with the required advertising and for delegated authority to dispose of 1 of 2 remaining old Main Roads Metal Spreader Boxes by Private Treaty to Mr David Welbourne for \$300 plus GST \$30.

Asset #198 – has 2 x Spreader boxes still listed with a written down value of Zero.

In 13/2/2009, 2 x spreader boxes were sold by tender for \$500 each.

The 2 remaining Spreader boxes are no longer used and are now surplus to Council requirements.

The spreader box Mr Welbourne is wishing to purchase is now rusting away in the Nabawa Gravel pit and is not in as good condition as the other unit in the Nabawa Depot (pictured below).



### COMMENT

Section 3.58 of the *Local Government Act 1995* "Disposing of Property" sets out the three methods by which a Local Government may dispose of Council property.

- To the highest bidder at a public auction
- Public Tender process
- Private Treaty – Local public notice

The Local Government Act 1995 s.3.58(3) states:

*“(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.”*

It is recommended that Council, as laid out under section 3.58(3) and (4) of the Local Government Act 1995, approve Asset #198 – 1 x Blue Metal Spreader Box to be advertised for 2 weeks by local public notice for the proposed disposal by private treaty to Mr Welbourne for \$330 including GST.

The Chief Executive Officer and the Works Supervisor have valued the item at \$300 excluding GST.

## **STATUTORY ENVIRONMENT**

Local Government Act 1995

## **POLICY IMPLICATIONS**

Shire of Chapman Valley Plant replacement Program – It should be noted that this item of plant is currently not programmed to be replaced on the Shire of Chapman Valley 10 Year Plant Replacement Program.

## **FINANCIAL IMPLICATIONS**

Future income of possibly \$330 incl GST from the disposal.

## **STRATEGIC IMPLICATIONS**

Nil

## **VOTING REQUIREMENTS**

Simple Majority

**STAFF RECOMMENDATION**

That Council approves the Chief Executive Officer to advertise by local public notice for at least two weeks the proposal that the Shire of Chapman Valley is considering disposing by private treaty the sale of Asset # 198, 1 x Blue Metal Spreader box to Mr David Welbourne of Welrick Transport Pty Ltd for \$330 including GST.



<b>AGENDA ITEM:</b>	<b>10.2.3</b>
<b>SUBJECT:</b>	<b>SHIRE OF CHAPMAN VALLEY FORWARD CAPITAL WORKS PLAN AMENDMENT</b>
<b>PROPONENT:</b>	<b>CHIEF EXECUTIVE OFFICER</b>
<b>SITE:</b>	<b>SHIRE OF CHAPMAN VALLEY</b>
<b>FILE REFERENCE:</b>	<b>309.09.05</b>
<b>PREVIOUS REFERENCE:</b>	<b>11/10-5</b>
<b>DATE:</b>	<b>3 JULY 2012</b>
<b>AUTHOR:</b>	<b>STUART BILLINGHAM</b>

## **DISCLOSURE OF INTEREST**

Nil

## **BACKGROUND**

This item is presented to Council seeking permission to amend the 2010-11 to 2014-15 Forward Capital Works Plan, which was adopted by Council at its 17 November 2010 Ordinary Meeting of Council.

The Forward Capital Works Plan was amend by Council on 16 November 2011 as follows:

- Wandana Road reseal reallocated to Coonawa Road gravel sheeting;
- Coronation Beach Road reseal reallocated to East Terrace, Nanson reseal; and
- Dartmoor Road reseal reallocated to Wandin Road Gravel sheeting.

## **COMMENT**

As a result of a Draft 2012/13 Shire of Chapman Valley Road Program Workshop held 4 July 2012, it was agreed that the Forward Capital Works Plan be amended to allow the reallocation of the 2012/13 Royalties for Regions Country Local Government Fund Individual/Local allocation of \$297,536 to be shown against the East Bowes Road Project Stage 2. (Please refer to draft amended 2010-11 to 2014-15 Forward Capital Works Plan submitted as a separate attachment).

## **STATUTORY ENVIRONMENT**

Local Government Act 1995

## **POLICY IMPLICATIONS**

The Shire of Chapman Valley – 2010-11 to 2014-15 Forward Capital Works Plan.

## **FINANCIAL IMPLICATIONS**

Nil - only a reallocation of funds to East Bowes Road.

## **STRATEGIC IMPLICATIONS**

Change in funding allocation to East Bowes Road Regional Project.

## **VOTING REQUIREMENTS**

Simple Majority

## **STAFF RECOMMENDATION**

That Council grants permission to vary the 2010-11 to 2014-15 Forward Capital Works Plan 2012/13 Royalties for Regions Country Local Government Fund Individual/Local Allocation of \$297,536 to the East Bowes Road Project.

<b>AGENDA ITEM:</b>	<b>10.2.4</b>
<b>SUBJECT:</b>	<b>SHIRE OF CHAPMAN VALLEY LIGHT FLEET LOGO</b>
<b>PROPONENT:</b>	<b>CHIEF EXECUTIVE OFFICER</b>
<b>SITE:</b>	<b>SHIRE OF CHAPMAN VALLEY</b>
<b>FILE REFERENCE:</b>	<b>VARIOUS OFFICER CONTRACTS FILES</b>
<b>PREVIOUS REFERENCE:</b>	<b>N/A</b>
<b>DATE:</b>	<b>3 JULY 2012</b>
<b>AUTHOR:</b>	<b>STUART BILLINGHAM</b>

## DISCLOSURE OF INTEREST

Nil

## BACKGROUND

At the Ordinary Meeting of Council held 20 June 2012 Cr Bell moved the following Notice of Motion:

*“The installation of Shire of Chapman Valley stickers upon all Shire owned vehicles except the Chief Executive Officers and the Chief Executive Officer to prepare a report for consideration at the July 2012 Ordinary Meeting of Council”*

The Chief Executive Officer has conducted a full review of all Shire of Chapman Valley Light Fleet vehicles as summarised below:

### CV•1

Chief Executive Officer – Current vehicle Holden Caprice Sedan.

Contracted Officer – Contract Clause 6.3.1 *“Unrestricted private use.”*



No magnetics or stickers fitted to vehicle except Plant number under driver’s side mirror.

### CV•126

Manager Planning – Ford Ranger Dual Cab Utility

Contracted Officer – Clause 5.3.2 *“Unlimited Private Use within State of Western Australia”*

Vehicle currently fitted with round old Shire logo on front doors.

NB: Previous magnetic signs stolen off vehicle.



**CV•580**

Building Surveyor/Project Officer - Ford Ranger Dual Cab Utility

Contracted Officer – Provided for business and private use 6.1 (b) *“Private use is limited to within a collective area of local government districts made up of the Shires of Northampton, Chapman Valley, Mullewa, Irwin, and City of Geraldton-Greenough, unless otherwise approved by the Chief Executive Officer.”* Vehicle currently fitted with round old style Shire logo on front doors.



**CV•059**

Senior Ranger - FESA supplied Toyota Landcruiser Fast Attack Utility

Ranger is a salaried employee with no private use of the FESA vehicle only commuting use.



Vehicle currently fitted with round old Shire logo on Front doors.

**CV•594**

Natural Resources Management Officer – Ford Ranger Dual Cab Utility.

Contracted Officer – 5.4.2 *“The Employee have limited private use of the motor car which entitles the Officer to use the motor vehicle for business and limited private use within the Shire of Chapman Valley and City of Geraldton-Greenough Local Government Boundary only. Approval to use the vehicles outside of this area requires the written approval of the CEO.”*



**CV•002**

Works Supervisor – Toyota Hilux Dual Cab Utility

Contracted Officer – Provided for business and private use 5.3.2 *“Limited Private Use entitles Employee the use of the Motor Vehicle for both business and private purposes within the Midwest Region of Western Australia, including the Local Government areas of Irwin, Geraldton – Greenough, Northampton and Chapman Valley.... .”* Vehicle currently fitted with sticker new style Shire logo on front doors.



A survey (listed below) of the neighbouring Local Governments has revealed that none of the Executive (contracted officers) Light Fleet Vehicles are branded with Council Logos, magnetic signs or stickers, during work or during after hours use.

Local Government	Shire Series Identifying Number Plates fitted	Council logo fitted to vehicle (sticker or magnet)
City of Greater Geraldton	Yes – CGG series	No
Shire of Coorow	Yes – CW series	No
Shire of Northampton	Yes – NR series	No
Shire of Three Springs	Yes – TS series	No
Shire of Mingenew	Yes – MI series	No
Shire of Carnamah	Yes – CA series	No
Shire of Irwin	Yes – IR series	No
Shire of Perenjori	Yes – PJ series	No
Shire of Dandaragan	Yes – DN series	No

**COMMENT**

The operation of Council's Light fleet falls under the operational responsibility of the Chief Executive Officer (CEO) and it is the CEO's role to ensure that Councils vehicles are operated within Senior Officer Contracts and Council's Policy including the recently adopted Fleet Safety Policy.

Where the older Shire of Chapman Valley logos are still in use, it is proposed to update them with the new Shire logo magnets (approx. \$132 pair) and stickers (approx. \$110 pair). Where an officer's employment contract sets out private use of a Council vehicle, there will be no compulsion by the CEO for the vehicle to be identified and branded as a Shire vehicle (with Shire of Chapman valley stickers or magnets) during periods of private use, except for the CV series number plates.

The CEO has ordered thirty (30) 200mm x 50mm (\$2.50 each) 'Shire of Chapman Valley' stickers to be placed on the rear window of all Light fleet vehicles. Discussion with other Local Governments has revealed that where Executive Officer and other light fleet vehicles were prominently branded with a Shire Logo, there was an increase in complaints and questions (public perception) of why a Shire vehicle was at various locations after hours and on weekends. (e.g. at a shopping Centre late night shopping). The general public is often under the misconception that a Shire branded vehicle should not be out of the Works Depot or Admin office car park after hours or on weekends. Usage of Shire vehicles is monitored by the CEO and the relevant managers. Council receives a Shire fleet report each month showing vehicle usage.

**STATUTORY ENVIRONMENT**

Local Government Act 1995

**POLICY IMPLICATIONS**

Shire of Chapman Valley Policy Manual - Fleet Safety Policy

**FINANCIAL IMPLICATIONS**

Cost of replacement magnets/stickers with new logo

**STRATEGIC IMPLICATIONS**

Nil

**VOTING REQUIREMENTS**

Simple Majority

**STAFF RECOMMENDATION**

That the report of the Chief Executive Officer dated 3 July 2012 regarding light fleet vehicles be received.

<b>AGENDA ITEM:</b>	<b>10.2.5</b>
<b>SUBJECT:</b>	<b>SHIRE OF CHAPMAN VALLEY DISPOSAL OF PLANT P833</b>
<b>PROPONENT:</b>	<b>CHIEF EXECUTIVE OFFICER</b>
<b>SITE:</b>	<b>SHIRE OF CHAPMAN VALLEY</b>
<b>FILE REFERENCE:</b>	<b>P833</b>
<b>PREVIOUS REFERENCE:</b>	<b>N/A</b>
<b>DATE:</b>	<b>3 JULY 2012</b>
<b>AUTHOR:</b>	<b>STUART BILLINGHAM</b>

## DISCLOSURE OF INTEREST

Nil

## BACKGROUND

This item is presented to Council seeking permission to call for tenders for the outright disposal of Plant number P833, registration CV833 a 1986 Bomag Multi tyred roller. Asset number 264 was purchased second hand on 13 March 2003 for \$37,500 from Wel-Quip, and has a current written down value of \$14,155. The asset as a new vehicle would have had an estimated useful life of 15 years making it due for replacement in 2001. The vehicle lasted until 2011 putting it ten years overdue for retirement.

The machine has not been operational for the last 12 months due to various mechanical problems as listed below:

- Loss of steering
- Excessive oil in motor
- Brakes require work
- Requires 4 new tyres

The machine has served the Shire of Chapman Valley well for the last 9 years, but it is not considered economically viable to repair and has well and truly reached the end of its useful life. Estimated scrap value is put at \$1,500.





## **COMMENT**

Section 3.58 of the *Local Government Act 1995* "Disposing of Property" sets out the three methods by which a Local Government may dispose of Council property.

- To the highest bidder at a public auction
- Public Tender process
- Private Treaty – Local public notice

It is recommended that Council approve Asset #264 - 1986 Bomag Roller to be advertised by public tender for outright disposal.

## **STATUTORY ENVIRONMENT**

Local Government Act 1995

## **POLICY IMPLICATIONS**

Shire of Chapman Valley Plant replacement Program – It should be noted that this item of plant is currently not programmed to be replaced on the Shire of Chapman Valley 10 Year Plant Replacement Program.

## **FINANCIAL IMPLICATIONS**

Future income of possibly \$1,500 from the disposal.

## **STRATEGIC IMPLICATIONS**

Nil

## **VOTING REQUIREMENTS**

Simple Majority

## **STAFF RECOMMENDATION**

That Council delegate authority to the Chief Executive Officer to advertise inviting Tenders for the outright disposal of Asset 264, 1986 Bomag Multi Tyre Roller.

**THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY**

# **10.3**

## **Finance & Administration**

### **July 2012**

---

## **Contents**

### **10.3 AGENDA ITEMS**

10.3.1 Financial Report - June 2012

<b>AGENDA ITEM:</b>	<b>10.3.1</b>
<b>SUBJECT:</b>	<b>FINANCIAL REPORT JUNE 2012</b>
<b>PROPONENT:</b>	<b>ACCOUNTANT</b>
<b>SITE:</b>	<b>SHIRE OF CHAPMAN VALLEY</b>
<b>FILE REFERENCE:</b>	<b>307.04</b>
<b>PREVIOUS REFERENCE:</b>	<b>N/A</b>
<b>DATE:</b>	<b>11 JULY 2012</b>
<b>AUTHOR:</b>	<b>DEBBY BARNDON</b>

## **DISCLOSURE OF INTEREST**

Nil

## **BACKGROUND**

Financial Regulations require a monthly statement of financial activity report to be presented to council.

## **COMMENT**

Attached to this report are the monthly financial statements for June 2012 for Council's review.

## **STATUTORY ENVIRONMENT**

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

## **POLICY IMPLICATIONS**

Policy 5.70 Significant Accounting Policies

Extract:

### *"2. Monthly Reporting*

*In accordance with Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Financial Management Regulations 1996, monthly reporting will be provided as follows:*

- 1. Statement of Financial Activity*
- 2. Balance Sheet and statement of changes in equity*
- 3. Schedule of Investments*
- 4. Operating Schedules 3 – 16*
- 5. Acquisition of Assets*
- 6. Trust Account*
- 7. Reserve Account*
- 8. Loan Repayments Schedule*
- 9. Restricted Assets*
- 10. Disposal of Assets*

*A value of 5 percent is set for reporting of all material variances."*

## **FINANCIAL IMPLICATIONS**

As presented.

## **STRATEGIC IMPLICATIONS**

Nil

## **VOTING REQUIRMENTS**

Simple Majority of Council.

## **STAFF RECOMMENDATION**

**That Council receive the financial report for the month of June 2012 comprising the following:**

- **Summary of Payments**
- **Net Current Assets**
- **Summary of Financial Activity,**
- **Detailed Statement of Financial Activity,**
- **Details of Cash and Investments,**
- **Statement of Significant Variations,**
- **Summary of Outstanding Debts**
- **Reserve Funds**
- **Information on Borrowings**
- **Disposal of Assets**
- **Acquisition of Assets**
- **Rating Information**
- **Trust Fund Reconciliations**
- **Bank Reconciliation**
- **Credit Card Statement from 21 May 2012 to 20 June 2012**

**THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY**



**11.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**12.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**

12.1 Elected Member Reports

**13.0 GENERAL BUSINESS  
(of an urgent nature introduced by decision of meeting)**

13.1 Elected Members

13.2 Officers

**14.0 CLOSURE**