

# Shire *of* Capel

## AGENDA

### ORDINARY COUNCIL MEETING

Wednesday 22<sup>nd</sup> July 2015

Commencing at 4.30pm in the Peppermint Grove  
Beach Community Centre, Hayfield Drive,  
Peppermint Grove Beach

#### REMINDER:

**3.00pm Briefings – Meadowbrooke Lifestyle  
Estate & Rainwater Tank Survey**

**3.30pm Round the Table Discussion**



*Experience the*  
Shire of Capel



Forrest Road, Capel  
PO Box 369, Capel

T 9727 0222  
F 9727 0223

info@capel.wa.gov.au  
www.capel.wa.gov.au



# **FINANCIAL INTEREST**

(Effective 1 July 1996)

A financial interest occurs where a Councillor, or a person with whom the Councillor is closely associated, has a direct or indirect financial interest in the matter. That is, the person stands to make a financial gain or loss from the decision, either now or at some time in the future.

An indirect financial interest includes a reference to a financial relationship between that person and another person who requires a Local Government decision in relation to the matter.

## **Councillors should declare an interest:**

- a) in a written notice given to the CEO before the meeting; or**
- b) at the meeting immediately before the matter is discussed**

A member who has declared an interest must not:

- \* preside at the part of the meeting relating to the matter; or
- \* participate in, or be present during any discussion or decision making procedure relating to the matter,

unless the member is allowed to do so under Section 5.68 or 5.69, Local Government Act (1995).

Ref: Local Government Act 1995 Division 6 - Disclosure of Financial Interest.  
Specifically Sections 5.60, 5.61, 5.65 and 5.67.

## **DISCLAIMER**

No responsibility whatsoever is implied or accepted by the Shire of Capel for any act, omission or statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with staff. The Shire of Capel disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions.

Any persons or legal entity who acts or fails to act in reliance upon any statement does so at that person's or legal entity's own risk.

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

SHIRE OF CAPEL

NOTICE OF AN ORDINARY COUNCIL MEETING

THE NEXT ORDINARY MEETING OF COUNCIL WILL BE HELD IN THE PEPPERMINT GROVE BEACH COMMUNITY CENTRE, HAYFIELD DRIVE, PEPPERMINT GROVE BEACH ON WEDNESDAY, 22<sup>ND</sup> JULY 2015 COMMENCING AT 4.30PM.

*PF Sheedy.*

PF Sheedy  
CHIEF EXECUTIVE OFFICER

16 July, 2015

# AGENDA

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**IMPORTANT NOTE:**

Members of the public are advised that any decisions made at the meeting tonight, can be revoked, pursuant to the *Local Government Act 1995*. Therefore, members of the public should not rely on any decisions until formal notification in writing by Council has been received.

**1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**

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

Leave of Absence: Cr S Manley (OC0301)

**3 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

**4 PUBLIC QUESTION TIME**

*Public Question Time provides an opportunity for members of the public to ask a question of Council. For more information regarding Public Question Time, please phone the Shire Office during office hours on 9727 0222 or visit the Shire's website [www.capel.wa.gov.au](http://www.capel.wa.gov.au).*

**5 APPLICATIONS FOR LEAVE OF ABSENCE**

**6 DECLARATION OF INTEREST**

**7 NOTICE OF ITEMS TO BE DISCUSSED BEHIND CLOSED DOORS**

**8 CONFIRMATION OF MINUTES**

8.1 Ordinary Council Meeting – 24.06.15

**9 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION**

**10 PETITIONS/DEPUTATIONS/PRESENTATIONS**

*Any person or group wishing to make a 5 minute presentation to Council regarding any matter on this agenda for consideration must request the right to do so in writing to the Chief Executive Officer prior to 12 noon on the day of this Council meeting. For more information about presentations please contact the Executive Assistant on 9727 0222 or email [info@capel.wa.gov.au](mailto:info@capel.wa.gov.au).*

*Any person or group wishing to make a 5 minute Deputation to Council on any matter is required to apply in writing to the Chief Executive Officer at least 7 days prior to a Council meeting. For more information about making a deputation, please contact the Executive Assistant on 9727 0222 or email [info@capel.wa.gov.au](mailto:info@capel.wa.gov.au).*

**11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**12 QUESTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**13 CHIEF EXECUTIVE OFFICER REPORTS**

**13.1 Bunbury Wellington Economic Alliance – Annual Membership Fee**

Location: Shire of Capel  
 Applicant: Bunbury Wellington Economic Alliance  
 File Reference: N/A  
 Disclosure of Interest: Nil  
 Date: 07.07.15  
 Author: Manager Human Resources, C Anderson  
 Senior Officer: Chief Executive Officer, PF Sheedy  
 Attachments: Nil

**MATTER FOR CONSIDERATION**

Endorsement of a revised Bunbury Wellington Economic Alliance (BWEA) local government funding model, commencing in 2016/17, that includes a Base Fee by each local government equal to 40% of total local government funding required and the remaining 60% based on population.

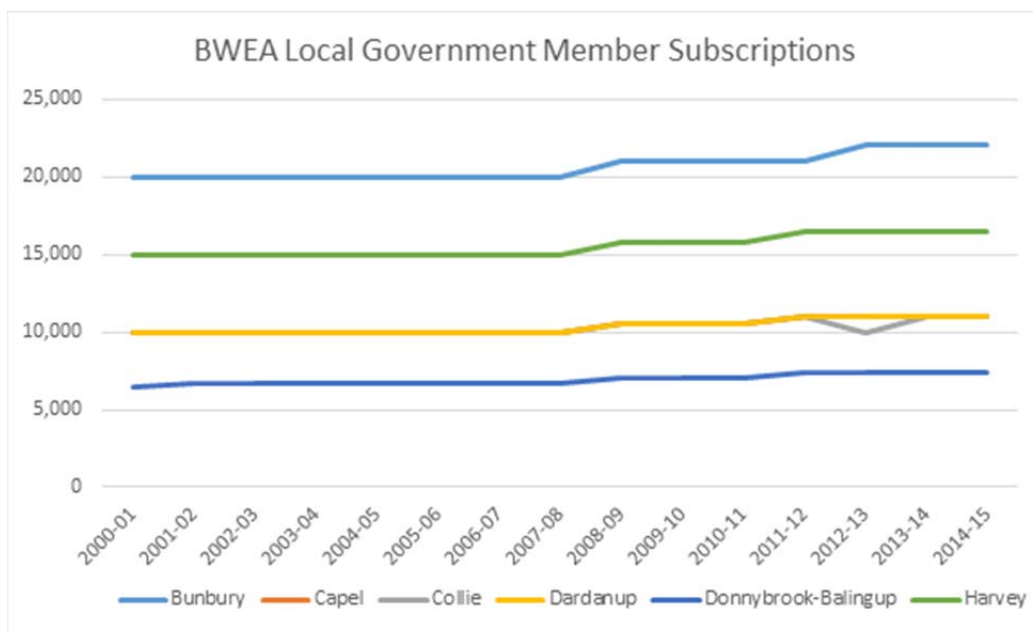
**BACKGROUND / PROPOSAL**

**Background**

BWEA was originally established to be a partnership between local government and private industry that would lobby state and federal governments and their agencies, on behalf of the partnership, on key regional and local issues, which the South West Development Commission, being a state government agency, was unable to actively and regularly do.

The BWEA Board meeting on 18 June 2015 resolved that the aggregate LGA contribution in the 2015/16 budget should remain unchanged on the 2014/15 level (\$79,012 ex GST), and that BWEA LGA Chief Executive Officers be requested to work out an agreed formula for the respective contributions from each LGA. It is requested that this agreed model be completed by July 30, 2015.

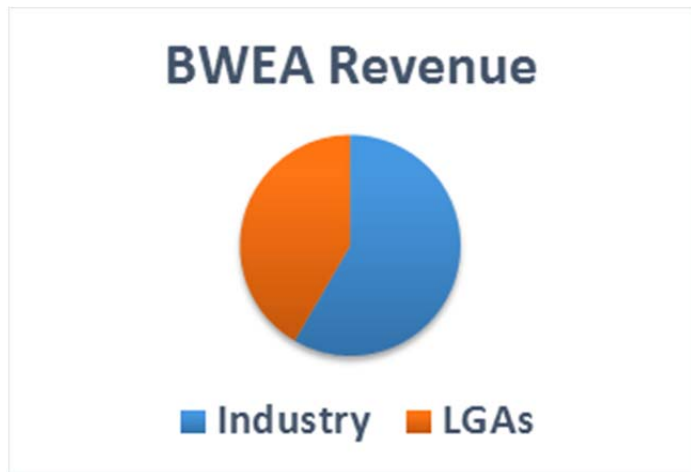
This chart and table below provides some historical perspective on how BWEA LGA contributions have tracked over the past 15 years:



BWEA LGA contributions over the past 15 years

Local Government	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Bunbury	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	21,000	21,000	21,000	21,000	22,050	22,050	22,050
Capel	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,500	10,500	10,500	11,025	11,025	11,025	11,025
Collie	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,500	10,500	10,500	11,025	10,000	11,025	11,025
Dardanup	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,500	10,500	10,500	11,025	11,025	11,025	11,025
Donnybrook-Balingup	6,460	6,750	6,750	6,750	6,750	6,750	6,750	6,750	7,000	7,000	7,000	7,350	7,350	7,350	7,350
Harvey	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,750	15,750	15,750	16,536	16,537	16,537	16,537

The chart below shows the relative contributions of LGAs and Industry/Business members to our revenue for 2014/15.



**Proposal**

It was recommended that the current arrangements should remain in place for the 15/16 year and allow for review going forward into future years. Whilst a number of options were considered, it was considered that a revised funding arrangement to be implemented for the 2016/17 financial year should be based around a base contribution (WALGA membership model) by each local government and then the balance based around population.

The following is an example of how this may work:

1. Base Fee equal to 40% of local government funding required
2. Population contribution 60% of local government funding required

<b><u>Local Government</u></b>	<b><u>Fixed 40%</u></b>	<b><u>Population 60%</u></b>	<b><u>Total Fee</u></b>
Bunbury	5,267.50	15,028	20,296
Harvey	5,267.50	11,757	17,025
Capel	5,267.50	7,490	12,758
Dardanup	5,267.50	6,210	11,478
Collie	5,267.50	4,314	9,582
Donnybrook	5,267.50	2,607	7,875
	<b>31,605</b>	<b>47,406</b>	<b>79,011</b>

In addition to the funding issues, there was a general consensus that there is a need to undertake an assessment of the current and future directions for the Bunbury Wellington Economic Alliance. This should be undertaken by March 2016 to allow local governments the opportunity to consider the longer term view of the relevance of the Alliance and whether ongoing membership will be considered.

**STATUTORY ENVIRONMENT**

There are no statutory provisions, Acts or Regulations relevant to this item.

**POLICY IMPLICATIONS**

There are no Council Policies relevant to this item.

**FINANCIAL IMPLICATIONS****Budget**

The 2015/16 draft budget includes a provision of \$11,378 for BWEA membership.

**Long Term**

The 2016/17 budget will require an increased allocation and subsequent future years will also require an increased allocation.

**Whole of Life**

As no assets are being created there are no whole of life costs applicable to this item.

**SUSTAINABILITY IMPLICATIONS**

The proposed new methodology will result in an increased annual contribution by Council and given that the Shire of Capel is growing faster than the other BWEA local governments it is expected that Council's annual increase will be higher than others.



**STRATEGIC IMPLICATIONS**Shire of Capel Strategic Community Plan 2013 – 2031

The Leadership Experience and specifically Outcome:

1.6 Lobby and advocate on behalf of the Shire of Capel community

**CONSULTATION**

A meeting of the BWEA local government Chief Executive Officers was held on 29 June 2015 to consider various funding options.

**COMMENT**

The present funding model was originally based on a set fee for the City of Bunbury and then 75% of that fee for Shire of Harvey, 50% of that fee for the Shires of Capel, Collie and Dardanup and 33% of that fee for the Shire of Donnybrook-Balingup.

Whilst the current funding methodology was agreeable to all parties at the formation of BWEA, given that Shires of Capel, Dardanup and Harvey have achieved significant higher growth over the last fifteen (15) years with developments in Australind, Treendale, Eaton and Dalyellup, when compared to Collie and Donnybrook-Balingup, it would now appear that the widening gap in population figures has resulted in a request for the annual contributions to be reviewed.

The argument has also been raised that the contributions of each local government should also reflect the level of support/lobbying undertaken by BWEA for projects or issues that relate to a specific local government. However when dealing with regional projects it would be difficult to quantify which projects/issues relate to all or specific local governments and also apply this methodology could result in significant variations in membership levied each year on individual local governments. It could also be argued that all the local governments are equal partners/members of BWEA and all receive some level of benefits from any positive outcomes that BWEA achieve as a result of its support/lobbying as part of the Greater Bunbury Group.

So what is the most suitable methodology to apply? Population on its own results in higher annual increases for those local governments that are experiencing above average annual population growth, whilst possibly resulting in a reduction for others. Applying an arbitrary amount to the largest local government and then basing the other local government's fee on a percentage also has its issues and has raised some concerns.

The methodology proposed has therefore endeavoured to consider all the issues that relate to what each local government should contribute annual to BWEA and the Chief Executive Officers have determined that a combination of a base fee for all and then a population component is the most suitable method going forward. Yes there will be winners and losers with whatever method is adopted and it is about identifying as far as practicable a fair methodology.

As indicated in the Proposal section of the report the Chief Executive Officers also considered that given the current debate on the fees being paid it was an opportune time to undertake a review of BWEA, looking at its current and future direction to ascertain if it still has a role to play in assisting local governments and industry in the Greater Bunbury area.

As indicated in the Sustainability Implications section above if the Shire of Capel's population continues to grow at or near its current rate of 4.5% then the introduction of the new methodology will possibly see the Shire's annual percentage increases being higher than other BWEA local governments.

**VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATIONS – 13.1**

**That Council supports:**

- 1. The retention of the current local government BWEA funding methodology for 2015/16;**
- 2. The introduction of a new funding methodology from 2016/17 based on 40% of the total local government funding required being shared equally by the six local government BWEA members and the remaining 60% being allocated based on population (ABS December actual/estimate); and**
- 3. Bunbury Wellington Economic Alliance undertaking a review of its current and future directions by March 2016 to allow BWEA local governments the opportunity to consider the longer term view of the relevance of the Alliance and whether ongoing membership will be considered.**

## 14 ENGINEERING AND DEVELOPMENT SERVICES REPORTS

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### 14.1 Scheme Amendment No. 60 – Town Planning Scheme No. 7

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Location:	Capel
Applicant:	Shire of Capel
File Reference:	C5.037.60
Disclosure of Interest:	Nil
Date:	12.06.15
Author:	Strategic Projects Planner, T Shingles
Senior Officer:	Executive Manager, Engineering and Development Services, J Gick
Attachments:	A: Schedule of Submissions B: Location plan C: Scheme Amendment map

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#### **MATTER FOR CONSIDERATION**

Consideration of submissions received during the advertising of the Capel 'omnibus amendment' - draft Amendment No. 60 (Amendment No. 60) to Town Planning Scheme No. 7 (TPS7), and adoption of Amendment No. 60 for final approval.

Amendment No. 60 has been prepared to implement the outcomes of the adopted Capel Townsite Strategy and the Public Open Space Strategy. The proposed changes relate to the rezoning of some land and changes to the 'residential design code' (R-Code) of some residential lots in Capel.

Amendment No. 60 was advertised for the purpose of community consultation between February and March 2015. A number of submissions were received from Government agencies and local landowners.

#### **BACKGROUND/PROPOSAL**

##### **Background**

July 2008 - Council adopted the Capel Townsite Strategy which was endorsed by the Western Australian Planning Commission (WAPC) in 2009.

December 2009 - Council initiated Amendment No. 45 to TPS7 to reflect a number of outcomes adopted in the Capel Townsite Strategy relating to the central Capel residential area, generally increasing the density of residential zones in the town centre from R10/R15 to R30 or R40, to provide for medium density housing and more flexible development and design outcomes.

February 2011 - Council adopted the Capel Public Open Space Strategy.

December 2014 - Council adopted Amendment No. 60 for the purpose of community consultation.

##### **Proposal**

Amendment No. 60 includes a number of modifications to TPS7 which were proposed as Actions in the Capel Townsite and Public Open Space Strategies. This relates to the inclusion of land within the Residential zone, Town Centre zone, Public Purpose reserve or Recreation reserve, and increases in R-Code of Residential zoned land (generally to R20). These modifications relate to the urban area of Capel as shown on the Location plan (Attachment B).

Other modifications relate to updating the Scheme text and map to include reference to Greater Bunbury Region Scheme (GBRS) reservations e.g. Regional Open Space, Primary Regional Road.

## **STATUTORY ENVIRONMENT**

### Greater Bunbury Region Scheme

The GBRS establishes the broad pattern of land use for four local authorities in the Bunbury region, including the Shire of Capel. The GBRS defines the future use of land dividing the area into broad land use zones i.e. Urban, Urban Deferred, Industrial, Rural and various reservations. Reservations can include areas identified for Public Purposes, Railways, State Forest, Regional Roads and Regional Open Space. The objective of the GBRS is to provide greater certainty to the allocation of strategic land uses, conservation areas and to support the provision of infrastructure.

Local planning schemes are required to be consistent with the GBRS pursuant to the Planning and Development Act 2005. If a local planning scheme is inconsistent with the GBRS, the GBRS prevails. TPS7 currently does not contain any provisions relating to GBRS reservations. The Amendment will introduce relevant GBRS reserves into TPS7.

### Shire of Capel Town Planning Scheme No. 7

Amendment No. 60 proposes to modify TPS7 to allow for the effective implementation of the Capel Townsite and Public Open Space Strategies. This includes additional clauses to ensure future development is well planned and meets the strategic vision for the area. The Amendment also includes changes to the Scheme map for sites being up-coded in terms of residential density, rezoning or to include sites within specific development control areas.

### Planning and Development Act 2005

Section 75 – A local government may amend a planning scheme with reference to any land within its district, adopted, with or without modifications, by the local government, approved by the Minister and published in the Gazette.

Section 77 – Every local government in preparing or amending a local planning scheme is to have regard to any State Planning Policy which affects its district.

Section 81/Section 82 – Adopted amendments are to be referred to the Environmental Protection Authority for the determination of whether the amendment requires formal review. Advertising is not to be commenced until the local authority has complied with or resolved any review requirements of the EPA.

Section 83 – A local government, before submitting an amendment to the Minister is to make reasonable endeavors to consult public authorities and persons as appears likely to be affected by the amendment.

Section 84 – After compliance with section 81 and 82 an amendment to a planning scheme prepared or adopted by a local government is to be advertised for public inspection in accordance with the regulations.

### Town Planning Regulations 1967

Regulation 13 addresses the requirements for adoption of a scheme or scheme amendment, including that the amendment be referred to the EPA and EPA requirements complied with. Regulation 15 addresses the requirements for advertising and Regulation 17, the consideration of submissions.

Regulation 25 addresses the specific requirements for amending a local planning scheme. For example, Council is required to confirm that the amendment is consistent with criteria set out under the Regulations including those purposes for which a scheme may be made pursuant to the Act or the First Schedule; and any Regulation or Statement of Planning Policy made under the Act.

### **POLICY IMPLICATIONS**

#### **Policy 6.13 – Capel Townsite Strategy 2008**

The Townsite Strategy vision is 'to promote and facilitate the growth of Capel as a sustainable and vibrant town that is a significant settlement and economic centre within the Shire of Capel'.

A key focus of the Strategy is to identify land for future urban development and to make more efficient use of land within the town. In this regard the Strategy identifies areas considered appropriate for urban expansion and through changing the R-Code of existing Residential zoned lots to allow for an increase in the density of development in appropriate locations.

#### **Policy 6.14 – Capel Public Open Space Strategy 2011**

This Strategy forms a part of the local planning framework influencing decision making in relation to structure planning, land use and development in Capel. It forms the primary policy position of Council with regard to the provision and development of public open space (POS) in the town.

A key objective of the Strategy is to improve the quality and diversity of parks and recreation services for the local community. The Amendment will enable some of the objectives of the Strategy to be progressed through the assessment of development applications and consideration of subdivision proposals within the town.

### **FINANCIAL IMPLICATIONS**

#### **Budget**

Amendment No. 60 has been initiated by Council therefore the costs of preparing and processing the Amendment are borne by the Shire under current budget allocations.

#### **Long Term**

Increased development resulting from Amendment No. 60 may result in additional demand on infrastructure and services and may contribute some additional rate revenue.

#### **Whole of Life**

There are no whole of life costs as there are no capital works proposed.

### **SUSTAINABILITY IMPLICATIONS**

The Amendment will introduce provisions that make more efficient use of exiting urban zoned land through increases in residential density and creation of additional commercial zoned land as outlined in the Capel Townsite Strategy. The Amendment provides for both higher densities and diversity of development in close proximity to facilities and services in the town that has important social benefits to the community. It is anticipated that a greater number of people will have the opportunity to walk or cycle to services rather than rely on cars. The development of a range of residential densities can have positive social outcomes for the community in that it can cater for different lifestyles, higher density unit development and aged persons accommodation.

Amendment No. 60 will implement a key objective of the Capel Public Open Space Strategy by including a number of public open space areas in the Recreation reserve. Ongoing implementation of the Open Space Strategy will provide social and recreational opportunities (and associated health benefits) to the wider community.

From an economic perspective, the Amendment seeks to facilitate business and commercial activity within the town centre by including land in the Town centre zone. This may help to generate a more vibrant town centre and increase tourist visitors to the town. Both the population growth and the potential for increased residential development will create economic benefits for local business, education and community services in the Shire.

The Amendment will not have any major environmental implications in the long term. The proposals will maximise the use of existing urban zoned land which in most cases is already developed. For certain sites the preparation of a Structure Plan will be necessary to ensure that environmental values are protected particularly in regard to the Capel River. The affected residential areas generally have good land capabilities to support an increase in density and would contribute to a more compact 'urban village' character.

The broad strategic objective is to preserve and enhance the natural and built environment to ensure that it is liveable, sustainable and adapts to the communities needs and expectations. The proposed Amendment is consistent with State, regional and local planning policies relating to more sustainable urban growth.

## **STRATEGIC IMPLICATIONS**

### State Planning Policy 1 – State Planning Framework

SPP1 provides general principles for land use planning and development with the primary aim of planning being cited as *'to provide for the fair, orderly, economic and sustainable use and development of land'*. It builds on the key principles within the State Planning Strategy relating to Environment; Community; Economy; Infrastructure; and Regional Development. It also describes the factors which represent responsible decision making in land use planning.

The Environment objective of SPP1 encourages more ecologically sustainable land use and development including preventing environmental problems which might arise as a result of siting incompatible land uses close together. The Community objective of SPP1 requires the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities.

The Economic objective of SPP1 promotes 'the economic wellbeing of the State, regions and local communities by supporting economic wealth and development through the provision of land, facilitating decisions and resolving land use conflicts'.

### State Planning Policy 3 – Urban Growth and Settlement

The intent of SPP3 is to establish principles and considerations for urban growth within the State. The Policy aims to ensure that future urban growth and development is undertaken in a comprehensive and sustainable manner. The Policy promotes the consolidation of existing urban centres, to ensure future development is planned to provide efficient, economic and timely provision of infrastructure and services, and provide for a wide range of housing, employment, recreation and open space. The proposed increase in residential densities pursuant to the Capel Townsite Strategy will meet the general intent and objectives of SPP3.

### State Planning Policy 3.1 - Residential Design Codes

The R-Codes seek to maintain acceptable development standards for the subdivision of residential lots within Western Australia, including the required infrastructure and the provision of minimum lot sizes, including the following:

## Residential Design Codes site requirements (extract)

R-Code	Average site area/dwelling	Minimum frontage	Min. open space area	Primary street setback
R10	1,000m <sup>2</sup>	20m	60%	7.5
R15	666m <sup>2</sup>	12m	50%	6
R20	450m <sup>2</sup>	10m	50%	6
R30	300m <sup>2</sup>	-	45%	4

Amendment No. 60 will facilitate the future subdivision and development of land within a range of densities. The variations in the R-Codes will also allow for greater flexibility with development standards and provide the opportunity for a variety of housing styles to cater for different housing needs in the community.

Shire of Capel Strategic Community Plan 2013–2031

The Amendment responds to a number of Strategic objectives and outcomes of the plan by making of land available for business growth and urban development opportunities. Holistically the development will retain the character values of the town.

The Environmental Experience

Strategy – To preserve and enhance the natural and built environment to ensure it is liveable, sustainable and adapts to our communities needs and expectations by:

- 3.1 Promoting the diverse lifestyle opportunities in the Shire;
- 3.3 Preserving and protect the character of towns as they expand.

The Economic Experience

Strategy – Foster and support responsible and progressive economic development opportunities within the Shire by:

- 4.4 Improving the attraction of the towns as retirement destinations.
- 4.9 Encouraging business development.

**CONSULTATION**

Amendment No. 60 was advertised for the purpose of community consultation for 42 days between 12 February and 27 March 2015. Advice was sent to 450 landowners and 20 government agencies inviting comment on the proposals. A total of 17 submissions were received including 6 from landowners/residents and 11 from government and servicing agencies. The consultation process reflected the requirements of clause 5.10.6 of the Scheme and included:

- mail-out to land owners in the locality;
- referral to community stakeholders;
- referral to relevant government agencies;
- notices in local print media and Shire newsletters;
- notice and copies of documentation on the Shire's web page; and
- notices and copies of documentation at the Shire office and Capel Library.

The submissions are summarised in the attached Schedule of Submissions and the issues raised are addressed in the Comment section below.

## **COMMENT**

### Submissions

The major issues raised in the submissions are addressed by subject below.

### **Department of Aboriginal Affairs**

The Department identifies Capel River as an Aboriginal heritage site and recommends that prospective developers be encouraged to contact the Department for advice relating to proposed development.

**Comment:** Future development would be the subject of further assessment as part of subdivision and/or development application processes and further advice would be sought at that time.

### **Department of Mines and Petroleum**

Some areas are partly or wholly within a 1,000m notification area for a Strategic Mineral Resource Protection Area for titanium-zircon mineralisation – the Department will request notifications on any new lots that are within the notification area.

Area 19 – proposal to change a 'Quarry Sand' reserve to 'Recreation' - any formal proposal for this change will be assessed as there is a scarcity of sand in the region.

**Comment:** Subdivision proposals within the Protection Area would be referred to the Department for comment via the normal subdivision application process. Advice and notifications can be imposed as part of any development or subdivision approval by way of advice note or standard planning condition. The former quarry is no longer used as a quarry and may be rehabilitated for the purpose of recreation consistent with the adopted Public Open Space Strategy.

### **Public Transport Authority**

The rail freight line is currently non-operational however may become operational in the future. Should the line reopen, level crossings would need to be re-assessed so that traffic and pedestrian movements are accurately reflected. Any residential expansion or town centre development could impact on future rail operations.

Residential development would need to comply with noise levels based on an operational railway. Sensitive land use such as residential development near the railway corridor could be considered if it complied with the *Road and Rail Transport Noise and Freight Considerations in Land Use Planning Policy* (SPP5.4) and suitable noise mitigation methods were adopted.

**Comment:** PTA's requirement for updated assessment of level crossings is noted. SPP5.4 provides a framework for the consideration and management of transport noise associated with new development near existing or proposed major transport corridors. It is accepted that any future development or subdivision adjacent to the railway will need to address SPP5.4. This could be in a number of forms and may require modified plans or the submission of a noise assessment report to address potential noise issues. In considering the long term strategic vision for this part of Capel, and the current zoning, the proposed residential coding is considered appropriate in the context of the surrounding area and the proximity of the rail line.

### **Department of Health**

Waste Water Disposal - no objection subject to requiring R20 to R30 development to connect to scheme water and sewerage in order to comply with the draft *Country Sewerage Policy*.



Mosquito Borne Disease Control - the subject land is in a region that experiences problems with mosquitoes which are known carriers of Ross River and Barmah Forest viruses. Land use planning must include consideration of the proximity to breeding habitat of mosquitoes and other nuisance insects and whether insect management, if required, will be effective and appropriately resourced. The Shire should ensure sufficient resources are provided to continue mosquito management and residents should be warned of the risk of mosquito-borne disease and the potential for nuisance mosquitoes via appropriately notifications on new property titles.

Public Health Impact - the Shire could use this opportunity to minimise potential negative impacts of increased residential density such as noise, odour and light. The Shire could consider incorporation of sound proofing, double glazing and other appropriate building measures.

**Comment:** Noted – R20 and R30 development is already required to connect to appropriate urban services including scheme water and reticulated sewerage.

The Shire already has ongoing programmes in place to monitor and address health issues related to mosquitoes and it is common for new lots in affected areas to have notifications on titles in relation to the potential for disease and nuisance from mosquitoes.

The current development/building legislation does not provide the Shire with the ability to mandate sound proofing, double glazing or other similar building measures.

### **Department of Parks and Wildlife**

No objections apart from the areas mentioned in the following comments:

Area 1 not supported: contains vegetation which is part of the poorly reserved Southern River complex which has only 19% of the original extent remaining on the Swan Coastal Plain. Area 1 contains and is in close proximity to areas mapped as Resource Enhancement Wetland which have the potential to be restored to conservation category. The Amendment provides no information to assess potential impacts of the proposed increase in density on the poorly reserved vegetation and wetland areas.

Area 15: Parks and Wildlife recommends the retention of mature trees to provide for potential Black Cockatoo habitat where possible, and as minimum to retain the mature trees on the lots in the vicinity of the adjacent Goodwood Road vegetated corridor.

Area 16: contains Multiple Use wetlands - Lots 9001 and 1181 contain native vegetation associated with wetland areas and have valuable bushland connections which should be protected.

Area 19: includes an un-named Nature Reserve vested with the Conservation Commission of WA for the conservation of flora and fauna. It is recommended that the area be rezoned 'Nature Conservation and Recreation' to better reflect the values of the area.

**Comment:** Area 1 is within the Capel urban area and is already zoned Residential R10/R15 - it may therefore be subdivided and developed, subject to conditions.

Area 15: the retention of large eucalypt trees on residential lots is not always achievable or recommended for safety reasons however it is likely that the lots adjacent to Goodwood Road would be larger and set back from the road which may enable retention of some mature trees however, this is a matter for detailed design prior to subdivision.

Area 16: this area is within a zoned and developing residential area and is therefore able to be developed.

Area 19: the Scheme has no specific zone for nature reserves – the Recreation reservation is therefore more appropriate than the current Public Purpose reservation and the reserve is nevertheless required to be generally administered in accordance with the stated reserve purpose.

**Community/Landowner Submissions**

1. The submitter bought land because it was zoned R10/15 and wouldn't have other houses six metres off the back fence - no benefit in rezoning to R20 or living in a high density housing area. Increasing the R-Code to R20 and putting another dwelling onto a large block would affect the character of the street - there should be a wider range of different size blocks.

**Comment:** R20 is not high density pursuant to the R-codes but is higher than R15. The rear setback for R15 is 6m while it varies for R20 depending on site coverage (50% of site must be open space). In some cases dwellings may be built closer to the rear boundary in R20 areas, however, in many cases this would not occur. Outbuildings already may be built within one metres of the rear boundary.

2. Support for the proposed rezoning of Pt Lot 28 and Pt Lot 165 Roe Road from Residential to Town Centre on the basis that an Outline Development Plan (ODP) could be prepared for the site that included 'residential' as a permitted land use.

**Comment:** Amendment No. 60 proposes to add additional clauses to the Scheme to allow for the preparation of an ODP in Town Centre zones. ODPs will provide for matters such as the permissibility or otherwise of land uses and development.

3. Objection to the proposal to recode land to R20 at the rear of Busher Place as I do not want neighbours at my back fence - moved here for privacy, peace and quiet.

**Comment:** It is an inevitable part of planning that undeveloped or vacant land may be subject to change or infill development. The lot is adjacent to Residential zoned land along its western and southern boundaries. The proposed R20 code is considered a lower density code in accordance with R-Codes. The Codes not only relate to yield, but also include a number of design elements including the consideration of streetscape, setbacks, open space, site works, height and privacy.

4. Supports the removal of the dual density codes as this is considered to be a practical outcome given the availability of reticulated sewer. It is considered an R25 code would be more appropriate for the long term planning for Capel as land to the north of the rail reserve has reasonable connectivity to the town centre via Roe Road and R25 would still be consistent with the principles of the Townsite Strategy.

**Comment:** The R20 code is considered an appropriate density for the majority of Capel except adjacent to the town centre where some R30 is appropriate. The land adjacent to the north of the rail reserve is on the edge of the residential area with the LIA immediately adjacent to the west across Spurr St therefore R25 density is not supported at this time.

5. Objection to increased housing density - the increased density does not preserve the character and amenity of the town. It is difficult to see how R-Code variations will allow for greater flexibility with development standards and provide more housing styles to cater for different housing needs - the only way this can be achieved is if existing houses are demolished and replaced with new ones. It will also place an extra burden on Council as piecemeal development will affect aging and negligible infrastructure in these areas. A number of issues are raised in relation to Areas 1, 4, 6, 7, 9 and 10 (refer to the Schedule of Submissions). The current R10/15 codes should be retained and no rezoning or up-coding should occur until the major infrastructure is installed and development plans prepared.

**Comment:** The proposed changes are consistent with the WAPC's 'Liveable Neighbourhoods' policy and the direction provided by the Capel Townsite Strategy Structure Plan adopted by Council and subsequently endorsed by the WAPC. The Townsite Strategy seeks to ensure that a compact and well integrated urban form is achieved as Capel expands. To achieve this, Townsite Strategy Actions seek to *generally increase the densities of residential areas within the town to achieve efficient use of serviced land consistent with more contemporary and sustainable urban density principles.*

The R20 code provides additional flexibility compared to R10 or R15 Codes, particularly in relation to rear setbacks for example. In terms of density also, the R20 Code will provide options where additional subdivision is possible however this opportunity is minimal in existing subdivided areas.

It is important to note that Amendment No. 60 will introduce provisions that make more efficient use of existing residential land through increases in density. The Amendment provides for both slightly increased densities and diversity of development in close proximity to facilities and services in the town that will benefit the wider community over the long term.

### **Conclusion**

Amendment No. 60 represents additional modifications to TPS7 as a result of land use outcomes identified in the adopted Capel Townsite Strategy and Public Open Space Strategy. The draft Amendment is necessary for the effective administration of TPS7 and the Shire's adopted strategic planning direction in regard to urban growth, townsite development and the provision of public open space. The Amendment will provide the required long term guidance for land use and development within Capel.

It is recommended that Amendment No. 60 be adopted for final approval subject to the preparation of design guidelines to guide the development of single and grouped dwellings in the established areas of Capel with a view to enhancing character outcomes in new housing.

### **VOTING REQUIREMENTS**

Simple majority

<b>OFFICER'S RECOMMENDATIONS – 14.1</b>
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**That Council resolves:**

1. **to adopt the comments and recommendations contained in the Schedule of Submissions for Amendment No. 60 to Town Planning Scheme No. 7, in accordance with Regulation 17(1) of the Town Planning Regulations 1967 (as amended).**
2. **in accordance with Part 5 of the Planning and Development Act 2005 (as amended) and Regulation 17(2)(a) of the Town Planning Regulations 1967 (as amended), to adopt Amendment No. 60 to Town Planning Scheme No. 7 for final approval and proceed to amend the Scheme by:**
  - i. **Introducing and re-numbering PART II – RESERVED LAND to insert the following words in regard to the Greater Bunbury Region Scheme Reserves:**

*"2.1 Reserves*

*Certain lands within the Scheme area are classified as –*

    - (a) Regional Reserves; or*
    - (b) Local Reserves.*

**2.2 Regional Reserves**

**2.2.1 The lands shown as “Regional Reserves” on the Scheme Map are lands reserved under the Greater Bunbury Region Scheme and are shown on the Scheme Map for the purposes of the Western Australian Planning Commission Act 1985. These lands are not reserved under the Scheme.**

**2.2.2 The approval of the local government under the Scheme is not required for the commencement or carrying out of any use or development on a Regional Reserve.**

**Note: The provisions of the Greater Bunbury Region Scheme continue to apply to such Reserves and approval is required under the Greater Bunbury Region Scheme from the Commission for the commencement or carrying out of any use or development on a Regional Reserve unless specifically excluded by the Region Scheme.”**

- ii. Re-numbering and including the following words in regard to Local Scheme Reserves clause 2.1 to insert the following sentence at the start of the existing text:

**“2.3 Local Reserves**

**2.3.1 “Local Reserves” are delineated and depicted on the Scheme Map according to the legend on the Scheme Map”.**

- iii. 3. Re-numbering Clauses 2.1 to 2.8 to 2.3.1 to 2.3.8 of the Scheme Text;

- iv. Modifying and making additions to the Scheme Map Legend as follows:

- a) Insert new heading ‘Greater Bunbury Region Scheme Reserves’ and two new Reservations including notations for: REGIONAL OPEN SPACE and PRIMARY REGIONAL ROADS within the Scheme Map Legend;
- b) Introduce new text to the Legend ‘Local Scheme Reserves’;
- c) Delete reference to ‘Major Road’ text and notation under ‘Other Notations’; and
- d) Re-order the Legend headings as follows: Scheme Boundary, Greater Bunbury Region Scheme Reserves, Local Scheme Reserves, Zones and Other Notations as depicted on the Scheme Amendment Map Legend.

- v. Modifying the Scheme Map by –

- a) Recoding from ‘R10/R15’ density code to the ‘R20’ density code all lots bounded by Spurr Street, Reid Avenue, West Road and Properjohn Road as depicted on the Scheme Amendment Map;
- b) Recoding from the ‘R10/R15’ density code to the ‘R20’ density code Lots 50 to 56, 58 to 61 (inclusive); 63 and 66 Dilley Rest as depicted on the Scheme Amendment Map;
- c) Recoding from the ‘R10/R15’ density code to the ‘R20’ density code all lots bounded by Range Road, Prowse Road, Spurr Street and the railway reserve as depicted on the Scheme Amendment Map;
- d) Recoding from the ‘R10/R15’ density code to the ‘R20’ density code all lots bounded by Prowse Road, Spurr Street, Goodwood Road and the southern boundary of all lots on the southern side of Brockman Street and all lots in Busher Place as depicted on the Scheme Amendment Map.

- e) **Recoding from the 'R10/R15' density code to the 'R20' density code Lots 1 and 3 Prowse Road as depicted on the Scheme Amendment Map;**
- f) **Recoding from the 'R10/R15' density code to the 'R20' density code all lots bounded by Goodwood Road, lots adjoining the north and south side of Berkshire Street and lots adjoining the east and west side of Upson Road, and Lots 9, 10 and 70 Barlee Road as depicted on the Scheme Amendment Map;**
- g) **Recoding from the 'R10/R15' density code to the 'R30' density code Lots 201 -206 Barlee Road as depicted on the Scheme Amendment Map;**
- h) **Recoding from the 'R10/15' density coding to the 'R20' density code Lots 39, 40, portion of Lot 6 Scott Road; 1-7 (inclusive) Hutton Road and Pt Lot 1 and Pt Lot 2 Hutton Road as depicted on the Scheme Amendment Map;**
- i) **Recoding from the 'R2.5' density coding to the 'R20' density code Lot 18 Weld Road as depicted on the Scheme Amendment Map;**
- j) **Including Lot 18 Weld Road within 'Residential Precinct – 5' area (RP5) as depicted on the Scheme Amendment Map;**
- k) **Recoding from the 'R10/R15' density coding to the 'R10/R30' density code Lots bounded by Maitland Road, Capel Drive, Dunkley Street and the Capel River as depicted on the Scheme Amendment Map;**
- l) **Including a portion of the West Road 'road reserve' in the Local Scheme Reserve for 'Recreation' as depicted on the Scheme Amendment Map;**
- m) **Rezoning Lots 210, 211, 212, Pt Lot 28, 8-11 (inclusive) and Pt Lot 165 Roe Road from 'Residential' zone to 'Town Centre' zone as depicted on the Scheme Amendment Map;**
- n) **Including a portion of Lot 276 Buchanan Road within the 'Town Centre' zone as depicted on the Scheme Amendment Map;**
- o) **Removing the Residential zoning and R10/15 coding from Lot 144 Range Road and including it within a Local Scheme Reserve 'Recreation' as depicted on the Scheme Amendment Map;**
- p) **Removing the Residential zoning and R10/15 coding from Lot 145 Waddingham Loop and including it within a Local Scheme Reserve 'Public Purpose' as depicted on the Scheme Amendment Map;**
- q) **Rezoning Lot 2 Goodwood Road from 'Rural' zone to 'Residential' zone coded R20 as depicted on the Scheme Amendment Map;**
- r) **Including a portion of the Goodwood Road 'road reserve' (located between Lots 1 and 2) in the 'Residential' zone coded 'R30' for part Lot 1 and 'Residential' zone coded 'R20' for part Lot 2 as depicted on the Scheme Amendment Map;**
- s) **Including a portion of Lot 1 and Lot 2 within the Goodwood Road 'road reserve' as depicted on the Scheme Amendment Map;**
- t) **Recoding from the 'R10/R15' and 'R20' density coding to a 'R30' density code to Lot 1 Goodwood Road and Lots 1-6 (inclusive) Kookaburra Way as depicted on the Scheme Amendment Map;**
- u) **Rezoning part Lot 1181 and Part Lot 9001 from 'Rural' zone to 'Residential' zone coded 'R30' as depicted on the Scheme Amendment Map;**
- v) **Removing the Residential zoning and R10/15 coding from Lot 245 Turner Street and including it within Local Scheme Reserve 'Recreation' as depicted on the Scheme Amendment Map;**
- w) **Including a portion of land on Capel Drive within the Capel Drive 'road reserve' as depicted on Scheme Amendment Map;**
- x) **Removing Lot 69 Railway Road (Reserve 3249) from the 'Public Purpose' reserve and including it in the 'Recreation' reserve as depicted on Scheme Amendment Map; and**

- y) **Removing Lots 371, 375 and 376 Weld Road (Reserve 21929) from the 'Public Purpose' reserve and including the land in the 'Recreation' reserve as depicted on the Scheme Amendment Map.**
  
- vi. **Modifying Appendix 15 of the Scheme Text by including the words "Lot 18 Weld Road, Capel" under the 'Description of Land and Precinct Number' column for Precinct No. 5.**
  
- vii. **Modifying the Scheme Text in Clause 5.3.4.1 of the Scheme Text to insert 'and R10/R30' after the words 'In the areas coded R10/15'.**
  
- viii. **Modifying the Scheme Text to insert the following provisions:**
  - "5.3.8 Connection to reticulated sewerage system  
The Council may refuse to permit the erection of any grouped or multiple dwelling unit in any zone unless it can be connected to a reticulated sewerage system."***
  - "5.4.3 Council may identify areas within the Town Centre zone that require comprehensive planning resulting in the preparation of an approved Outline Development Plan pursuant to Clause 5.10.5 of the Scheme. The Outline Development Plan will provide for matters such as, but not limited to, permissibility of land uses, development and subdivision opportunities, and infrastructure requirements."***
  - "5.4.4 Where an Outline Development Plan has not been prepared and approved pursuant to Clause 5.10.5 of the Scheme, the permissibility of uses in the Town Centre Zone and the relevant development and subdivision standards are as specified in the Development Table in Appendix No. 5 of the Scheme."***

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**14.2 Climate Change Policy Advisory Committee – Minutes of Meeting**

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Location:	N/A
Applicant:	Shire of Capel
File Reference:	
Disclosure of Interest:	Nil
Date:	08.07.15
Author:	Sustainability Officer, E Gray
Senior Officer:	Executive Manager Engineering & Development Services, J Gick
Attachments:	1. Minutes of Meeting 22 April 2015 2. Shire of Capel Sustainability Activities 2014/15

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**MATTER FOR CONSIDERATION**

Receive the minutes of the Climate Change Policy Advisory Committee held on 22 April 2015 and endorsement of its recommendation.

**BACKGROUND / PROPOSAL****Background**

The Advisory Committee met prior to the Council meeting on 22 April 2015 to consider the proposed sustainability activities for the 2015/16 financial year.

**Proposal**

The proposed sustainability activities are consistent with the *Shire of Capel Sustainability Strategy 2013-2018*. The activities focus on reducing Council's environmental impacts in the areas of energy, water consumption, carbon reduction, and education and promotion.

**STATUTORY ENVIRONMENT**

As the Climate Change Policy Advisory Committee has not been delegated any power or duty by Council, all recommendations from the Committee are required to be adopted by Council before they can be acted upon.

**POLICY IMPLICATIONS**

Policy 2.25 Corporate Sustainability has relevance to this item.

**FINANCIAL IMPLICATIONS****Budget**

About \$32,000 is estimated to be available in the Climate Change budget for 2015/16 after Sustainability Officer salary costs and the Shire's contribution to the Peron Naturaliste Partnership are taken out.

**Long Term**

Most of the actions proposed for 2015/16 have a one off implementation cost. Some actions will have minor ongoing costs for monitoring and/or maintenance. A number of actions will provide ongoing financial savings to Council through reduced electricity and water costs. All the activities proposed will be funded from the annual budget allocation.

**Whole of Life**

There will be some minor annual costs incurred for monitoring and maintenance. There are some operating savings anticipated through the implementation of the proposed activities.

**SUSTAINABILITY IMPLICATIONS**

The following strategies from the Strategic Community Plan (2013-2031) apply:

- 1.1 Ensure continuous improvement of the organisation
- 1.3 Develop, support and implement innovative solutions
- 2.3 Preserve and protect the character of the communities
- 3.2 Maintain and enhance the quality of our unique natural environments

The proposed projects for 2015/16 are aimed wholly at improving sustainability outcomes for Council operations and within the local community.

**STRATEGIC IMPLICATIONS**

The proposed projects are consistent with the *Shire of Capel Sustainability Strategy 2013-2018*.

**CONSULTATION**

As the item relates to the adoption of Committee minutes no consultation is required.

**COMMENT**

The estimated implementation costs and annual savings of proposed sustainability projects for 2015/16 are summarised in the following table. Further details are provided in Attachment 2 – Shire of Capel Sustainability Activities 2014/15.

Projects	Estimated implementation costs	Estimated annual savings to Shire *	
Energy saving projects	\$15,000	\$3,500	9 tCO <sub>2</sub>
Water saving projects	\$5,000	\$300	150 kL
Carbon reduction projects	\$10,000	\$0	5 tCO <sub>2</sub> / year + 150 tCO <sub>2</sub> one-off
Education and promotion projects	\$2,000	\$0	0
<b>Total</b>	<b>\$32,000</b>	\$3,800	14 tCO <sub>2</sub> 150 kL

\* Excludes savings made by the community resulting from Shire education, promotion and other projects

**VOTING REQUIREMENTS**

Simple majority



<b>OFFICER'S RECOMMENDATIONS – 14.2</b>
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**That Council:**

- 1. Receives the minutes of the Climate Change Policy Advisory Committee held on 22 April 2015; and**
- 2. Adopts the proposed sustainability activities for 2015/16 as detailed in the Shire of Capel Sustainability Activities 2014/15, as per recommendation CC0302 in the CCPAC minutes.**

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**14.3 Place of Public Worship – Lot 43 Lillydale Road, North Boyanup**

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Location:	Lot 43 (42) Lillydale Road, North Boyanup
Applicant:	Harley Dykstra Pty Ltd on behalf of the Free Reformed Church of Bunbury
File Reference:	C5.2.B.62
Disclosure of Interest:	Nil
Date:	02.07.15
Author:	Senior Planning Officer, M Slocomb
Senior Officer:	Executive Manager Engineering and Development Services, J Gick
Attachments:	A. Location Plan B. Original Development Plans (February 2015) C. Revised Development Plan (June 2015) D. Schedule of Submissions

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**MATTER FOR CONSIDERATION**

Planning consent is sought for the development of a Place of Public Worship (Church) and associated parking at Lot 43 Lillydale Road, North Boyanup.

**BACKGROUND / PROPOSAL****Background**

There is no planning history relating to the application for this specific site.

**Proposal**

An application has been received for the construction of a Place of Public Worship at Lot 43 Lillydale Road, North Boyanup.

Since the initial application submitted to the Shire, the applicant has made modifications to the proposal as an outcome of the consultation process.

Both the original proposal and the revised plans are enclosed as attachments (Original Plan – Attachment B, Revised Plan – Attachment C). It is to be noted that the revised plan is the basis upon which the Shire has undertaken its assessment.

Specifically, the modified proposal is comprised of the following:

- A purpose built single storey church is to be constructed to the western side of the existing dwelling (to be retained for a pastors residence) comprising of 499m<sup>2</sup> floor space;
- The proposal is designed to accommodate a maximum of 350 persons;
- The proposal includes a car parking area to the northern side of the proposed building which can accommodate up to 75 car parking bays with access/egress provided from Lillydale Road, as well as an 'overflow parking area' which at this stage is undefined;
- Two services are to be undertaken per week on a Sunday with start times at 10:00am and 4:00pm respectively. Additional services will be undertaken on Easter, Christmas and Ascension Day (Thursday before Easter), and will be used for funerals and weddings on occasion. Services are anticipated to last for approximately 80 minutes.
- Landscaping provided to the 50m front setback area from Lillydale Road.

The development plans and associated documentation are enclosed as an attachment to this report (Attachment C).

## **STATUTORY ENVIRONMENT**

### **Town Planning Scheme No. 7**

Lot 43 is zoned 'Special Rural' under the Shire of Capel Town Planning Scheme No. 7 and comprises of an area of 2.0949Ha.

Pursuant to the Shire of Capel Town Planning Scheme No. 7 (the Scheme), a Church as proposed would constitute a 'Place of Public Worship'. The use class is defined as follows pursuant to Town Planning Scheme No. 7:

'means land and buildings used for the religious activities of a church but does not include an institution for primary, secondary, or higher education or a residential training institution'.

Within the "Special Rural" zone a Place of Public Worship is designated as an 'AA' use. The designation of an 'AA' use means 'that the use is not permitted unless the Council has granted its planning consent' and may include seeking comment by advertising'.

The assessment against the provisions of the Scheme is contained within the Planning Comment section of the report.

### **Special Rural Zone Provisions**

Clause 5.6.1 of the scheme sets out the objectives for the Special Rural Zone, which are outlined below:

"Council's objective in making provision for a Special Rural Zone is to identify land within the Scheme Area which is suitable for closer subdivision to provide for such uses as hobby farms, rural-residential retreats, intensive agriculture including market gardens and viticulture, the keeping of horses in such a manner as to make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas".

In addition to the above, clause 5.6.2 sets out the relevant considerations for the specific Special Rural Areas via Appendix 6 of the Scheme. Specifically stating:

*"In addition to any provisions which are more generally applicable to land zoned Special Rural, Appendix 6 sets out specific provisions for controlling, land uses and development relating to particular Special Rural Zone Areas. No person shall use or develop land zoned Special Rural except in accordance with the provisions set out for the particular Special Rural Zone Area".*

The subject site is situated within Special Rural Zone Area No. 3 – Lillydale Road, of which the specific provisions of Appendix 6 are listed as follows:

- a) The intent of Special Rural Zone Area No. 3 is to create lots for hobby farms, small lot intensive farming and rural residential areas;
- b) Council shall recommend to the Western Australian Planning Commission that the minimum lot size for the balance of the area is 2 hectares;
- c) Minimum setback for all buildings for the *South West Highway* is 100 metres; and
- d) Subdivision shall be generally in accordance with subdivision guide plan No. 3.

Clause 5.6.3 provides that development standards for development within the zone, namely that the minimum setback from boundaries is 20m.

## **Greater Bunbury Region Scheme (GBRS)**

Pursuant to the GBRS, the subject site is zoned 'Rural'. The purpose of the 'Rural' zone as set out in the GBRS is detailed as follows:

"to provide for the sustainable use of land for agriculture, assist in the conservation and wise use of natural resources including water, flora, fauna and minerals, provide a distinctive rural landscape setting for the urban areas and accommodate carefully planned rural living developments".

The Western Australian Planning Commission has informed the Shire that the proposed use is not consistent with the purpose of the zone as set out above, thereby reaffirming that an application is required under the GBRS.

The Shire has delegated authority to refuse the subject application under the GBRS, however if Council is of the view that the use should be supported, then it will be making a decision pursuant to Town Planning Scheme No. 7 only. The matter will then need to be forwarded to the WAPC pursuant to Schedule 2 of the resolution under clause 27 of the GBRS for determination.

The Commission has advised that it will await a decision or recommendation from the Shire on this matter.

### **POLICY IMPLICATIONS**

No local planning policy is applicable to the assessment of the proposal.

### **FINANCIAL IMPLICATIONS**

#### **Budget**

Application fees have been paid in accordance with the adopted schedule of fees.

If Council resolves to refuse the application, or impose conditions to which the applicant objects, the applicant may seek review of the decision through the State Administrative Tribunal (SAT) and costs may be incurred through that process.

#### **Long Term**

There are no long term cost implications for the Shire to consider.

#### **Whole of Life**

There are no whole of life cost implications for the Shire to consider.

### **SUSTAINABILITY IMPLICATIONS**

The proposal has economic benefits for the operator given lower land prices in semi-rural areas compared to built-up urban areas.

It is anticipated that there will be limited flow-on economic benefits for the town of Boyanup, given that a considerable proportion of the congregation will travel from larger population centres such as Bunbury and peripheral development areas such as Dalyellup, Eaton, Treendale etc. Given the sites position in relation to Boyanup, it is likely people will drive to and from the facility without permeating through the town site. In this regard it is questionable whether any considerable flow on benefits will be experienced by Boyanup.

There are no immediate environmental impacts associated with the proposal. The subject site is cleared and the applicant is proposing to undertake a considerable amount of revegetation, which is to be in accordance with the Shires Urban Landscape Strategy.

In regard to the transport associated with the proposal, it is to be noted that the relative remoteness of the subject site from the likely users of the facility will result in most people attending in private car. When compared to a Town Centre or more built up environment, there is a greater likelihood of people living within the walkable catchment of the premises, or otherwise reduce the number of single destination trips, which is not ideal from a transport perspective.

It is noted that the congregation will provide a conduit for social interaction within the community and more broadly. There is perhaps a missed opportunity in terms of the Church providing a Social contribution to the Boyanup Townsite.

## **STRATEGIC IMPLICATIONS**

### **Shire of Capel Land Use Strategy 1999**

The subject site is situated within Planning Unit P1 – Preston. The Land Use Strategy does not contain any specific provisions in relation to the proposal, but notes the presence of Special Rural type subdivision and its contribution to the character of the area.

### **Strategic Community Plan 2013-2031**

The Shire of Capel Strategic Community Plan sets out the overarching vision for the Shire, which is a 'community of diverse lifestyles experiences accommodating progressive growth, sharing in prosperity, and valuing the environment. This overarching vision is supported through general shire wide objectives, along with place specific objectives. The following strategic directions are considered to be relevant to the proposal:

- 3.3 Preserve and protect the character of the towns as they expand;
- 4.1 Provide opportunities to take advantage of the Shire's Location;
- 4.2 Pursue diversity and vitality in the local economy; and
- 4.9 Encourage business development.

In regard to the place specific strategies for Boyanup, the Strategy does not contain any specific strategies that relate to this proposal.

## **CONSULTATION**

### **External**

The proposal was advertised to 13 nearby and adjoining landowners, along with a sign being placed on site.

It is to be noted that on several occasions the sign positioned on site was interfered with. On one occasion (as informed by a nearby landowner) the sign was removed and discarded in the verge, and following it being re-erected by the nearby landowner, the sign was removed a second time with the contents advising of the proposal taken. Officers subsequently replaced the sign and its contents; however at the conclusion of the consultation process the sign had been taken. Accordingly, this to some extent impaired the capacity to advise people of the proposal who had not been directly informed through letters.

At the conclusion of the consultation period (13) thirteen submissions were received. A schedule of submissions is enclosed as an attachment to the report. The main issues raised by the submitters are discussed in the 'Comment' section of this report.

It is to be noted that the proposal was referred to Main Roads WA, who did not provide comment in relation to the proposal.

### **Internal**

The proposal was referred internally within the Shire to the Building, Health and Engineering service divisions. As an outcome of the referral the following comments were provided:

#### **Building**

The proposal requires a certified building permit application; accordingly an advice note is proposed to reflect this requirement should Council support the proposal.

#### **Health**

Proposal is to comply with the Public Building Regulations; accordingly advice is proposed, including the specific aspects of the legislation applicable should council support the proposal.

It was noted that reticulated water supply is not available for the subject site, accordingly advice has been included pertaining to alternative supply methods (by bore or via a rainwater storage system).

In addition to the above, site specific testing is to be required to determine the applicable type of effluent disposal and treatment device needed. The testing shall include soil permeability, soil absorption, and depth of clay material, depth of sand and soil phosphorus retention index (PRI). An Application to Construct or Install an Apparatus for the Treatment of Sewage will be required with the Building Permit application should this eventuate.

The Shire's Health Services section has indicated that whilst aspects of the use are covered through Section 15 of *Environmental Protection (Noise) Regulations 1997*, a Noise Management Plan could be required to demonstrate compliance. Notwithstanding, it has been advised that a proposal of this nature will in all probability meet these requirements.

#### **Engineering**

A detailed plan will need to be submitted and approved prior to construction commencing relating to carparks, drainage, driveway and crossover. A condition is proposed in accordance with this requirement should Council support the proposal.

### **COMMENT**

The key issues raised in the submissions are listed below and will be discussed further in the report:

- Consistency with the character and objectives of the Special Rural zone;
- Traffic volumes associated with the proposed use;
- Parking; and
- Noise.

The above issues are discussed in greater detail below.

### **Consistency with Special Rural Zone Objectives**

As an outcome of the consultation process, a number of submissions were received raising concern about the consistency of the use with the Special Rural Zone.

A Place of Public Worship is an 'AA' use within the Special Rural zone, as is the case in all other zones other than the Town Centre zone, where it is a 'P' (Permitted) use. Whilst this may provide some element of partiality towards the use being located within the Town Centre, the fact remains that the use is capable of consideration within this zone and needs to be assessed on its merits, in response to the specific site and the objectives of the Special Rural zone.

The objective of the Special Rural zone (clause 5.6.1) provides a general list of uses, which would normally be commensurate with the Special Rural zone, such as hobby farms, rural-residential retreats, intensive agriculture and the keeping of horses. In addition to the above, the objective of the zone provides for the 'retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas'.

In addition to the above and as discussed previously, clause 5.6.2 states that in addition to the general provisions outlined above, that "No person shall use or develop land zoned Special Rural except in accordance with the provisions set out for the particular Special Rural Zone Area". Of the provisions set out in Appendix 6 for Special Rural Area 3, the following is of particular relevance to the Shires assessment:

a) *The intent of Special Rural Zone Area No. 3 is to create lots for hobby farms, small lot intensive farming and rural residential areas;*

The applicant was advised on 18 May 2015 that the development proposal as submitted failed in regard to the second component of the above objective being the "retention of the rural landscape and amenity". The following justification was provided to support this view:

- The proposal comprises of a 500m<sup>2</sup> building, orientated east to west, encompassing a 33m wide elevation to Lillydale Road. Given the remoteness and absence of vegetation in the vicinity, there is not anticipated to be anything which will soften the bulk and scale of the building when viewed from Lillydale Road;
- The retention of the existing dwelling of a comparative scale represents an intensification in the development and use of the site which is generally contrary to the existing built form in the surrounding locality.

Overall, the cumulative impact of retaining the existing building and the addition of the new place of worship represent a scale of development which does not complement the dispersed and discreet nature of rural buildings, open fields and natural vegetation, which all define the existing landscape attributes. It is considered that these scenic values will be compromised by the bulk of the structure.

In response to these comments, the applicant provided revised plans to the Shire on 10 June 2015, undertaking the following modifications to the proposal:

- The building has been reorientated so the shortest elevation fronts Lillydale Rd;
- The front setback of the building to Lillydale Rd has been increased to 50m (which is behind the setback line of the existing residence);
- The side setback of the building to the west has been increased to 75m which also increases the setback of the proposed building to the nearest neighbouring dwelling (to the west) to over 180m;
- The site shall be heavily vegetated to screen the proposal from the road and adjoining neighbours;

- The proposed driveway/ access has been shifted closer to the highway (east); and
- Landscaping has been included to soften the visual impact of the proposal.

It is considered that these modifications seek to address, to some extent, the concerns pertaining to the bulk of the proposal, particularly reducing the visual impact through the reorientation of the building and increased setback. This will allow the existing dwelling to the east to reduce the impact of views on the approach from South Western Highway. Likewise, the proposed landscaping will soften the impact on the approach from the west, reducing the visual dominance of the longer north-south elevation. It is considered that the reorientation, allowing the shorter elevation to present to the streetscape provides a notable improvement on the previous design.

Notwithstanding the above, the proposed landscaping measures provided at this stage are purely indicative, and do not provide any specific details pertaining to treatment of the landscaping or the species to be used. On this basis a condition would be proposed should Council support the proposal requiring the submission of a detailed landscaping plan prior to the lodgement of a building permit application. It is intended that through advice, the applicant would be informed that the landscaping plan address the following:

- The provision of a 'landscaping feature', including bunding to be located to the southern side of the proposed carpark;
- Plantings to the periphery and within the car parking area, through either planting between bays or providing landscaped aisles throughout the carpark; and
- The use of Water Sensitive Urban Design principles in managing stormwater disposal for the carpark area.

Notwithstanding the above, whilst it is considered that scale or build form of the proposal has been modified to an extent which reduces impacts far as practicable, the use and scale of the operation remain a detrimental factor. As outlined above, clause 6.2.6 is unambiguous in that it states that the specific provisions for the Lillydale Road Special Rural Zone area ultimately determine the manner in which land use is considered. Given these provisions limit land use to hobby farms, small lot intensive farming and rural residential areas it is considered that the proposal is not consistent with the provisions of the Lillydale Road Special Rural Area.

### **Vehicle Movement**

One of the reoccurring comments received throughout the consultation period was in relation to the traffic volumes associated with the use.

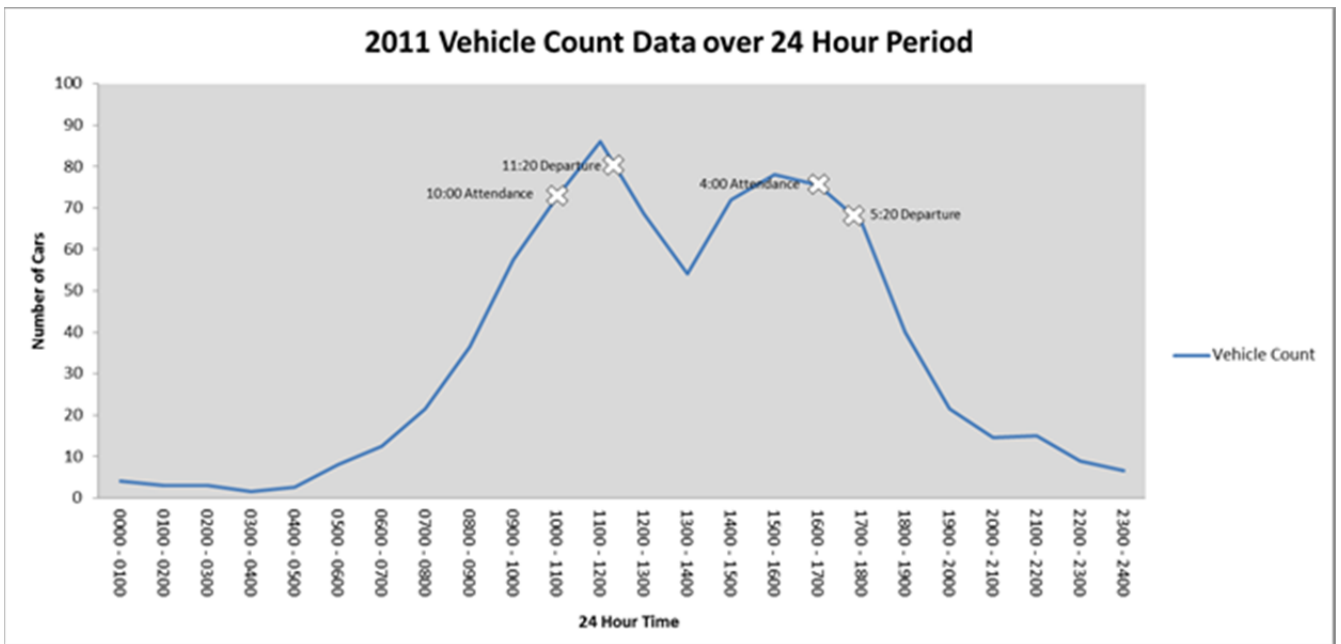
Lillydale Road is a district distributor, currently providing a thoroughfare between north Boyanup and Gelorup. Through the consultation processes residents have advised that this road has experienced an increase in traffic as an outcome of the partial implementation of the Bunbury Outer Ring Road. In addition to the above, Lillydale Road is used as a haulage route for two extractive industries located in the locality.

A review of traffic count data from 2011 situated between Roselea Court and South West Highway indicated that generally the road on weekdays was at approximately 1000 trips per day. On a Sunday, the number of vehicle movements per day was slightly reduced at 728. At capacity, the proposal could add a further 300 vehicle movements on this stretch of road on a Sunday, however it is noted that these figures are based on capacity, which according to the applicant does not entirely reflect current attendance in Bunbury which is closer to 50 vehicles attending the premises (i.e. 200 movements per day).

When considered in association with previous traffic data, it is likely that the periods in which patrons will be attending and leaving the premises coincide with some of the higher levels of



vehicle movement on a Sunday (66 – 86 vehicles per day). The service times generally coincide with the morning and afternoon peak use of the road as depicted below:



Based on the data above, there will be a notable increase in vehicle movements (near double) around the times people are attending and leaving the premises. Whilst a site inspection has determined that the movement will be ‘safe’ (capable of meeting 226m sight distance with 2.5 second reaction time, particularly with repositioned access point) the nature and pattern of the vehicle movement is quite different to that normally experienced in the area. Vehicle movement in a Special Rural area is generally characterised by intermittent traffic often passing through the area given the lack of ‘destinations’. The proposal on the other hand will lead to concentrated amounts of traffic moving into a specific location in the area over half hour intervals. It is noted that this aspect of the use is difficult to modify (without changing congregation size), and possibly represents one of the components that is unlikely to be consistent with the current amenity of the area.

Notwithstanding the above, it is to be noted that whilst the potential gathering of patrons in the car park and the noise associated with people leaving the premises may cause nuisance to the adjoining residents, this is not anticipated to be an enduring event. This will occur will 4 times a week at the same time for a duration of about 30 minutes.

The applicant has indicated that the facility may be used ‘on occasion’ for funerals and weddings. It is noted that this is generally a normal component of a church’s operations, however, it is it would be important that additional events are undertaken on occasion as opposed to consistently, and that ‘functions’ associated with weddings and funerals are not undertaken from the premises.

On balance, it is considered that the traffic movements associated with the proposed Place of Worship will have an impact on the locality, however given that this is contained to half hour periods for one day a week it is not considered to represent a significant impact on the adjoining properties.

**Parking**

Pursuant to Appendix 8 of the Shire of Capel Planning Scheme No. 7, 1 parking bay is required for every 5 people seated in the auditorium. The proposal provides seating for 350 people (300 in main auditorium and 50 in overflow seating) that equates to a parking requirement of 70 bays. The applicant has provided 75 bays which exceeds the requirements of the scheme, as well as providing a parking ‘overflow’ area which has previously included 13 bays.

## Noise

Noise is measured through the *Environmental Protection (Noise) Regulations 1997*, and is not ultimately dealt with through the planning framework. Should the proposal be supported, the applicant will be required to submit a Noise Management Plan demonstrating compliance with regulations prior to the submission of a building licence. The Noise Management Plan would need to satisfactorily demonstrate to the Shire that the use is capable of complying with the above legislation.

## CONCLUSION

In relation to the proposed place of worship, the Council should be satisfied that the proposal will not result in a significant adverse impact on the amenity of the neighbours or the locality. In considering this question, the State Administrative Tribunal has referenced *Tempora Pty Ltd v Shire of Kalamunda (1994) 10 SR WA 296 (Tempora)* at 304:

*The determination of the amenity of the locality is a question of fact and consists of three parts: the existing amenity, the manner in which the proposed use will affect the existing amenity and the degree of impact on the locality.*

As previously discussed, the area is currently characterised by semi pastured land, dispersed semi-rural residential development, varying levels of vegetation cover as well as the agistment/keeping of horses.

The area of the subject site which the proposal relates is pastured land, with limited vegetation and sits slightly lower than the Lillydale Road reserve.

It is considered that the matters which represent the greatest change to the existing amenity are those specifically discussed above. It is noted therein that the proposed building, use, parking area and access represent the most notable change to the existing amenity.

Whilst the reconfiguration of the proposal has aided to reduce the physical impact of the proposal, and given that the traffic movements are not enduring (occur over 4 half hour periods one day a week), a view could be formed that these impacts are not considered to be 'significant'.

Notwithstanding, it is important to reiterate that a Place of Public Worship is an 'AA' use within the Special Rural zone, as is the case in all other zones other than the Town Centre zone, where it is a 'P' (Permitted) use. Likewise, clause 5.6.2 states that in addition to the general provisions outlined above, that "No person shall use or develop land zoned Special Rural except in accordance with the provisions set out for the particular Special Rural Zone Area". It has been established that the use is not consistent with the specific intent of this area, being to create lots for hobby farms, small lot intensive farming and rural residential areas.

It is considered that on balance, whilst that the proposal has been modified to the extent that it may not represent a significant impact on the amenity of the locality and is manageable through built and operational responses, it does not address the fundamental issue of use, of which Appendix 6 is unequivocal in terms of its limiting effect.

It should be noted that Council maintains the option to approve the subject development, and it is acknowledged that whilst the decision poses a difficult question of balance, it is the view of the Shire that the policy framework favours a recommendation for refusal in this instance.

As outlined above, should the Council be of the view that the proposed use is consistent with the objectives of the Special Rural zone, the final decision will be made by the West Australian Planning Commission as the Shire's delegation does not extend to approving development viewed by the West Australian Planning Commission as inconsistent with the objectives of the Rural zone pursuant to the Greater Bunbury Region Scheme.

If the Council proceeds with a recommendation for refusal, it may exercise its delegation to refuse the proposal under both Town Planning Scheme No. 7 and the Greater Bunbury Region Scheme.

**VOTING REQUIREMENTS**

Simple majority

<b>OFFICER'S RECOMMENDATIONS – 14.3</b>
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**That Council pursuant to Clause 41 of the Greater Bunbury Region Scheme and pursuant to Clause 8.3.3 of Town Planning Scheme No. 7 refuses Planning Consent for the development of a Place of Public Worship accommodating 350 people on Lot 43 (42) Lillydale Road, North Boyanup for the following reasons:**

- a) The proposal is inconsistent with the objectives of the Special Rural zone set out in clause 5.6.1, as the size and scale of the development negatively impacts on the retention of the rural landscape and amenity of the locality.**
- b) The proposal does not comply with clause 5.6.2 of the Scheme and by extension Appendix 6, in that the use is not consistent with the intent of Special Rural Area No. 3 - Lillydale Road, which is to create lots for hobby farms, small lot intensive farming and rural residential areas.**

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**14.4 Scheme Amendment No. 57 – Town Planning Scheme No. 7**

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Location:	Lot 50 (No. 104) Bridge Street, Boyanup
Applicant:	Calibre Consulting (formerly TME Town Planning Management Engineering)
File Reference:	C5.3.7.057
Disclosure of Interest:	Nil
Date:	01.07.15
Author:	Senior Planning Officer, M Slocomb
Senior Officer:	Executive Manager Engineering and Development Services, J Gick
Attachments:	1. Location Plan 2. Schedule of Submissions

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**MATTER FOR CONSIDERATION**

Consideration of submissions received during the advertising of the proposed Scheme Amendment and determination of whether to seek the final approval of the Hon. Minister for Planning to Amendment No. 57 to Town Planning Scheme No. 7 (the Scheme).

The amendment consists of modifying the permitted uses and development standards contained in Appendix 4 as they apply to the Bull and Bush Tavern located at Lot 50 (104) Bridge Street, Boyanup. Specifically the proposal is comprised of the following:

- Addition of 'Take Away Food Outlet' and 'Holiday Accommodation' use class designations for the site; and
- Inclusion of development standards and requirements to ensure development is consistent with both the strategic objectives for the Boyanup Townsite and the heritage significance of the subject site and Bridge Street Precinct.

**BACKGROUND / PROPOSAL****Background**

October 2013 – Council resolved (OC1012) to agree to initiate the subject Scheme Amendment that modifies the permitted uses and development standards as they apply to the Bull and Bush Tavern located at Lot 50 (104) Bridge Street, Boyanup. Specifically, allowing for the addition of a 'Take Away Food Outlet' and 'Holiday Accommodation' at the site.

It is to be noted that as a part of Councils resolution above, action pertaining to referring the proposal to the Environmental Protection Authority and advertising was dependant upon the payment of the assessment fee prior to proceeding. The proponent did not pay this fee until March 2015; accordingly Council was unable to action the referral process until this was undertaken.

**Proposal**

The Applicant has proposed an amendment to the Shire's Town Planning Scheme No. 7 in order to provide for a Takeaway Food Outlet and Holiday Accommodation to be undertaken on the lot.

In addition, the applicant is proposing a number of additional standards and requirements to guide the development of the uses on the subject lot. The standards act to ensure that the proposed take away food outlet is to operate in an incidental capacity to the Hotel use. Additionally, a number of standards have been included in relation to the proposed holiday

accommodation, which includes measures to provide for sympathetic design to the existing hotel, connection of deep sewerage and occupancy restrictions.

## **STATUTORY ENVIRONMENT**

### **Town Planning Scheme No. 7 (TPS7)**

Under TPS7 Lot 50 is zoned 'Special Use'.

There are no specific development requirements applied to this existing land use under Appendix 4 of the Scheme. There is, however, development requirements relevant to a 'Hotel' under Clause 5.2 and as specified in Appendix 5 of the scheme.

The proposed use classes to be added to appendix 4 have the following interpretations:

Take-A-Way Food Outlet:

Means the land and building used for the preparation, sale, and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a fish shop.

Holiday Accommodation:

Means land and buildings constructed and used for the accommodation of holiday makers and organisations generally in accordance with the Local Government Model By-laws (Holiday Accommodation) No. 18, and may include, with the approval of Council, uses incidental to the normal function of a holiday accommodation facility.

Clause 5.8 of the scheme specifies that Council may use its discretion in determining development requirements for land within the 'Special Use' zone.

In addition to the above, the premise is listed in the Town Planning Scheme as a Management Category 2 heritage place. The listing means that the place is to be retained and conserved. The Municipal Inventory states;

"The place has significant associations with the development of Boyanup and has been a continually licensed establishment since 1893. The place was built on the site of the original inn and has associations with generations of Boyanup people and more recently with the local football club."

The hotel premises have been assessed by the National Trust, who indicated that the site has cultural heritage significance for the Town of Boyanup for the following reasons:

- The place sits on the site of the first and only hotel constructed in Boyanup;
- The place is associated with the historical development of Boyanup; and
- The place has been an important meeting place for various social events since the time of its erection.

Clause 7.14 of the Scheme states in part, that the purpose and intent of the heritage provisions are:

- (a) To facilitate the conservation of places of heritage value; and
- (b) To ensure as far as possible that development occurs with due regard to heritage values.

### **Planning and Development Act 2005**

Section 75 – A local government may amend a planning scheme with reference to any land within its district by an amendment proposed by all or any owners of any land in the scheme area, adopted, with or without modifications, by the local government, approved by the Minister and published in the Gazette.

Section 77 – Every local government in preparing or amending a local planning scheme – is to have regard to any State Planning Policy which affects its district and may include in the scheme a provision that a specified State Planning Policy, with such modifications as may be set out in the scheme, is to be read as part of the scheme.

Section 81 - Requires that when Council resolves to prepare or adopt an amendment that the proposal be referred to the Environmental Protection Authority for the determination of whether the amendment requires a formal review.

Section 82 – If the local authority wishes to proceed with the amendment it must firstly comply with or resolve any review requirements of the EPA. The commencement of advertising is not to be undertaken until this action is completed.

Section 83 – A local government, before submitting an amendment to the Minister is to make reasonable endeavours to consult such public authorities and persons as appears to be likely to be affected by the amendment.

Section 84 – After compliance with sections 81 and 82 an amendment to a planning scheme prepared or adopted by a local government is to be advertised for public inspection in accordance with the regulations.

Section 87(1) – After compliance with the above the Scheme may be submitted to the Minister of Planning for Approval.

Section 87(2) – The Minister may, in relation to a local planning scheme or amendment submitted to the Minister under subsection (1) —

- (a) approve of that local planning scheme or amendment; or
- (b) require the local government concerned to modify that local planning scheme or amendment in such manner as the Minister specifies before the local planning scheme or amendment is resubmitted for the Minister's approval under this subsection; or
- (c) refuse to approve of that local planning scheme or amendment.

Town Planning Regulations

17(1)(a) Within 42 days (or such period as approved by the Minister) of the closure of the advertising of the amendment Council is required to consider all submissions and in respect of each submission consider whether the amendment should be modified or whether the submissions should be rejected.

17(2) After considering the submissions received or if no submissions Council is required to pass a resolution to either:

- (a) Adopt the amendment with or without modification; or
- (b) That it does not wish to proceed with the amendment.

Where no submissions are received, and Council resolves to adopt an amendment without modification it may proceed to execute the documents in accordance with Regulation 22.

Regulation 22(1) states that the three copies of the amendment submitted for final approval shall be executed by the responsible authority by affixing of the seal.

**POLICY IMPLICATIONS**

There are no Policy implications to consider.

**FINANCIAL IMPLICATIONS****Budget**

Fee rates for Scheme Amendments are set by the Town Planning (Local Government Planning Fees) Regulations and the applicants have paid the assessment fees. Future charges will be invoiced at the completion of the process to recover advertising costs.

**Long Term**

There are no long term costs to consider.

**Whole of Life**

Overall the proposed Holiday Accommodation is anticipated to contribute to the greater tourist use of the Boyanup Townsite, and in this regard provide increased tourist income for businesses in the locality.

The scale of the development is not anticipated to result in any significant increase in vehicle movements. Accordingly any impacts on infrastructure are anticipated to be negligible.

**SUSTAINABILITY IMPLICATIONS**

There are not anticipated to be any notable environmental ramifications associated with the amendment proposal.

As discussed previously in adopting the amendment for initiation, the proposed incorporation of a Take-A-Way use into the existing Hotel provides for a degree of flexibility in the operation and contributes to the continued use of the site as a Hotel through association – in that a Take-A-Way premise cannot operate without an operational Hotel on site. This provision thereby encourages the continued use of the Hotel, being the function for which the premises were originally built in 1893. Likewise, the hotel will not be able to be redeveloped into a standalone takeaway facility. This is considered to contribute to the preservation of the heritage value of the site.

It is considered that the increased provision of 'permitted uses' will increase the flexibility of operations and contribute towards the diversification of the business. Overall the amendment is intended to improve the operations of the premises and contribute to the economic development of the Boyanup townsite.

**STRATEGIC IMPLICATIONS****Shire of Capel Land Use Strategy 1999**

The subject site is contained within Planning Unit P2 – Boyanup Townsite. Discussion in the strategy is generally limited to the development of the East Boyanup Structure Plan Area and generally not applicable to the proposal.

**Strategic Community Plan 2013-2031**

The Shire of Capel Strategic Community Plan sets out the overarching vision for the Shire, which is a 'community of diverse lifestyles experiences accommodating progressive growth, sharing in prosperity, and valuing the environment. This overarching vision is supported through general shire wide objectives, along with place specific objectives. The following strategic directions are considered to be relevant to the proposal:

- 2.1 Provide social, recreational and cultural opportunities and facilities for our communities;
- 2.3 Preserve and protect the character of the communities;
- 3.3 Preserve and protect the character of the towns as they expand;

- 4.7 Promote tourist interests and provision of tourist accommodation;
- 4.9 Encourage business development; and
- 5.2 Maintain and enhance the quality of our built environment.

### Boyanup Townsite Strategy

The Boyanup Townsite Strategy identifies the Bridge Street precinct being a key industry and employment generator, specifically noting that “a number of tourist, heritage and other uses on the eastern part of Bridge Street provide a degree of attraction to the town which contributes to the local economy”.

Additionally, the adopted Boyanup Townsite Strategy designates the site, amongst others along Bridge Street and the Railway corridor as a ‘tourist’ zone.

In regard to the actions set out in the Townsite Strategy, Section 6.4.2 outlines the specific strategies and actions pertaining to the local economy and employment of Boyanup. The overall objective is as follows:

“To increase the level of employment self-sufficiency within the Boyanup Townsite by providing appropriately zoned land for a variety of land uses and businesses and to maximise the location of the town as a service centre with good access to Bunbury and surrounding rural settlements”

Whilst the above strategy is more general in its nature, it is underpinned by a number of specific actions. Of these actions, clauses viii and xi are of particular relevance to this proposal, as outlined below:

“Establish and promote a tourist and heritage precinct incorporating the railway reserve and museum, old rail worker cottages and surrounding land as a tourist/visitor attraction for Boyanup”.

“Promote and develop strategies to increase tourist visitors to Boyanup with an emphasis on heritage and cultural values and facilitate where required the provision of tourist accommodation within the town”.

The implications of the proposal in relation to the Boyanup Townsite Strategy will be discussed further in the ‘Comment’ section of this report.

### Trails Master Plan

The subject site is situated within close proximity to the proposed route of the Boyanup heritage trail as identified in the Trails Master Plan, as well as the existing Preston River Ramble. The master plan proposes that the trail would commence from Fettle’s Park and contain components of Bridge Street. The location of this trail in relation to the site and subsequent holiday accommodation is anticipated to considerably improve the viability of such heritage/tourism based trails.

### **CONSULTATION**

Prior to commencing community and agency consultation, the proposal was referred to the Environmental Protection Authority on 11 March 2015. On 23 March 2015 the Environmental Protection Authority determined that the scheme should not be assessed under the Act, and no advice or recommendations were provided.

Following the above comment being provided by the Environmental Protection Authority, the proposed amendment was advertised for public inspection in accordance with Sections 83 and 84 of the *Planning Development Act 2005* (the P & D Act), for a period of 42 days. The closing date for submissions was 3 June 2015 and a total of two (2) submissions were received.



Submissions were received from Main Roads WA and the West Australian Planning Commission upon which no objections were raised in regard to the proposal. No objections were received from nearby or adjoining residents.

A schedule of submissions is enclosed as an attachment to this report (Attachment 2).

**COMMENT**

The proposal has been considered in the context of the relevant strategic policy and sustainability objectives, as well as the implications on the greater Boyanup Locality.

The proposed uses are considered to be entirely appropriate in the context of the strategic direction and imperatives for the Boyanup Town, particularly in regard to the designated tourist zoning outlined within the Boyanup Townsite Strategy, as well as establishing a functional tourism and cultural precinct in the Bridge Street area.

**VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATIONS – 14.4**

**That Council resolves:**

- 1. In accordance with Regulation 17(2) (a) of the Town Planning Regulations 1967 (as amended) to proceed with Amendment No. 57 to Town Planning Scheme No. 7 by:**

**Modifying Appendix 4 of the Shire of Capel Town Planning Scheme No. 7 with the following permitted uses and development standards/conditions as follows:**

<b>LAND PARTICULARS</b>	<b>PERMITTED USES</b>	<b>DEVELOPMENT STANDARDS/CONDITIONS</b>
Lot 50 Bridge Street, Boyanup	Hotel  Take Away Food Outlet  Holiday Accommodation	1. The Take Away Food Outlet use is only permissible in conjunction with the Hotel use, and shall be ancillary to the Hotel use. 2. The Take Away Food Outlet is limited to a maximum floor area of 25m <sup>2</sup> . 3. All buildings and extensions shall reflect the relevant design guidelines pursuant to the Boyanup Townscape Plan (9 January 1995), any adopted heritage policy for Boyanup and be sympathetic with the Heritage significance of the existing Hotel. 4. The Holiday Accommodation development shall be connected to reticulated water supply and sewerage services to the satisfaction of the Shire. 5. The Holiday Accommodation development shall ensure

		<p>minimal impact on the setting of the existing Hotel through adequate setbacks from Bridge Street.</p> <p>6. No person shall occupy the Holiday Accommodation for more than a total of three months in any one twelve month period.</p>
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2. Pursuant to Regulation 22(1) authorise the President and Chief Executive Officer to execute the amendment documents by signing and affixing the Shire’s common seal; and
3. Forward the amendment to the West Australian Planning Commission for endorsement and subsequent forwarding to the Minister for Planning for final approval.

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**14.5 Bussell Highway 26 to 31 SLK, Capel Proposed Road Dual Carriageway - support for dedication**

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Location: Capel  
Applicant: Main Roads Western Australia  
File Reference: 4/60/11  
Disclosure of Interest: Nil  
Date: 08.06.15  
Author: Executive Manager Engineering & Development Services, J Gick  
Senior Officer: Chief Executive Officer, P Sheedy  
Attachments: 1 – Land Dealings Locality Plan (201502-0186)  
2 – Land Dealings Plan (201502-0187)  
3 – Locality aerial photo

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**MATTER FOR CONSIDERATION**

Council support for future dedication of land being acquired for road widening on Bussell Highway, south of Capel. Main Roads WA has initiated land acquisition proceedings and is well advanced.

**BACKGROUND / PROPOSAL**

The land being acquired affects Lots 20, 74, 660 and 1441 Bussell Highway, Capel and is zoned rural.

**Background**

Bussell Highway is a four lane dual carriageway highway from Bunbury to Capel, after which it narrows to a two lane single carriageway highway for a distance of 3km before the Tuart Drive intersection. After Tuart Drive, the Ludlow Deviation section of the Bussell Highway exhibits a number of overtaking lanes in both directions. The single carriageway section south of Capel has been recognised as a bottleneck at peak traffic periods, including long weekends, school holidays and traffic generating events such as the Busselton Iron Man.

**Proposal**

Main Roads has initiated action to acquire land from two land owners on the Bussell Highway in Capel, north of Tuart Drive. The acquisition of land will allow the extension of the dual carriageway of the highway for approximately another 3km. The advance purchase of land will enable Main Roads to carry out service relocations and preparatory earthworks.

Main Roads has initiated acquisition action with the land owners and negotiations are progressing. Main Roads advise that the land owners have no objection to the project.

To satisfy statutory requirements, Main Roads requires the Council's support for the future dedication of the land for 'road'.

At this time, Main Roads has not indicated a future timeframe for the road works, but is preparing the project should funds become available in the future.

**STATUTORY ENVIRONMENT**

The land acquisition and dedication to road is governed by provisions of the Land Administration Act (1997). The acquisition of the land is being managed by Main Roads directly with the land owners and does not require the Councils endorsement.

The dedication of the land to 'road' is administered under s56 of the Land Administration Act. Section 56 indicates that the local government requests the Minister to dedicate land as road under certain circumstances. In cases where Main Roads initiates a dedication, it cannot do so without the support of the local government.

The formal support of the Council, with direct reference to s56 of the Land Administration Act (1997) provides the Minister with sufficient confidence that the dedication is compliant with the Act.

Under separate legislation, s13 of the Main Roads Act (1930) provides for the proclamation of a road to a 'highway' or 'main road'. The existing proclamation of this section of Bussell Highway applies.

### **POLICY IMPLICATIONS**

There are no Council policies applicable to this matter.

### **FINANCIAL IMPLICATIONS**

There are no financial implications to the Council on this matter.

### **SUSTAINABILITY IMPLICATIONS**

The future duplication of this section of Bussell Highway will improve road safety and improve traffic based economic activity.

### **STRATEGIC IMPLICATIONS**

The proposal is consistent with the following strategies of the Strategic Community Plan:

- 1.6 Lobby on behalf of the Shire of Capel community;
- 5.1 Provide and maintain a safe and efficient transport, cycle and pedestrian network throughout the Shire;
- 5.3 Improve connectivity throughout our communities and to the region;
- 5.5 Engage in high level advocacy with the State Government and liaise with other infrastructure providers to obtain best possible levels of service for the community.

### **CONSULTATION**

Main Roads WA has been liaising with two directly affected land owners and its land acquisition dealings are progressing.

Main Roads has discussed the project at the Regional Roads Group and the Regional Road Group Technical Committee.

No broad community consultation has been undertaken.

### **COMMENT**

The proposal is a simple administrative exercise to support an initiative of Main Roads WA. The outcome is a low impact on two agreeable land owners and will result in a significant improvement to this section of Bussell Highway in the future.

It is recommended that the Council support the proposal.

### **VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATIONS – 14.5**

**That Council supports the dedication of land, from Lots 20, 74, 660 and 1441 adjoining Bussell Highway, Capel, to 'road' in accordance with Section 56 of the Land Administration Act (1997), as depicted on Main Roads WA Land Dealings Locality Plan (201502-0186) and Main Roads WA Land Dealings Plan (201502-0187).**

**15 CORPORATE SERVICES REPORTS****15.1 Accounts Due and Submitted for Authorisation**


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Location:	Capel
Applicant:	Shire of Capel
File Reference:	
Disclosure of Interest:	Nil
Date:	22.07.15
Author:	Finance & Accounts Payable Officer, S Searle
Senior Officer:	Executive Manager Corporate Services, S Stevenson
Attachments:	Nil

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**MATTER FOR CONSIDERATION**

Adoption of accounts to be paid.

**BACKGROUND / PROPOSAL****Background**

Accounts for payment are required to be submitted each month for authorisation.

**Proposal**

The list of accounts listed for payment have been checked and certified by staff as being correct and are submitted for the endorsement of Council.

**STATUTORY ENVIRONMENT**

Local Government Act 1995, section 6.10

**6.10. Financial management regulations**

- (d) The general management of, and the authorisation of payments out of-
  - (i) the municipal fund; and
  - (ii) the trust fund,
 of a local government.

Local Government (Financial Management) Regulations 1996, regulation 13, 1 & 2

**13. List of accounts**

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared-
  - (a) the payee's name;
  - (b) the amount of the payment;
  - (c) the date of the payment; and
  - (d) sufficient information to identify the transactions.
- (2) A list of accounts for approval to be paid is to be prepared each month showing-
  - (a) For each account which requires council authorisation in that month-
    - (i) The payee's name;
    - (ii) The amount of the payment; and

- (iii) sufficient information to identify the transactions;  
and
- (b) the date of the meeting of the council to which the list is to be presented.

### **POLICY IMPLICATIONS**

There are no current policies relevant to this matter.

### **FINANCIAL IMPLICATIONS**

#### **Budget**

Payment from Council's Municipal Fund.

There are no financial implications relevant to this matter in the annual budget.

#### **Long Term**

There are no long term financial implications relevant to this matter.

#### **Whole of Life**

As no asset/infrastructure is to be created there are no whole of life costs relevant to this matter.

### **SUSTAINABILITY IMPLICATIONS**

The Shire provides monetary funds to suppliers in exchange for goods and services received. Where possible it is preferred to pay suppliers by electronic funds transfer; with remittances emailed thereby reducing the amount of paper used, lessening the environmental impact.

### **STRATEGIC IMPLICATIONS**

Objective 4.1 "Provide efficient and effective financial management to ensure long term financial viability of the organisation" under Key Focus Area 4 "The Economic Experience" in the Shire of Capel Strategic Plan is relevant to this matter.

### **CONSULTATION**

Relevant staffs have been consulted and authorised the payments. Documents have been reviewed by Manager Finance, A Mattaboni.

### **COMMENT**

Accounts due and submitted for authorisation are as follows:

EFT19362	22/07/2015	AMITY SIGNS	WHITE GUIDEPOSTS, VARIOUS SIGNS	5410.90
EFT19363	22/07/2015	ARROW BRONZE	1 X 279121 CAST BRONZE PLAQUE	483.28
EFT19364	22/07/2015	BUNBURY MACHINERY	LASER KIT INC STAFF AND TRIPOD	1470.00
EFT19365	22/07/2015	BUNBURY AUTO ONE	HAIGH BRAND SNATCH STRAPS (10 TONNE)	212.85
EFT19366	22/07/2015	BUNNINGS BUILDING SUPPLIES PTY LTD	HOUSE NUMBERS	70.30

EFT19367	22/07/2015	BULLIVANTS PTY LTD	BOW SHACKLES	43.30
EFT19368	22/07/2015	BLACKWOODS	9 X TORCHES, HELMETS AND SAFETY VESTS	143.04
EFT19369	22/07/2015	BARCLAYS BUILDING SERVICES	INVESTIGATE BEARERS, STUMPS UNDER FLOOR CAPEL SENIORS CENTRE	1500.00
EFT19370	22/07/2015	BP AUSTRALIA	DISTILLATE - JUNE	10279.81
EFT19371	22/07/2015	STAPLES AUSTRALIA PTY LTD	14/15 ANNUAL SUPPLIES	307.85
EFT19372	22/07/2015	COVS PARTS	FUSES FOR CATERPILLAR GRADER	9.33
EFT19373	22/07/2015	CJD EQUIPMENT PTY LTD	REPAIRS TO LOADER	7632.53
EFT19374	22/07/2015	EATON HARDWARE	14/15 HACC-HARDWARE SUPPLIES	300.31
EFT19375	22/07/2015	HANSON CONSTRUCTION MATERIALS PTY LTD	11.2 TONNE -OF CRACKER DUST	210.18
EFT19376	22/07/2015	JOBS SOUTH WEST	26 JUNE MS OFFICE INT/ADV TRAINING COURSE X 4	2130.00
EFT19377	22/07/2015	STATE LIBRARY OF WESTERN AUSTRALIA	2014/15 RECOVERY OF LOST/DAMAGED BOOKS	47.30
EFT19378	22/07/2015	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION WALGA	WALGA - AWARD INTERPRETATION TRAINING AND UNDERSTANDING FINANCIAL REPORTS AND BUDGETS TRAINING	1017.50
EFT19379	22/07/2015	LANDGATE	GRV INTERIM VALS COUNTRY, GEOSPACIAL DATA UPDATE AND RURAL INTERIM CHARGEABLE	3274.30
EFT19380	22/07/2015	PROTECTOR ALSAFE	RESPIRATORS	3936.36
EFT19381	22/07/2015	FULTON HOGAN INDUSTRIES PTY LTD	EZ STREET 1 TONNE BAG ASPHALT	558.80
EFT19382	22/07/2015	PRESTIGE PRODUCTS-BUSSELTON	2 X DOORMATS	132.77
EFT19383	22/07/2015	RTW STEEL FABRICATION	REPLACE TIEDOWN POINTS ON TRAY OF ISUZU TRUCK CP 578	485.10
EFT19384	22/07/2015	WESTRAC EQUIPMENT	REPAIR GRADER - CP1025 - IMPLEMENT CONTROL LOCK	2750.55
EFT19385	22/07/2015	THE PRINT SHOP	8000 X DL PLAIN - AND WINDOW FACED ENVELOPES	1163.00
				43569.36

OUTSTANDING CREDITORS AS AT 30<sup>TH</sup> June 2015: \$593,701.01

#### CERTIFICATE OF CHIEF EXECUTIVE OFFICER

This schedule of accounts to be passed for payment, covering vouchers as detailed above which was submitted to each member of Council on 22<sup>nd</sup> July 2015 have been checked and are fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and services and as to prices, computations, and costings and the amounts shown are due for payment.

*P.F. Sheedy.*

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER



**VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATIONS – 15.1**

**That Council authorises the Schedule of Accounts covering vouchers EFT19362 to EFT19385, a total of \$43,569.36 for payment.**

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**15.2 Accounts Paid During the Month of June 2015**

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Location: Capel  
Applicant: Shire of Capel  
File Reference:  
Disclosure of Interest: Nil  
Date: 22.07.15  
Author: Finance & Accounts Payable Officer, S Searle  
Senior Officer: Executive Manager Corporate Services, S Stevenson  
Attachments: Nil

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**MATTER FOR CONSIDERATION**

Authorisation of accounts paid during the month.

**BACKGROUND / PROPOSAL****Background**

Accounts paid are required to be submitted each month.

**Proposal**

The list of accounts listed for payment have been checked and certified by staff as being correct and are submitted for the endorsement of Council.

**STATUTORY ENVIRONMENT**

Local Government Act 1995, section 6.10

**6.10. Financial management regulations**

- (d) The general management of, and the authorisation of payments out of-
  - (iii) the municipal fund; and
  - (iv) the trust fund,  
of a local government.

Local Government (Financial Management) Regulations 1996, regulation 13, 1 & 2

**13. List of accounts**

- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared-
  - (a) the payee's name;
  - (b) the amount of the payment;
  - (c) the date of the payment; and
  - (d) sufficient information to identify the transactions.
- (2) A list of accounts for approval to be paid is to be prepared each month showing-
  - (a) For each account which requires council authorisation in that month-
    - (i) The payee's name;
    - (ii) The amount of the payment; and
    - (iii) sufficient information to identify the transactions;  
and
  - (b) the date of the meeting of the council to which the list is to be presented.

**POLICY IMPLICATIONS**

There are no current policies relevant to this matter.

**FINANCIAL IMPLICATIONS****Budget**

Payment from Council's Municipal Fund.

There are no financial implications relevant to this matter in the annual budget.

**Long Term**

There are no long term financial implications relevant to this matter.

**Whole of Life**

As no asset/infrastructure is to be created there are no whole of life costs relevant to this matter.

**SUSTAINABILITY IMPLICATIONS**

The Shire provides monetary funds to suppliers in exchange for goods and services received. Where possible it is preferred to pay suppliers by electronic funds transfer; with remittances emailed thereby reducing the amount of paper used, lessening the environmental impact.

**STRATEGIC IMPLICATIONS**

Objective 4.1 "Provide efficient and effective financial management to ensure long term financial viability of the organisation" under Key Focus Area 4 "The Economic Experience" in the Shire of Capel Strategic Plan is relevant to this matter.

**CONSULTATION**

Relevant staffs have been consulted and authorised the payments. Documents have been reviewed by Manager Finance, A Mattaboni.

**COMMENT**

Payments made during the month of June 2015 are as follows:

EFT19031	03/06/2015	AMITY SIGNS	SLING OF GALVANISED POSTS	5189.80
EFT19032	03/06/2015	JOHN ANDERSON ELECTRICIAN	INSTALL FITTINGS AND SWITCHGEAR FOR CONNECTION OF AUXILIARY GENERATOR BOYANUP HALL	3865.00
EFT19033	03/06/2015	SOUTHWEST TYRE SERVICE	REPAIR ISEKI MOWER TYRE	26.00
EFT19034	03/06/2015	AUSTRALIAN PLANT WHOLESALERS	ASSORTED PLANTS FOR DEPOT MAINTENANCE, CAPEL SPORTS PAVILION AND STREET VERGES	1054.35
EFT19035	03/06/2015	BUNBURY MOWER SERVICE	MISC PARTS FOR PLANT MAINTENANCE INCLUDING CORD, HEADS ETC	1568.10

EFT19036	03/06/2015	BELL FIRE EQUIPMENT COMPANY	ANNUAL SERVICING OF FIRE INDICATOR PANEL CAPEL LIBRARY (MONTHLY SERVICE)	137.50
EFT19037	03/06/2015	BUSSELTON TOYOTA	80,000KMS SERVICE CP9378	580.90
EFT19038	03/06/2015	CR BARRY BELL	JUNE ALLOWANCE	2858.00
EFT19039	03/06/2015	BUNBURY PLUMBING SERVICES BPS	CLEAN OUT TANK AT IRONSTONE GULLY FALLS	1075.05
EFT19040	03/06/2015	BUNNINGS BUILDING SUPPLIES PTY LTD	MISC HAND TOOLS ETC	438.34
EFT19041	03/06/2015	BLACKWOODS	TIE DOWN STRAPS TO REPLACE ROPES	146.30
EFT19042	03/06/2015	BUNBURY POTHoles & ASPHALT REPAIRS	80 SQU M 2 COAT - CLOVERDALE ROAD	2750.00
EFT19043	03/06/2015	BUNBURY HORSE & PONY CLUB	KIDSPORT REGISTRATION	200.00
EFT19044	03/06/2015	BUSSELTON CIVIL PTY LTD	DIGGER HIRE FOR DRAIN CLEAN JAMIESON ROAD AND ELGIN ROAD	3905.00
EFT19045	03/06/2015	SIDDHARTHA BAXI	JUNE ALLOWANCE	2858.00
EFT19046	03/06/2015	STAPLES AUSTRALIA PTY LTD	14/15 STATIONERY	113.83
EFT19047	03/06/2015	CR MURRAY SCOTT	JUNE ALLOWANCE	10145.00
EFT19048	03/06/2015	CHUBB FIRE	INVESTIGATE FAULT IN ALARM AT BOYANUP COMMUNITY CENTRE	253.00
EFT19049	03/06/2015	DELRON CLEANING	BUILDING CLEANING-DALYELLUP COMMUNITY	9528.56
EFT19050	03/06/2015	DIRT DESIGN	14/15 CONTRACT WORKS IN DALYELLUP	45920.75
EFT19051	03/06/2015	SUSAN DALGLEISH	REIMBURSEMENT FOR COSTS ASSOCIATED WITH READING MATTERS CONFERENCE 2015	452.88
EFT19052	03/06/2015	EATON HARDWARE	14/15 HACC-HARDWARE SUPPLIES	35.10
EFT19053	03/06/2015	DEPT OF FIRE AND EMERGENCY SERVICES	2014/15 ESL 4TH QTR CONTRIBUTION	44537.60
EFT19054	03/06/2015	FENNESSY'S	HOLDEN COLORADO 4X4 CREW CAB/CHAS AUTO TO REPLACE CP9320 PLATE TO BE RETAINED	42410.90
EFT19055	03/06/2015	FIRE AND SAFETY WA	EFLARE BASE	90.29
EFT19056	03/06/2015	GHD PTY LTD	ECOLIGIALS ASSESSMENT	15449.50
EFT19057	03/06/2015	GEOVET BUSSELTON	BOARDING	735.00
EFT19058	03/06/2015	GRANTS EMPIRE	GRANT WRITING FOR CAPEL CIVIC PRECINCT	3410.00
EFT19059	03/06/2015	CR BRIAN HEARNE	JUNE ALLOWANCE	4016.00
EFT19060	03/06/2015	INSIGHT CCS PTY LTD	APRIL CALL CENTRE CHARGES	220.94
EFT19061	03/06/2015	STATE LIBRARY OF WESTERN AUSTRALIA	2014/15 RECOVERY OF LOST/DAMAGED BOOKS	15.40
EFT19062	03/06/2015	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION WALGA	VARIOUS ADVERTISEMENTS	2162.60
EFT19063	03/06/2015	LD TOTAL	CONTRACT WORK - AS PER DALYELLUP PUBLIC OPEN SPACES (POS) MAINTENANCE	24183.79

EFT19064	03/06/2015	ANDREW MATTABONI	REIMBURSEMENT FOR MEALS AND PARKING FINANCIAL REPORTING WORKSHOP 28/05/15 AND 29/05/15	233.20
EFT19065	03/06/2015	CR SANDRA MANLEY	JUNE ALLOWANCE	2858.00
EFT19066	03/06/2015	MIDALIA STEEL	2 LENGTHS OF TUBING FOR SIGNED IN TRAFFIC MANAGEMENT	113.89
EFT19067	03/06/2015	CR P McCLEERY	JUNE ALLOWANCE	2858.00
EFT19068	03/06/2015	CR GREG NORTON	JUNE ALLOWANCE	2858.00
EFT19069	03/06/2015	FULTON HOGAN INDUSTRIES PTY LTD	BAGS - 22KG EZ STREET ASPHALT	97.35
EFT19070	03/06/2015	PRESTIGE PRODUCTS-BUSSELTON	HACC 14/15 AMENITIES-TOWELS TISSUE ETC	645.70
EFT19071	03/06/2015	SJ ROADWORKS	TWO WEEKS HIRE OF ROLLER	3190.00
EFT19072	03/06/2015	RAY GLEN	REPLACE DAMAGED POSTS ON BEACH FRONT AND BEACH ACCESS PATHS IN VICINITY CAPE VIEW LANE PEPPERMINT GROVE BEACH & REPAIR GATE GELORUP SKATE PARK	2143.77
EFT19073	03/06/2015	R T CONTRACTING	REMOVE AND REPLACE CONCRETE AT CAPEL SENIOR CITIZENS CENTRE	1847.00
EFT19074	03/06/2015	RAECO	BOOK COVERING, GENRE LABELS	502.77
EFT19075	03/06/2015	SOUTHERN'S WATER TECHNOLOGY	PULL UP SUBMERSIBLE PUMP AT CHISELHURST DR STAND PIPE BORE IN ASSOCIATION WITH D & K THOMAS ELECTRICAL	1266.49
EFT19076	03/06/2015	SOUTHERN LOCK & SECURITY	SUPPLY MORTISE LOCK	292.29
EFT19077	03/06/2015	CR JENNIFER SCOTT	JUNE ALLOWANCE	2858.00
EFT19078	03/06/2015	CR BRIAN SMITH	JUNE ALLOWANCE	2858.00
EFT19079	03/06/2015	TOTAL BUSINESS TECHNOLOGY-TOTALITY	INSTALLATION OF WIFI NETWORK BETWEEN SOC LIBRARY & CHILD HEALTH CENTRE. SETUP AND INSTALLATION OF DR ENVIRONMENT	11383.92
EFT19080	03/06/2015	WORK CLOBBER BUNBURY	WORK FOOTWEAR AND PPE	1461.30
EFT19081	03/06/2015	WORKING ON FIRE	FIRE MANAGEMENT PLANS FOR 3 RESERVES RESERVE 28743 MASLIN STREET CAPEL RESERVE 45214 SLEAFORD DRIVE GELORUP COMBINED RESERVES 32292, 31012, 28825,23000 (PORTION OF)	3763.10
EFT19082	03/06/2015	WOOLWORTHS LIMITED (WA)	HACC-DAY CENTRE SHOPPING	303.47
EFT19083	01/06/2015	FUJI XEROX AUSTRALIA PTY LTD	14/15 RENTAL REPAYMENT FOR FUJI XEROX DCC2263	132.00

EFT19084	04/06/2015	SOUTH WEST IT	MS ACCESS CONSULTING, TRAINING & DEVELOPMENT WORK 4.5 HOURS	450.00
EFT19085	04/06/2015	SOUTH WEST ISUZU	2015 ISUZU NH NQR 45 LONG CAB/CHASSIS (WITH ADDITIONAL EQUIPMENT) TRADE-IN CURRENT (\$25,500.00) CP855 - PLATE TO BE RETAINED - CHANGE OVER TO NEW TRUCK	36133.00
EFT19086	05/06/2015	FUJI XEROX AUSTRALIA PTY LTD	1 X DALYELLUP LIBRARY COPIER (DCC2263 - \$85.00 MONTHLY)	93.50
EFT19087	01/06/2015	FUJI XEROX AUSTRALIA PTY LTD	ANNUAL PHOTOCOPIER RENTAL AND SERVICE AGREEMENT FOR ADMINISTRATION COPIERS (DCC5580 WITH FAX - \$443.10/MONTH)	487.41
EFT19088	01/06/2015	FUJI XEROX AUSTRALIA PTY LTD	ANNUAL PHOTOCOPIER RENTAL AND SERVICE AGREEMENT FOR ADMINISTRATION COPIER (DCC5580 - \$433.00/MONTH)	476.30
EFT19089	01/06/2015	FUJI XEROX AUSTRALIA PTY LTD	1 X ENGINEERING COPIER (DC5070 - \$284.00/MONTH)	312.40
EFT19090	04/06/2015	WESTNET PTY LTD	DALYELLUP LIBRARY BUSINESS-1 SERVICE & STATIC IP'S - 12 MONTHS	94.94
EFT19091	04/06/2015	WESTNET PTY LTD	SHIRE OF CAPEL ADSL SERVICE - 12 MONTHS	274.84
EFT19121	11/06/2015	AMITY SIGNS	2 WAY CHEVRON - D4-2-1, T INTERSECTION SIGN AND STREET BLADE AT JAYMON AND RAMSAY ROADS	281.60
EFT19122	11/06/2015	ANZAC COTTAGE	SENIORS ANZAC CENTENARY TOUR - ACTIVE AGEING PROGRAM	100.00
EFT19123	11/06/2015	TRINA ALLOCCA	REFUND FOR LOST ITEM	15.40
EFT19124	11/06/2015	ARBORGUY	CARRY OUT STREET TREE PRUNING CAPEL AND BOYANUP INCL. TRAFFIC MANAGEMENT	25320.00
EFT19125	11/06/2015	BUNBURY PLUMBING SERVICES BPS	14/15 PUMP OUT GREASE TRAP-CAPEL COMMUNITY HALL	199.25
EFT19126	11/06/2015	B & B STREET SWEEPING	CLEAN OUT GPTS THROUGHOUT DALYELLUP POS AND RESERVES, AND 4 COVERT CLEAN JAMIESON RD	2788.50
EFT19127	11/06/2015	BUNBURY WINDOOR REPAIR SERVICE	REPAIR OF DAMAGED FLYSCREEN (METAL	120.00
EFT19128	11/06/2015	KORONG VENDING (BCM VENDING)	HACC-MACHINE RENTAL \$190X12	190.00

EFT19129	11/06/2015	BENDIGO BANK BUSINESS CREDIT CARD	MAY CREDIT CARD CHARGES INCLUDING MANAGING ILL & INJURED EMPLOYEES TRAINING, COMMUNICATING IN RECOVERY WORKSHOP, SW FOCUS REGISTRATIONS, BUILDING REGION OF EXCELLENCE REGISTRATIONS AND DEPT OF ENVIRONMENT CLEARING PERMIT	2942.73
EFT19130	11/06/2015	BUNBURY UNITED SOCCER CLUB	13 X KIDSPORT REGISTRATIONS	1698.00
EFT19131	11/06/2015	CAPELBERRY	COUNCIL MEETING DINNERS FOR 14 PEOPLE FOR 6 MONTHS JAN - JUNE 2015	350.00
EFT19132	11/06/2015	CAPEL SOCCER CLUB	KIDSPORT REGISTRATIONS FOR INVOICE X 34	4315.00
EFT19133	11/06/2015	CARBONE BROS PTY LTD	48 TONNE GRAVEL TO DEPOT - SHIRE OF CAPEL	892.63
EFT19134	11/06/2015	CORBY NA	RATES REFUND FOR ASSESSMENT A2381	537.59
EFT19135	11/06/2015	DALYELLUP BEACH SOCCER CLUB	42 X KIDSPORT REGISTRATIONS FOR INVOICE	5715.00
EFT19136	11/06/2015	DAPCO	CP5172 NEW BATTERY, REPAIR PUNCTURE AND HALOGEN GLOBE	314.95
EFT19137	11/06/2015	DEPARTMENT OF TRANSPORT	2014/15 VEHICLES SEARCHES	36.30
EFT19138	11/06/2015	DALYELLUP DOCKERS FOOTBALL CLUB	31 X KIDSPORT REGISTRATIONS	3240.00
EFT19139	11/06/2015	DALYELLUP NETBALL CLUB INC	1 X KIDSPORT REGISTRATION	145.00
EFT19140	11/06/2015	DOWN SOUTH SOLAR POWER	REPLACE BROKEN FUSE ON SMALLER PV ARRAY AT DALYELLUP COMMUNITY CENTRE WITH DC ISOLATOR	214.00
EFT19141	11/06/2015	EARTHMAC	3 X TRAFFIC CONTROLLERS FOR JAMIESON ROAD WEDNESDAY 13TH - 19TH INCLUSIVE	7500.00
EFT19142	11/06/2015	EATON NETBALL ASSOCIATION	2 X KIDSPORT REGISTRATIONS	275.00
EFT19143	11/06/2015	FORPARK AUSTRALIA	KALEIDOSCOPE PERSPEX AND PERSPEX PORTHOLE FOR ERLE SCOTT TOWN PARK	1104.66
EFT19144	11/06/2015	GCS HIRE PTY LTD - BUNBURY	CHEMICAL TOILET HIRE AT WTS	28.68
EFT19145	11/06/2015	GIRL GUIDES WA INC	2 X KIDSPORT REGISTRATIONS	400.00
EFT19146	11/06/2015	ZETTANET PTY LTD (FORMERLY HIGHWAY 1 (AUST) PTY LTD)	HACC-ADSL QUARTERLY 4: 1/5/15-31/07/15	237.00
EFT19147	11/06/2015	HARVEY HEALTH & COMMUNITY SERVICES GROUP	PURCHASE OF A NEW HP PRINTER BLACK - HACC	616.00

EFT19148	11/06/2015	STATE LIBRARY OF WESTERN AUSTRALIA	2014/15 RECOVERY OF LOST/DAMAGED BOOKS	35.20
EFT19149	11/06/2015	LD TOTAL	CONTRACT WORK DALYELLUP GARDENS & RESERVES, REPLACEMENT OF 9 TREES IN DALYELLUP ESTATE, REPAIR RETIC ALONG PARADE ROAD AND TREE RE-PLANTING PROGRAM AND REPLANTING MEDIANS ON PARADE ROAD	33409.26
EFT19150	11/06/2015	FAT BIRDIE CAFE	CATERING REGIONAL MEETING 2015	600.00
EFT19151	11/06/2015	ADAM NICLAIR	CROSSOVER CONTRIBUTION	300.00
EFT19152	11/06/2015	PARKS AND LEISURE AUSTRALIA	REGISTRATION FOR PLA SEMINAR - YOUTH SPACES	550.00
EFT19153	11/06/2015	AUSTRALIA TAXATION OFFICE	2/6/15 GROSS \$249,691.13, TAX \$48776.00	48776.00
EFT19154	11/06/2015	RIDING FOR THE DISABLED SOUTH WEST	2 X KIDSPORT REGISTRATIONS	392.00
EFT19155	11/06/2015	SOUTHERN LOCK & SECURITY	REPAIR LOCK ON EAST DOORS OF GELORUP COMMUNITY CENTRE, KEY BROKEN OFF IN LOCK	305.00
EFT19156	11/06/2015	SCOPE BUSINESS IMAGING	2 WASTE TONER BOXES FOR THE PHOTOCOPIER	292.60
EFT19157	11/06/2015	TRADE HIRE	HIRE OF TRUCK FOR FOUR WEEKS, HIRE OF BOBCAT & COMPACTOR FOR DRIVEWAY & PATH AROUND NEW SHED & DIGGER HIRE FOR DRAINAGE CLEAN OUT IN OPEN DRAINS FOR PLANTATION ROAD, LINCOLN ST & WARNS ROAD	3866.50
EFT19158	11/06/2015	RAY TINK ROOFING	CLEAN GUTTERS AND INSPECT ROOF AND GUTTERING PGB COMMUNITY CENTRE, REPAIR AS REQUIRED	2277.00
EFT19159	11/06/2015	LANDMARK OPERATIONS LIMITED	2 X BACKPACK SPRAYERS, DYE MARKS AND 20L ROUNDUP	625.72
EFT19160	11/06/2015	WESTERN AG PTY LTD	BLADE SET INCLUDING BLADE WASHER & NYLOCK NUT	115.50
EFT19161	11/06/2015	WOOLWORTHS LIMITED (WA)	HACC-DAY CENTRE SHOPPING	468.54
EFT19162	11/06/2015	HARVEY HEALTH & COMMUNITY SERVICES GROUP	TRANSFER OF SHIRE OF CAPEL - CAPEL DARDANUP HOME AND COMMUNITY CARE NON RECURRENT GRANT FOR MENS SHED TO HARVEY HEALTH AND COMMUNITY SERVICES GROUP - CAPEL DARDANUP HACC	173274.20
EFT19163	17/06/2015	AMITY SIGNS	W1-3(L) - LEFT HAND ARROW SIGNS	606.10



EFT19164	17/06/2015	ARBORGUY	CARRY OUT PRUNING ON LUDLOW NTH RD FROM STIRLING RD INTERSECTION TO FORREST BEACH INTERSECTION TO GIVE LATERAL AND HEIGHT CLEARANCE AS PER AMENDED QUOTE AG14422. TRAFFIC MANAGEMENT INCLUDED.	13200.00
EFT19165	17/06/2015	TRISSET BOSS PTY LIMITED	8000 X RATE NOTICES A4	3130.00
EFT19166	17/06/2015	BUNBURY TEN PIN BOWL & FAMILY FUN CENTRE	INZONE JULY 2015 SCHOOL HOLIDAY PROGRAM ACTIVITY	192.00
EFT19167	17/06/2015	BUSSELTON CIVIL PTY LTD	8 TON DIGGER HIRER MONDAY 18/05/15 TUESDAY 19/05/15 WEDNESDAY 20/05/15 THURSDAY 21/05/15 FOR DRAINAGE ON PAYNE ROAD	3547.50
EFT19168	17/06/2015	KORONG VENDING (BCM VENDING)	HACC-MACHINE RENTAL \$190X12	150.00
EFT19169	17/06/2015	BUNBURY HARVEY REGIONAL COUNCIL	WASTE MANAGEMENT EDUCATION PART COST, ORGANICS AND REFUSE DISPOSAL	4837.22
EFT19170	17/06/2015	BUNBURY BMX CLUB INC	KIDSPORT REGISTRATIONS	350.00
EFT19171	17/06/2015	BUSSELTON TEE-BALL ASSOCIATION INC	KIDSPORT REGISTRATIONS	80.00
EFT19172	17/06/2015	BP AUSTRALIA	DISTILLATE	6366.13
EFT19173	17/06/2015	CLEANAWAY	COLLECTION AND DISPOSAL OF WASTES FROM CAPEL WASTE TRANSFER STATION JANUARY TO JUNE 2015 AND BURIAL OF KERBSIDE WASTE	25394.98
EFT19174	17/06/2015	CRANEY'S LUNCHBAR	HACC VOLUNTEER LUNCHES APRIL & MAY 2015	430.80
EFT19175	17/06/2015	CARBONE BROS PTY LTD	44 TONNE YELLOW SAND AND 80 TONNE GRAVEL	2555.96
EFT19176	17/06/2015	TJ DEPIAZZI & SONS	M3 POTTING MIX - ADMINISTRATION BUILDING SITE - SHIRE OF CAPEL	921.78
EFT19177	17/06/2015	DARDANUP HORSE & PONY CLUB (INC)	KIDSPORT REGISTRATIONS	200.00
EFT19178	17/06/2015	GOLDEN WEST PLUMBING & DRAINAGE	UNBLOCK TOILETS, PUMP OUT TANKS CAPEL SPORTS PAVILION, UNBLOCK BASIN AND INSTALL NEW PIPES BOYANUP BASKETBALL COURT, REPAIR BBQ AT IRONSTONE GULLY FALLS AND REPAIR FAULT WITH MENS TOILETS IN COMMUNITY CENTRE INTERNAL TOILETS CAPEL COMM HALL	3165.25

EFT19179	17/06/2015	DEPT OF FIRE AND EMERGENCY SERVICE	CO-BRANDED BANNERS	411.07
EFT19180	17/06/2015	FIT 2 WORK.COM.AU	POLICE CHECKS HACC HANDOVER X 4	162.36
EFT19181	17/06/2015	GOLDEN WEST PEST & WEED CONTROL	SPRAY EXTERNAL OF SHED AND SANDPIT UNDER ROOF FOR SPIDERS	75.00
EFT19182	17/06/2015	GRESLEY ABAS	EAST DALYELLUP SPORTS PAVILION CONCEPT DESIGN, DETAILED DESIGN & CONTRACT ADMIN AND CAPEL ADMIN REFURBISHMENT PROJECT REMAINING AMOUNTS	5985.93
EFT19183	17/06/2015	GRACE RECORDS MANAGEMENT	14/15 RECORD FOR STORAGE & DESTRUCTION	270.20
EFT19184	17/06/2015	GRANTS EMPIRE	GRANT WRITING FOR CAPEL CIVIC PRECINCT PAYENT 2:2	385.00
EFT19185	17/06/2015	INDOOR KART HIRE	INZONE JULY 2015 SCHOOL HOLIDAY ACTIVITY	1600.00
EFT19186	17/06/2015	IMAGETEC	14/15 GESTETNER SUPPLIES	160.69
EFT19187	17/06/2015	JETLINE KERBING CONTRACTORS	SUPPLY AND LAY APPROX 210M2 PLAIN GREY FOOTPATH - MAALI LINK FOOTPATH CONSTRUCTION AND BUCHANAN ROAD FOOTPATH REPLACEMENT	43807.50
EFT19188	17/06/2015	STATE LIBRARY OF WESTERN AUSTRALIA	COURIER SERVICE FOR INTERLIBRARY LOANS	2046.10
EFT19189	17/06/2015	FAT BIRDIE CAFE	LIGHT LUNCH FOR RISK MANAGEMENT FRAMEWORK WORKSHOP WED 3 JUNE 2015	180.50
EFT19190	17/06/2015	MARINDI FABRICATION	SUPPLY AND INSTALL BUS SHELTER WITH SHIRE TREE EMBLEM AND POWDER COATED/GRAFFITI TREATED AS SUPPLIED PREVIOUSLY, TO HORNIBROOK ROAD NEAR HORROCKS RD, DALYELLUP.	7241.19
EFT19191	17/06/2015	NICK MARINELLI	REFUND FOR OVERPAYMENT FOR UNIFORM ALLOWANCE	57.57
EFT19192	17/06/2015	OFFICEWORKS SUPERSTORES PTY LTD	HACC STATIONERY	360.00
EFT19193	17/06/2015	VODAFONE MESSAGING	VODAFONE MESSAGING MARCH, APRIL & MAY	852.64
EFT19194	17/06/2015	PERKINS (WA) PTY LTD	ALTERATIONS AND ADDITIONS TO SHIRE ADMINISTRATION BUILDING	334872.21
EFT19195	17/06/2015	PRESTIGE PRODUCTS-BUSSELTON	HACC 14/15 AMENITIES-TOWELS TISSUE ETC	623.04
EFT19196	17/06/2015	PJ & EV PAGE	WAXING AND BUFFING BOYANUP HALL FLOOR MONTHLY 2014/15	70.00
EFT19197	17/06/2015	DONNA RUDOLF	REIMBURSEMENT OF FUEL HACC	54.00

EFT19198	17/06/2015	SOUTH WEST TREE SAFE	REMOVE TWO DEAD PEPPERMINT TREES AND STUMP GRIND AT GEORGE ST BOYANUP, PRUNE TREES AT BUSER PLACE CAPEL AND THOMAS ST BOYANUP	1815.00
EFT19199	17/06/2015	SOS OFFICE EQUIPMENT	METER BILLING FOR ALL PHOTOCOPIERS	2203.97
EFT19200	17/06/2015	MATT SLOCOMB	FUEL REIMBURSEMENT AS ACCOUNT NOT ALLOWING UNLEADED	463.56
EFT19201	17/06/2015	SUMMERS CONSULTING	MOSQUITO IDENTIFICATION	371.25
EFT19202	17/06/2015	WEST AUSTRALIAN TOWER SERVICE	INSTALL 2XSMD2 DIPOLES AND ASSOCIATED WIRING AND CONNECT TO REPEATER	10397.42
EFT19203	17/06/2015	VACUUM WORLD SALES & SERVICE	REPAIR STOVE FAN AT PEPPERMINT GROVE COMM CENTRE	345.00
EFT19204	17/06/2015	WESTRAC EQUIPMENT	TRAVEL TO SHIRE DEPOT TO MAKE REPAIRS TO CP1804 - GRADER - (REPAIRS COVERED BY WARRANTY)	289.08
EFT19205	17/06/2015	WESTERN AG PTY LTD	BLADE SET INCLUDING BLADE, WASHER AND NYLOCK NUT	941.69
EFT19206	17/06/2015	WARREN BLACKWOOD WASTE	COLLECTION OF HOUSEHOLD WASTE, ORGANIC & RECYCLING	56552.53
EFT19207	17/06/2015	WOOLWORTHS LIMITED (WA)	HACC-DAY CENTRE SHOPPING	228.95
EFT19208	22/06/2015	CALTEX AUSTRALIA	CALTEX FUEL CARD MAY	5864.15
EFT19209	24/06/2015	ALL WEST BUILDING APPROVALS PTY LTD	ANNUAL ORDER - ASSISTANCE WITH ASSESSMENT OF BUILDING PERMITS & CUSTOMER SERVICES PROVISIONS. RATES AS PER FEE PROPOSAL DATED 17 JUNE 2014.	1067.00
EFT19210	24/06/2015	ACQUIRE HOME LIVING	REPLACEMENT TEA CUP AND SAUCERS & CAKE STANDS - HACC	89.00
EFT19211	24/06/2015	BUNBURY MOWER SERVICE	SERVICE STIHL LINE TRIMMERS AND BLOWERS	270.00
EFT19212	24/06/2015	BADGERS EMBROIDERY	EMBROIDERY OF STAFF SHIRTS	15.40
EFT19213	24/06/2015	BUNBURY AUTO ELECTRICS	CRIMPING KIT	286.90
EFT19214	24/06/2015	BUNBURY PLUMBING SERVICES BPS	PUMP OUT GREASE TRAP AND DISPOSE OF WASTE - CAPEL HALL	238.50
EFT19215	24/06/2015	B & B STREET SWEEPING	SUMP CLEANING - PEPPERMINT GROVE TERRACE	10246.50
EFT19216	24/06/2015	BUNBURY HOLDEN	FAULT PERFORMANCE - SENSOR	548.13

EFT19217	24/06/2015	BRANDICOOT	MODIFICATIONS TO WEBSITE - STAFF PORTAL	154.00
EFT19218	24/06/2015	BP AUSTRALIA	DISTILLATE - MAY	4839.36
EFT19219	24/06/2015	CHOOKY'S LUNCH BAR & CAFE	REFRESHMENTS FOR DALYELLUP NHW SPECIAL MEETING	515.00
EFT19220	24/06/2015	COLES	HACC DAY CENTRE SHOPPING	717.31
EFT19221	24/06/2015	DISCOUNT AUTO PARTS	8 LITRES OF OIL	133.90
EFT19222	24/06/2015	BUNBURY DYNAMOS JUNIOR SOCCER CLUB INC	KIDSPORT REGISTRATION	157.00
EFT19223	24/06/2015	SUSAN DALGLEISH	REIMBURSEMENT FOR PARKING AND MEALS - MEETINGS	73.40
EFT19224	24/06/2015	EASIFLEET MANAGEMENT	14/15 LEASE REPAYMENT FOR SUZUKI SWIFT	773.23
EFT19225	24/06/2015	GOLDEN WEST PLUMBING & DRAINAGE	REPAIR STAND-PIPE, CHARLOTTE ST BOYANUP	250.25
EFT19226	24/06/2015	FENNESSY'S	JH CRUISE EQUIPE SEDAN - 42CP	9779.39
EFT19227	24/06/2015	GEOVET BUSSELTON	CONTRACT POUND MAY	1885.00
EFT19228	24/06/2015	ST JOHN AMBULANCE WA	CHECK AND RESTOCK ALL SHIRE FIRST AID KITS	1630.01
EFT19229	24/06/2015	INSIGHT CCS PTY LTD	CALL CENTRE MAY	247.40
EFT19230	24/06/2015	JETLINE KERBING CONTRACTORS	SUPPLY AND INSTALLATION OF CONCRETE PAD FOR BUS SHELTER ON HORNIBROOK RD, DALYELLUP	3410.00
EFT19231	24/06/2015	JULIE'S LAWNMOWING	14/15 MOWING OF BOYANUP MUSEUM AND BOYANUP HALL	395.00
EFT19232	24/06/2015	MILLWOOD FOREST PRODUCTS	SUPPLY OF 1 END TABLE AND 6 SIDE TABLES FOR COUNCIL CHAMBERS OF TUART TIMBER SUPPLIED BY SHIRE OF CAPEL	7590.00
EFT19233	24/06/2015	OFFICEWORKS SUPERSTORES PTY LTD	STATIONERY SUPPLIES	195.94
EFT19234	24/06/2015	PRESTIGE PRODUCTS- BUSSELTON	HACC 14/15 AMENITIES	209.55
EFT19235	24/06/2015	PERTH MANAGEMENT SERVICES	RENT AND OUTGOINGS DALYELLUP LIBRARY	1522.75
EFT19236	24/06/2015	AUSTRALIA TAXATION OFFICE	22.06.15 - GROSS \$254,958.74, TAX \$50,956.00	51002.00
EFT19237	24/06/2015	RIDING FOR THE DISABLED SW	KIDSPORT REGISTRATION	197.00
EFT19238	24/06/2015	SPENCER SIGNS	YOUTH ADVISORY COUNCIL BANNERS	550.00
EFT19239	24/06/2015	SOS OFFICE EQUIPMENT	REPAIRS \ SERVICE RISO PHOTOCOPIER	345.25
EFT19240	24/06/2015	NORM SKIPPINGS	REIMBURSEMENT FOR FUEL	84.60
EFT19241	24/06/2015	SOUTH WEST PRINT GROUP	FULL COLOUR PRINT STICKERS FOR YOUTH ADVISORY COUNCIL ACTIVITIES, PROMOTIONS AND EVENTS	199.00

EFT19242	24/06/2015	SCOUTS WA - BUSSELTON SEA SCOUT GROUP	KIDSPORT REGISTRATION	200.00
EFT19243	24/06/2015	D & K THOMAS ELECTRICAL	TEST & TAG NEW HEATERS IN COMM. CENTRE, CHECK FUSE BREAKER AND LIGHTING TOWER NO 6 AT CAPEL REC GROUND AND REPLACE /REPAIR BROKEN SWITCH IN KITCHEN AT DALYELLUP SPORTS PAVILION	515.90
EFT19244	24/06/2015	THOMPSON SURVEYING CONSULTANTS	EAST DALYELLUP SPORTS PAVILION - FERNDALE AVENUE	1452.00
EFT19245	24/06/2015	TOTALLY WORKWEAR	VOLUNTEER SHIRTS - HACC	145.20
EFT19246	24/06/2015	T & P DESIGN	MALLOKUP ROAD RE-DESIGN OPTION 8	305.25
EFT19247	24/06/2015	TRADE HIRE	HIRE OF COMPACTOR - 11/6/15	115.60
EFT19248	24/06/2015	TOWNS SOUTH HOCKEY CLUB	KIDSPORT REGISTRATION	190.00
EFT19249	24/06/2015	VISIMAX	DOG TRAP WITH REAR BAIT DOOR, NOTE BOOKS, CHOKE LEADS	773.40
EFT19250	24/06/2015	WESTERN AUSTRALIAN TREASURY CORPORATION	LOAN NO. 75 FIXED COMPONENT - CAPEL HARD COURTS	58086.38
EFT19251	24/06/2015	WORKING ON FIRE	CONSTRUCTION OF FIREBREAK WITHIN RESERVE 31012 HAREWOODS DVE DALYELLUP	3217.06
EFT19252	24/06/2015	WOOLWORTHS LIMITED (WA)	HACC-DAY CENTRE SHOPPING	105.08
EFT19253	24/06/2015	DEPARTMENT OF PLANNING	15/00773 - LOT 9028 NORTON PROM DALYELLUP	150.00
EFT19254	24/06/2015	LESLEY JACKES	RATES REFUND	500.00
EFT19255	24/06/2015	OFFICEWORKS SUPERSTORES PTY LTD	HACC STATIONERY	37.00
EFT19256	24/06/2015	WOOLWORTHS LIMITED (WA)	HACC-DAY CENTRE SHOPPING	606.63
EFT19257	24/06/2015	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	892.00
EFT19258	24/06/2015	SELECTUS	PAYROLL DEDUCTIONS	1517.46
EFT19259	30/06/2015	SOUTH WEST ISUZU	LONG CAB CHASSIS CP 9112	35867.00
EFT19260	30/06/2015	MUIR'S MANJIMUP	RANGER'S UTE 43 CP	24092.98
EFT19261	30/06/2015	MPM DEVELOPMENT CONSULTANTS	CIVIL DESIGN FOR STAGES 1 & 2 CAPEL CIVIC PRECINCT	8880.85
EFT19262	30/06/2015	SOUTH WEST INSTITUTE OF TECHNOLOGY	HORTICULTURE TRAINING	6951.35
EFT19263	30/06/2015	AUSTRALIAN TAXATION OFFICE	12.03.15 GROSS \$2,347.42, TAX \$712.00	712.00
EFT19264	30/6/2015	FUJI XEROX AUSTRALIA PTY LTD	PHOTOCOPY RENTAL AGREEMENT	1369.61

47632	03/06/2015	CITY OF BUNBURY	REMOVAL OF GRAFFITI FROM PEPPERMINT GROVE BEACH COMMUNITY CENTRE	385.00
47633	03/06/2015	ELGIN BUSHFIRE BRIGADE	REIMBURSEMENT OF HAZARD REDUCTION BURN INCOME	800.00
47634	03/06/2015	YOUTH VISION WA (STATE YOUTH GAMES)	BOND REFUND - GELORUP COMMUNITY CENTRE	400.00
47635	03/06/2015	SYNERGY	ELECTRICITY	1356.90
47636	03/06/2015	WATER CORPORATION	WATER USAGE	82.32
47637	04/06/2015	QUICK & NEAT PANELBEATERS	REPAIRS TO CP1125 - INSURANCE EXCESS	1000.00
47638	11/06/2015	AQWEST	MURTIN PARK WATER CONSUMPTION	17332.11
47639	11/06/2015	COURIER AUSTRALIA INTERNATIONAL	COURIER FEES-HEALTH	162.68
47640	11/06/2015	SHIRE OF CAPEL	PETTY CASH RECOUP CAPEL LIBRARY 04/05/2015 - 04/06/2015	230.30
47641	11/06/2015	DALE ALCOCK HOMES	REFUND ON APPLICATION 13979	99.04
47642	11/06/2015	FINES ENFORCEMENT REGISTRY	FERS SUBMISSION JUNE 15	139.80
47643	11/06/2015	P & L STEWART	RATES REFUND	116.72
47644	11/06/2015	TELSTRA CORPORATION LTD	14/15 MOBILE RENT & CALLS	1891.56
47645	11/06/2015	WATER CORPORATION	WATER USAGE	419.72
47646	11/06/2015	WINDSOR LODGE COMO	2 NIGHTS ACCOMMODATION AND MEALS FOR TWO - UHY HAINES NORTON TRAINING	692.50
47647	17/06/2015	COURIER AUSTRALIA INTERNATIONAL	COURIER FEES-HEALTH	46.25
47648	17/06/2015	DEPARTMENT OF MINES & PETROLEUM	ANNUAL DANGEROUS GOODS SITE LICENCE - DGS009800 - 16/7/15 TO 15/7/16	192.00
47649	17/06/2015	HARVEY NORMAN FURNITURE BUNBURY	CLIENT DONATION (RECLINER CHAIR)	750.00
47650	17/06/2015	MF HEALY	CROSSOVER CONTRIBUTION	300.00
47651	17/06/2015	SYNERGY	ELECTRICITY	27601.45
47652	17/06/2015	TELSTRA CORPORATION LTD	14/15 HACC RENT & CALL	1092.26
47653	17/06/2015	WATER CORPORATION	WATER USAGE	2200.99
47654	24/06/2015	CITY OF BUNBURY	REGIONAL WASTE MANAGEMENT REPORT CONTRIBUTION	1141.25
47655	24/06/2015	COURIER AUSTRALIA INTERNATIONAL	COURIER FEES-HEALTH	9.16
47656	24/06/2015	SHIRE OF CAPEL	PETTY CASH RECOUP CAPEL LIBRARY 03/06/2015 - 13/06/2015	77.80
47657	24/06/2015	JAR CAMPBELL	RATES REFUND FOR ASSESSMENT A7934	193.23
47658	24/06/2015	ANDREW HAGELSTEIN	REFUND OF HOME APPLICATION FEE - NO APPLICATION REQUIRED	222.00
47659	24/06/2015	SYNERGY	ELECTRICITY	7173.85

47660	24/06/2015	MARINA MARRIOT- SPALDING	CROSSOVER CONTRIBUTION	300.00
47661	24/06/2015	SCOTT & SUZANNE SMITH	CROSSOVER CONTRIBUTION	300.00
47662	24/06/2015	SHIRE OF CAPEL	PETTY CASH HACC	407.10
47663	24/06/2015	DENIS ANTHONY EVANS	REIMBURSEMENT FOR POLICE CLEARANCE	62.40
47664	24/06/2015	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	50.20
47665	24/06/2015	THE AUSTRALIAN WORKERS UNION	PAYROLL DEDUCTIONS	198.00
47666	24/06/2015	SHIRE OF CAPEL	PAYROLL DEDUCTIONS	2864.00
47667	24/06/2015	LGRCEU	PAYROLL DEDUCTIONS	164.90
527	11/06/2015	BUILDING & CONSTRUCTION IND TRAINING FUND	BCITF LEVY COLLECTED	8231.49
528	11/06/2015	DEPT OF COMMERCE - BUILDING COMMISSION	BSL LEVY COLLECTED MAY 2015	3498.68
529	11/06/2015	SHIRE OF CAPEL	BSL COMMISSION COLLECTED MAY 2015	434.72
530	11/06/2015	ZERA WALPOLE	BOND REFUND	150.00
531	17/06/2015	JONATHAN HARDAKER	BOND REFUND	150.00
532	17/06/2015	LIANE MOLEWYK	BOND REFUND	150.00
533	30/06/2015	ACCESS HOUSING AUSTRALIA LIMITED	TRUST	1663.33
				1508373.15

02.06.15	SHIRE OF CAPEL PAYROLL PAYMENTS	\$188,254.43
16.06.15	SHIRE OF CAPEL PAYROLL PAYMENTS	\$191,772.29
22.06.15	SHIRE OF CAPEL PAYROLL PAYMENTS	172.82
29.06.15	SHIRE OF CAPEL PAYROLL PAYMENTS	41,498.40

**\$421,697.94**

03.06.15	TRANSFER FROM MUNICIPAL ACCOUNT	\$500,000.00
11.06.15	TRANSFER FROM MUNICIPAL ACCOUNT	\$300,000.00
19.06.15	TRANSFER TO MUNICIPAL ACCOUNT	-\$1,464,000.00
25.06.15	TRANSFER FROM MUNICIPAL ACCOUNT	300,000.00
29.06.15	TRANSFER TO MUNICIPAL ACCOUNT	-330,000.00

**-\$694,000.00**

CERTIFICATE OF CHIEF EXECUTIVE OFFICER

This schedule of accounts to be passed for payment, covering vouchers as detailed above which was submitted to each member of Council on 22<sup>nd</sup> July 2015 have been checked and are fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and services and as to prices, computations, and costings and the amounts shown are due for payment.

*P. F. Heedy.*

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

**VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATIONS – 15.2**

**That Council receives:**

- 1 The Schedule of Accounts covering vouchers 527-533, EFT19031 to EFT19264, CHQ47632 to CHQ47667 totalling \$1,508,373.15 during the month of June 2015;**
- 2 Payroll payments for the month of June 2015, totalling \$421,697.94; and**
- 3 Transfers to and from investments as listed.**



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**15.3 Financial Statements to 30 June 2015**

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Location: Capel  
Applicant: Shire of Capel  
File Reference:  
Disclosure of Interest: Nil  
Date: 15.07.15  
Author: Manager Finance, A Mattaboni  
Senior Officer: Executive Manager Corporate Services, S Stevenson  
Attachments: Financial Statements for June 2015

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**MATTER FOR CONSIDERATION**

Council to consider adopting the monthly financial statements for June 2015.

**BACKGROUND / PROPOSAL****Background**

Local Government (Financial Management) Regulations 1996 prescribe the requirement to prepare financial reports on a monthly basis and also prescribe their format and content.

**Proposal**

The financial statements provided to Council satisfy the requirements.

**STATUTORY ENVIRONMENT**

Local Government Act 1995, Section 6.4 (1) & (2).

**6.4 Financial Report**

Section 6.4 of the Local Government Act 1995 specifies that a local government is to prepare such other financial reports as are prescribed.

- (1) A local government is to prepare an annual financial report for the preceding financial year and such other financial reports as prescribed.
- (2) The financial report is to –
  - (a) be prepared and presented in the manner and form prescribed; and
  - (b) contain the prescribed information.

Local Government (Financial Management) Regulations 1996, Regulation 34 (1).

**Financial Activity Statement Report**

- (1) A local government is to prepare each month a statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d), for that month in the following detail:
  - (a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
  - (b) budget estimates to the end of month to which the statement relates;
  - (c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relates;
  - (d) material variances between the comparable amounts referred to in paragraphs (b) and (c);
  - (e) the net current assets at the end of the month to which the statement relates.

Sections 2, 3, 4, 5 and 6 prescribe further details of information to be included in the monthly statement of financial activity.

### **POLICY IMPLICATIONS**

Policy 2.6 – Financial Reports, Policy 2.8 – Purchasing, Policy 2.9 – Budget Management – Capital Acquisition & Works, 2.10 – Fixed Asset Accounting, Policy 2.11 – Fair Value of Assets, Policy 2.12 – Investment of Funds.

### **FINANCIAL IMPLICATIONS**

#### **Budget**

Reports showing year to date financial performance allow monitoring of actual expenditure, revenue and overall results against budget targets.

#### **Long Term**

As all expenditure is covered in the current annual budget allocation, there are no long term financial implications from this item.

#### **Whole of Life**

As no assets/infrastructure is being created, there are no whole of life costs relevant to this item.

### **SUSTAINABILITY IMPLICATIONS**

The Monthly Financial Report includes the financial details of a number of projects that have a positive environmental impact and a direct social benefit for the community. Many of the projects and items included in the Monthly Financial Report have or will generate a significant economic benefit for the State and some businesses within the Shire of Capel have already shared in this benefit.

### **STRATEGIC IMPLICATIONS**

The Strategic Community Plan 2013 to 2031 includes the following strategic objectives which have relevance:

- Provide efficient and effective financial management to ensure the long term financial sustainability of the organisation.
- Ensure the effective management of Council's resources.

### **CONSULTATION**

The monthly Financial Statement was developed with the assistance and input of staff who determined expenditure needs and revenue expectations for the remainder of the financial year based upon actual performance compared against budget.

### **COMMENT**

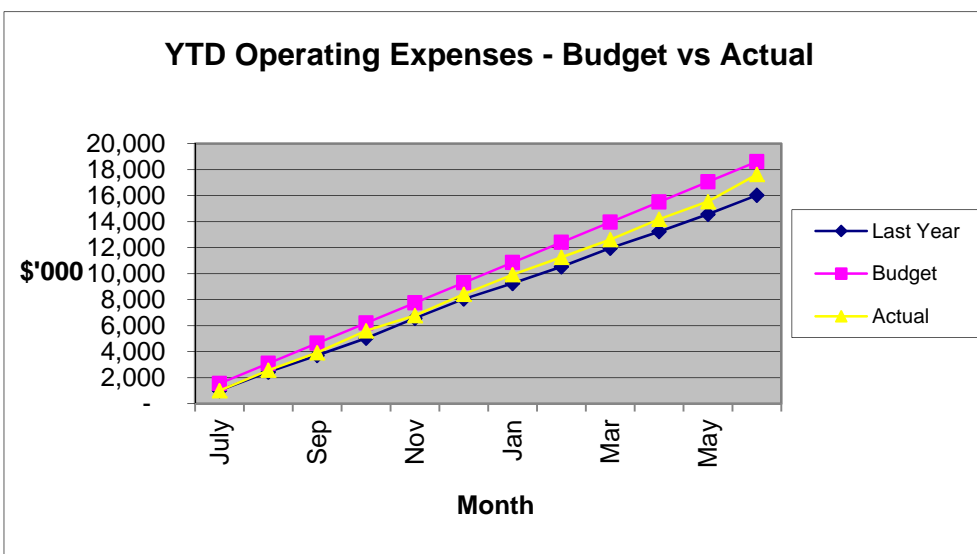
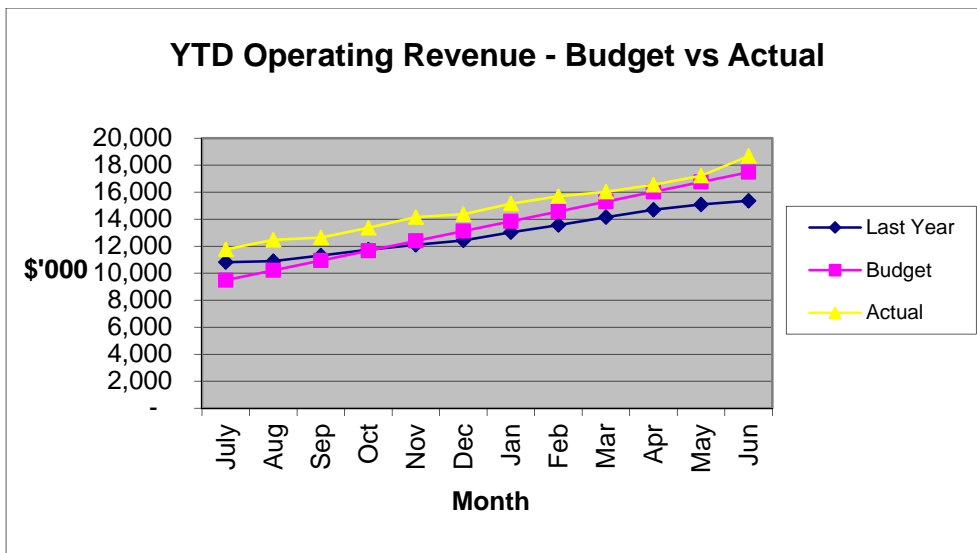
At 30<sup>th</sup> June 2015, Council's net current assets position was a surplus of \$3,406,998. The forecast year end net current asset position is a surplus of \$293,000. This is the current projected surplus and this amount may change as the accounts are still being updated for 2014/15 financial year. Reserve transfers are still to be processed along with the inclusion of non-cash income and assets. This is the reason for such a large net current asset position in this report. The 2014/15 Financial Report will give the final year end result. Local Government (Financial Management) Regulation 34(4)(a) requires a statement of financial

activity reporting on the revenue and expenditure for the month to be presented at an ordinary meeting within two months of the period end date.

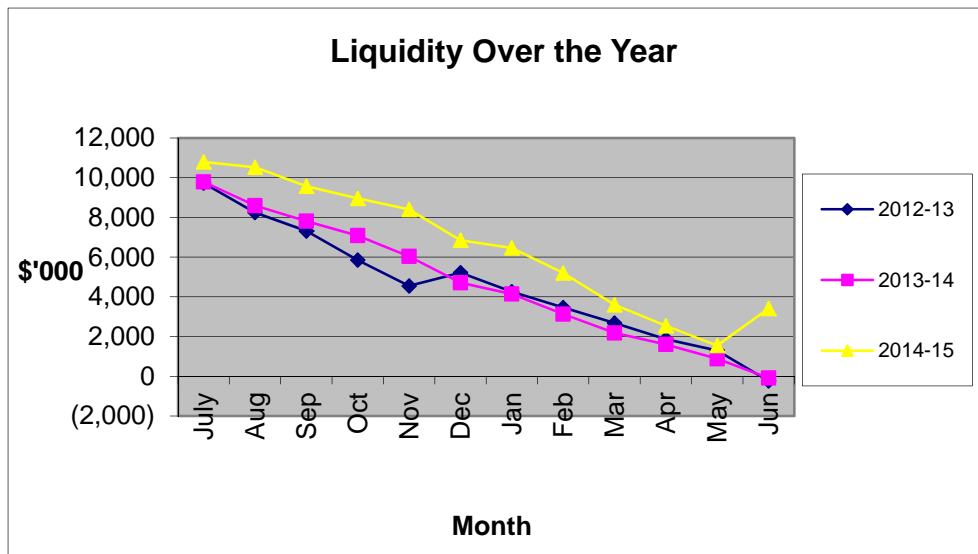
The WA Local Government Grants Commission was advised by the Commonwealth Government on 29 June 2015 that an advance payment of Financial Assistance Grants will occur on 30 June 2015. The total of this advance payment for the Shire equals \$807,863. This funding will be moved to Reserves in 2014/15 and from reserves in 2015/16. This prepayment is recognized as operating grant revenue in 2014/15 and is the main factor in an amount of 105% of operating revenue being received in comparison to the 2014/15 budgeted revenue. 94% of the operating expenditure has been spent but expenditure for 2014/15 is still being recorded.

A comparison of employee costs shows that 95% of the annual budget has been spent. The employee costs year to date actual amount is, \$380,226 or 5% below the budget amount. The employee costs figure includes the leave provision expense calculation to December 2014; the final year end provision has yet to be calculated.

The following graphs compare actual Operating Revenue and Operating Expenditure against the approved budget on a year to date basis. Last year's actual is also included for comparative purposes. The non-cash operating revenue has yet to be posted.



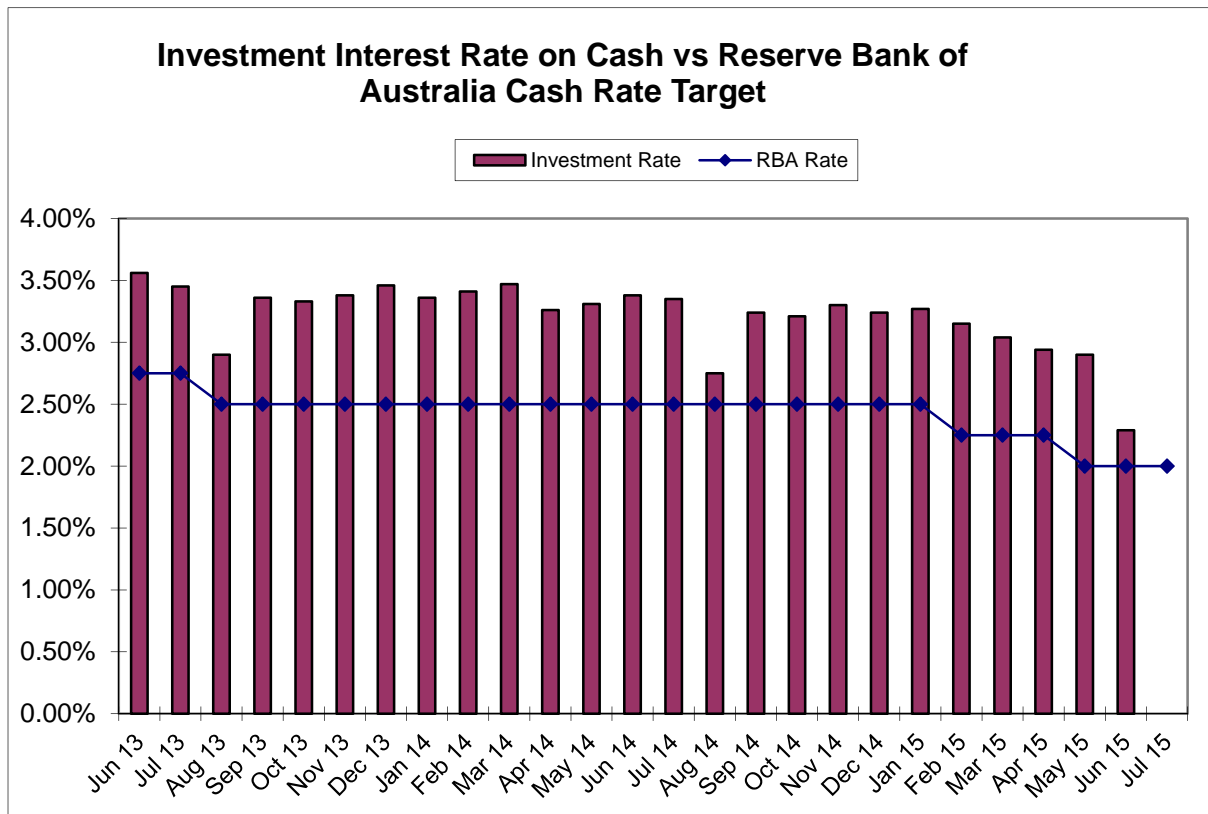
The liquidity graph compares the current year’s net current assets position against that of the two previous years. This graph will change with the completion of 2014/15 entries and reserve transfers.



Council’s municipal cash and investments position has increased by \$2,196,208 compared to May 2015. The Municipal cash position is an amount of \$12,669,447 of which \$8,509,678 is restricted for specific purposes as shown at Note 3. The majority of transfers to and from restricted reserves will be completed at year end when the actual balances relating to the transfers are known. Cash revenue came from the sale of Riverside Villas, loans funding received for the administration building refurbishment, early payment to the Shire for the 2015/16 Financial Assistance Grants and the receipt of Department of Sport and Recreation grant funding for Dalyellup sports facilities. Major cash expenses were for payroll, waste contractor payments, transfer of Home and Community Care Men’s Shed grant and Administration Building Refurbishment contractor payments.

Loan 76 funds for the Administration Building Refurbishment were received 16<sup>th</sup> June 2015. The \$2,300,000 loan will be for 20 years at an interest rate of 4.69% (including the Government Guarantee fee of 0.7%).

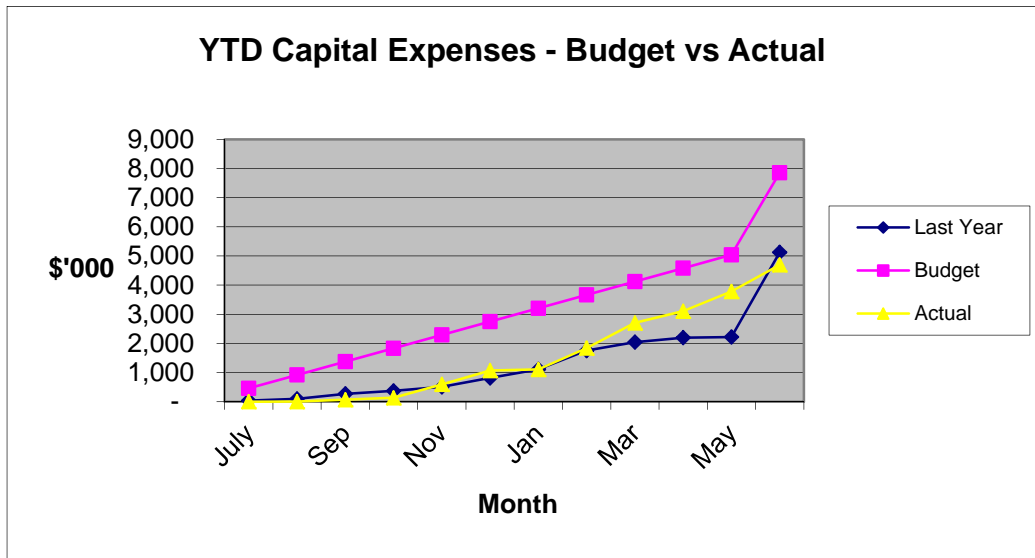
Total interest earned for the year is \$463,818; this amount includes an accrued amount of \$70,937 from 2015/16. Interest earnings are \$54,518 above the annual budget of \$409,300. This can be explained by the receipt of loan and grant cash along with the aged home sale funds allowing term deposits to be reinvested and not drawn on as expected. The average investment rate of return has decreased from last month’s amount of 2.90% to 2.29% which exceeds the Reserve Bank’s cash reference rate of 2.00%. The unexpected receipt of grant funds and funds for the aged home sale has meant a higher than usual amount of funds in the municipal account and the cash management account. This has the effect of decreasing the average rate of interest on cash funds at the month end. The Reserve Bank Board on 8<sup>th</sup> July 2015 kept their target cash rate at 2.00%. The Shire has term deposits maturing from July 2015 to December 2015, investment terms ranging from 93 days to 183 days and interest rates from 2.30% to 3.48%.



Capital works expenditure of \$907,094 was incurred during the month on:

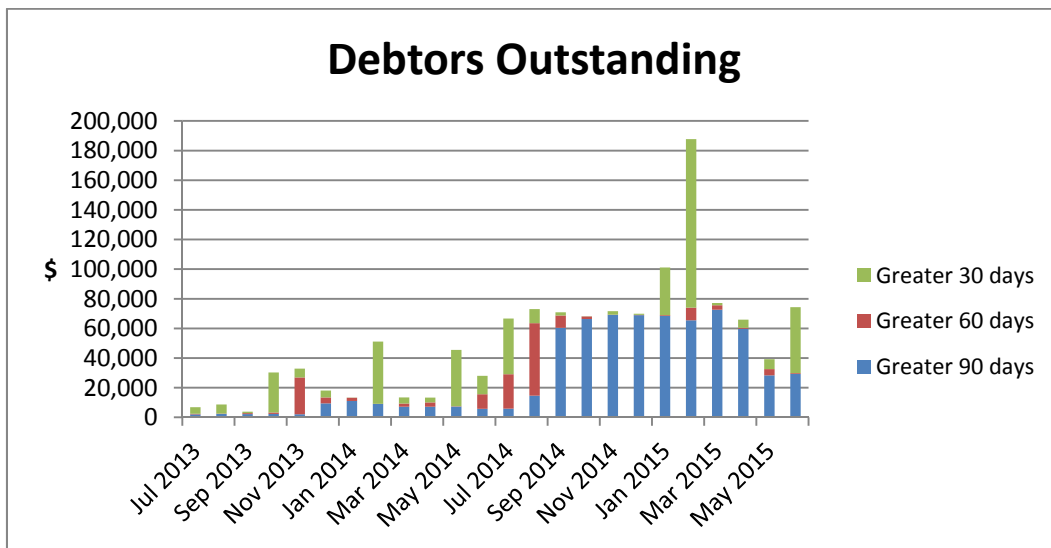
- \$58,320 Dual use paths,
- \$1,018 Playground replacement program,
- \$2,295 PGB picnic tables,
- \$9,683 Bus shelters,
- \$1,551 PGB Community Centre Shade sails,
- \$8,074 Capel Civic Precinct,
- \$7,890 Oval facilities,
- \$539,683 Administration building refurbishment,
- \$9,452 Depot radio tower extensions,
- \$120,268 Vehicles,
- \$98,758 Truck purchases,
- \$20,977 It software & equipment and
- \$29,125 Radio equipment.

The following graph compares actual capital expenditure against budget on a year to date basis. Last year's actual is included for comparative purposes. The major increase for this month's capital expenditure has been payments for the administration building refurbishment. Excluding non-cash infrastructure, 85% of the annual capital budget has been spent. Excluding non-cash infrastructure, 95% of forecast capital expenditure has been completed.

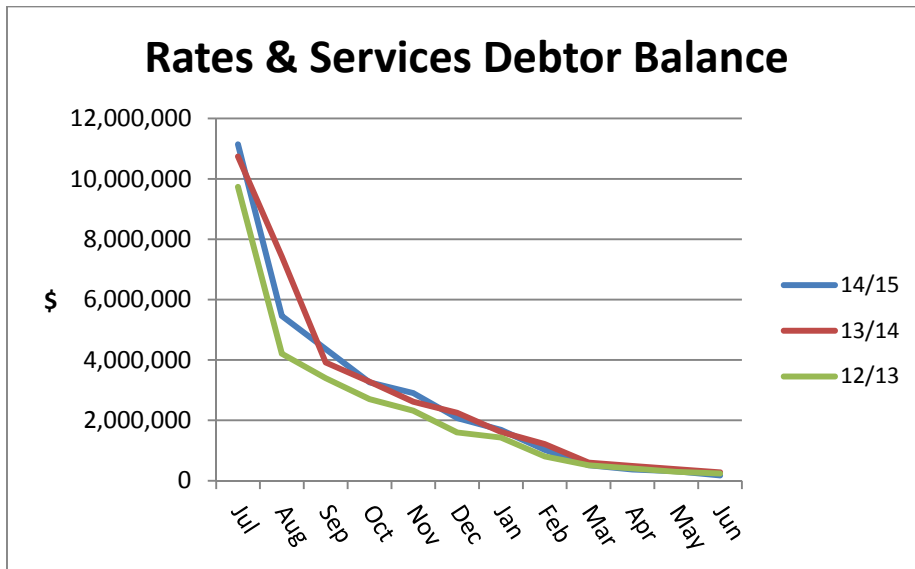


Council's financial ratios are disclosed in Note 14. The Debt Service Coverage Ratio will change with the addition of non-cash infrastructure to be more in line with previous years' ratios.

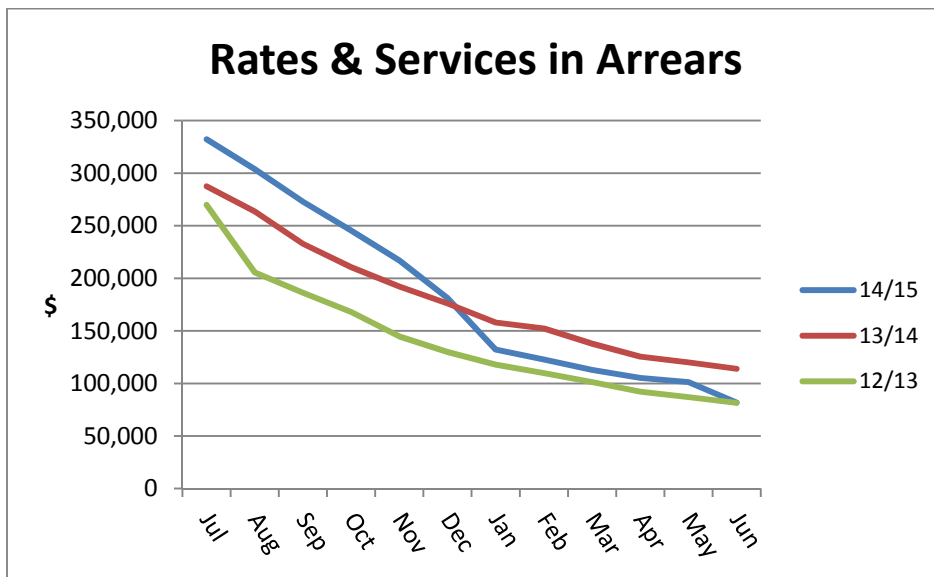
The following graph illustrates Council's current level of general Debt recovery for 31-60 days, 61-90 days and greater than 90 days.



The following illustrates Council's current level of Rate Debtors recovery and compares this with previous years. The amount includes both current and in arrears rates & services debtor balance. The Rates Debtor balance continues to fall in line with previous years.



The following graph shows the level of rates and services in arrears for the last three years. The arrears figure is calculated at the end of the financial year meaning the arrears figure for rates and services raised in 2014/15 will be calculated 1<sup>st</sup> July 2015. Rates and Services in Arrears at the start of each financial year as a percentage of the Rates and Services Debtor Balance has been: 2014/15 2.98%, 2013/14 2.68%, 2012/13 2.77% and 2011/12 2.35%.



A review of the Statement of Financial Position and the attendant notes indicates there are no adverse trends evident in the year to date financial statements as at 30<sup>th</sup> June 2015.

**VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATION – 15.3**

**That Council adopts the financial statements for the period ending 30 June 2015 as attached.**

**16 COMMUNITY SERVICES REPORTS****16.1 Trails Master Plan – Desktop Review 2015**


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Location:	Whole of Shire
Applicant:	Shire of Capel
File Reference:	N/A
Disclosure of Interest:	Nil
Date:	06.07.15
Author:	Community Development Officer, G Miller
Senior Officer:	Executive Manager Community Services, M Plume
Attachments:	Trails Master Plan – Desktop Review Report

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**MATTER FOR CONSIDERATION**

Council are asked to consider the Shires position in terms of support for the management and development of Trails. The Trails Master Plan was adopted by Council in 2009. A Desktop Review of this document has been conducted to assess the current status of existing documentation and existing programs/projects to assist with forward planning and management of the trails port-folio.

**PROPOSAL / BACKGROUND****Background**

With funding support from Lotterywest, the Shire of Capel contracted the services of Transplan Pty Ltd. to develop a Trails Master Plan in 2008 - 2009. The purpose of the plan was to "Provide the framework to direct the planning of trails in the Shire of Capel to ensure they are well planned, managed, resourced, promoted and maintained and, where practical, linked to external trails networks and wider regional trails.

At the Shire of Capel Council Meeting on 23 September 2009, the following matters were presented to council for consideration;

- Adoption of the Shire of Capel Trails Master Plan to guide Council's future direction in the development of trails infrastructure
- The acceptance of the actions to be undertaken to commence implementation of the plan.

The purpose of the review is to provide analysis of the Trails Master Plan to determine its suitability as an on-going reference document for the Shire of Capel with regards to trail management and development. Also to provide a 'snap-shot' of the outcomes achieved by the Shire of Capel through the implementation of the plan and subsequent recommendations since its endorsement in 2009.

**Proposal**

Council to determine the level of support of Trails management and development within the Shire of Capel and endorse the Trails Master Plan – Desktop Review and the recommendations documented within.

**STATUTORY ENVIRONMENT**

There are no statutory implications in regards to this matter.



**POLICY IMPLICATIONS**

There are no policy implications in regards to this matter.

**FINANCIAL IMPLICATIONS****Budget**

A budget allocation for existing trails maintenance has been proposed in the draft budget for 2015/16 Financial Year.

**Long Term**

There are no long term implications associated with this matter; however upon endorsement of the Trails Master Plan – Desktop Review, consideration for an annual allocation for the administration of the Trails Management Group to implement trails planning, development and management of projects as identified and proposed in Trail Management Plans would be required. Long Term Financial Plan and Relevant works program review to be considered within recommendations.

**Whole of Life**

There are no whole of life implications associated with this matter.

**SUSTAINABILITY IMPLICATIONS**

Effective trails management provides guidance and direction to Council and community to achieve acceptable and sustainable outcomes regarding the improvement of trail planning, development and management.

**STRATEGIC IMPLICATIONS**

The following strategic objectives and outcomes have been developed to support each of the five strategic directions (experiences), as documented in the Strategic Community Plan. Trails development and management is associated with each.

**1: The Leadership Experience**

Ensure open, transparent, effective good governance and communication within the organisation and the community.

1.5 Ensure the effective management of Council's resources

**2: The Community Experience**

Provide facilities and services which recognise the diverse needs of the community and strive to make the Shire a safe place to live, work and visit.

2.1 Provide social, recreational and cultural opportunities and facilities for our communities

2.2 Encourage community engagement and participation

2.3 Preserve and protect the character of the communities

**3: The Environmental Experience**

To preserve and enhance the natural and built environment to ensure it is liveable, sustainable and adapts to our communities' needs and expectations.

3.1 Promote the diverse lifestyle opportunities in the Shire

3.2 Maintain and enhance the quality of our unique natural environments

3.3 Preserve and protect the character of the towns as they expand

**4: The Economic Experience**

Foster and support responsible and progressive economic development opportunities within the Shire.

4.1 Provide opportunities to take advantage of the Shire's location

4.7 Promote tourist interests and provision of tourist accommodation

5: The Infrastructure Experience

Plan and facilitate safe, sustainable and efficient infrastructure and transport networks to meet the needs of the community.

5.1 Provide and maintain a safe and efficient transport, cycle, and pedestrian network

5.3 Improve connectivity throughout our communities and to the region

5.5 Engage in high level advocacy with the State Government and liaise with other infrastructure providers to obtain best possible levels of service for the community

5.6 Effectively manage the Shire's assets and resources.

In addition, there are a number of Shire of Capel Strategic Documents that support the development of Trails and illustrate the community interest and need for investment in these community enrichment projects. These documents include:

- Sport and Recreation Strategic Plan
- Strategic Community Plan
- Community Facilities and Services Plan
- Shire of Capel Path Strategy 2013 – 2018
- Long Term Financial Plan

**CONSULTATION**

The desktop review of the Trails Master Plan is an internal working document that is based primarily on the Trails Master Plan document itself. Consultation methods and results are contained within the document. For the purpose of the review, an 'in-house' methodology was applied using existing consultation from community and industry stakeholders.

Additional reference materials were consulted to provide analysis and support of the review document.

**COMMENT**

The review presents findings and results that are based on information supplied in the Trails Master Plan and from the actions and status of trails administration by the Shire of Capel since the document's adoption by Council.

**VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATIONS – 16.1**

**That Council:**

- 1. Receives the Shire of Capel Trails Master Plan – Desktop Review; and**
- 2. Supports the establishment of a Trails Management Group to facilitate the administration of trail project planning, development and management as referenced in Section 11 of the Trails Master Plan and that Councillors ..... and ..... be nominated to the Trails Management Group.**

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## **16.2 Disability Access and Inclusion Plan 2012-2017, Amended Implementation Plan 2012-2017 & Disability Access & Inclusion Policy**

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Location:	Capel
Applicant:	Shire of Capel
File Reference:	
Disclosure of Interest:	Nil
Date:	06.07.15
Author:	Community Development Officer, D Sims
Senior Officer:	Executive Manager Community Services, M Plume
Attachments:	<ol style="list-style-type: none"> <li>1. Draft Amended Disability Access and Inclusion Plan 2012 - 2017</li> <li>2. Draft Amended Disability Access and Inclusion Implementation Plan 2012 – 2017</li> <li>3. Reviewed Disability Access &amp; Inclusion Policy</li> </ol>

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### **MATTER FOR CONSIDERATION**

Council to consider adopting the amended Disability Access & Inclusion Plan 2012-2017 and the amended Disability Access & Inclusion Implementation Plan 2012-2017 for the purpose of seeking public comment and to adopt the updated Disability Access & Inclusion Policy.

### **BACKGROUND / PROPOSAL**

#### **Background**

At the Council meeting held 19 September 2012, Council resolved to adopt the Disability Access & Inclusion Plan 2012-2017 and the Disability Access & Inclusion Implementation Plan 2012-2017.

The Disability Services Act 1993 has since been reviewed and now requires public authorities to include information in their Disability Access & Inclusion Plans (DAIPs) on how they will improve employment opportunities for people with disability and break down existing barriers. This requirement resulted in the incorporation of Outcome 7 in the Shire of Capel's DAIP. The Shire of Capel's DAIP, Disability Access & Inclusion Implementation Plan and Disability Access & Inclusion Policy have all been amended to incorporate Outcome 7: People with disability have the same opportunities as other people to obtain and maintain employment with the Shire of Capel.

Furthermore, the Disability Services Commission amended the word 'disabilities' to 'disability' and the correct terminology is now 'people with disability'.

#### **Proposal**

Council to consider adopting the Draft Amended Disability Access and Inclusion Plan 2012-2017 and the Draft Amended Disability Access & Inclusion Implementation Plan 2012-2017 for the purpose of seeking public and relevant government agency comment, and adopting the reviewed Disability Access & Inclusion Policy.

### **STATUTORY ENVIRONMENT**

Section 28 of the Disability Services Act 1994 requires each public authority (including local governments) to prepare and adopt a disability access and inclusion plan to ensure that in so far as its functions involve dealings with the general public, the performance of those functions furthers the principles in Schedule 1 and meets the objectives in Schedule 2.

This section of the Act further provides that not more than 5 years is to elapse —

- (a) between the day on which a public authority first lodges its disability access and inclusion plan with the Commission and the day it lodges a report of a review of the plan with the Commission; or
- (b) between the lodgement of the report of one review of a plan and the lodgement of the report of another review of the plan.

After reviewing its disability access and inclusion plan, a public authority may amend the plan or prepare a new plan.

### **POLICY IMPLICATIONS**

Existing Policy 21.3 Disability Access & Inclusion Policy.

### **FINANCIAL IMPLICATIONS**

#### **Budget**

Costs associated with, consulting, advertising, printing and distributing the Draft Disability Access and Inclusion Plan 2012 -2017 are provided for in the annual budget.

#### **Long Term**

There are no long term implications associated with this matter, however upon adoption of the Disability Access and Inclusion Implementation Plan future expenditure requirements would be considered as part of the annual budget deliberations.

#### **Whole of Life**

There are no whole of life implications associated with this matter

### **SUSTAINABILITY IMPLICATIONS**

The draft amended Disability Access and Inclusion Plan 2012 – 2017, the corresponding Implementation Plan and the Reviewed Disability Access & Inclusion Policy that people with disability have the same opportunities as other people to obtain and maintain employment with the Shire, resulting in accessible employment opportunities which have positive social and economic impacts.

### **STRATEGIC IMPLICATIONS**

Consideration of this matter is consistent with Key Focus Area 2 – Objective 2.2 -Provide facilities and services which recognise the diverse needs of the community, and 2.5 - To ensure that all Community Plans are diverse, of best practice, innovative and appropriate to demographics. In particular Strategy C4 Plan to meet the needs of the increasing older population, the disabled and youth – which has the action Implement and Review the Disability access and Inclusion Plan.

### **CONSULTATION**

In developing the draft amended Disability Access and Inclusion Plan 2012-2017, the corresponding implementation plan and reviewed Disability Access & Inclusion Policy, the community development officer has consulted with a number of key stakeholders, such as members from the Disability Access and Inclusion Advisory Committee and the Shire's Human Resources.

Now that the draft amended plan has been completed, it is ready for review by the wider community and relevant government agencies. The public comment period has been set for a period of three weeks and the consultation process will include:

- Notification in locality specific newsletters, including the Capel Courier, Peppy Beach Bulletin, Boyanup Post and Dalyellup/Gelorup Gazette.
- The Shire Website.

### **COMMENT**

The Draft Amended Plans and reviewed Disability Access & Inclusion Policy have been amended to reflect the reviewed Disability Services Act 1993. The community development officer has worked closely with Shire Officers and the Disability Access and Inclusion Advisory Committee in the development of these Draft Amended Plans and the reviewed Disability Access & Inclusion Policy.

### **CONCLUSION**

It is considered that the Draft Disability Access and Inclusion Plan 2012-2017 and corresponding Implementation Plan has comprehensively covered the key issues of access and inclusion in our communities at present and provides strategies to address each of these to create a more socially inclusive Shire for residents and visitors alike.

### **VOTING REQUIREMENTS**

Simple majority

<b>OFFICER'S RECOMMENDATION – 16.2</b>
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**That Council:**

- 1. Resolves to adopt the draft Amended Disability Access & Inclusion Plan 2012-2017, including the Strategies & Implementation Plan for the purpose of undertaking advertising to seek public and relevant government agency comment; and**
- 2. Endorses the updated Disability Access & Inclusion Policy as detailed in the attachment.**

- 17 NEW BUSINESS OF AN URGENT NATURE**
- 18 PUBLIC QUESTION TIME**
- 19 MOTIONS WITHOUT NOTICE (ABSOLUTE MAJORITY BY COUNCIL)**
- 20 NOTICES OF MOTION FOR CONSIDERATION AT THE NEXT ORDINARY MEETING OF THE COUNCIL**
- 21 ITEMS FOR CONSIDERATION BEHIND CLOSED DOORS**
- 22 MEETING CLOSURE**