SHIRE OF
Chapman Valley
love the rural life!

ORDINARY COUNCIL MEETING

Notice is hereby given that an Ordinary Meeting of Council will be held on Wednesday 17 October 2018 at the Council Chambers, Nabawa commencing at 9:00am.

Maurice Battilana
CHIEF EXECUTIVE OFFICER

AGENDA

OCTOBER 2018

Shire's Vision
'A thriving community, making the most of our coastline, ranges and rural settings to support us to grow and prosper'

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Chapman Valley for any act, omission or statement or intimation occurring during Council Meeting. The Shire of Chapman Valley disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee Meetings.

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

The Shire of Chapman Valley warns that anyone who has any application or request with the Shire of Chapman Valley must obtain and should rely on **WRITTEN CONFIRMATION** of the outcome of the application or request of the decision made by the Shire of Chapman Valley.



Maurice Battilana
CHIEF EXECUTIVE OFFICER

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6.0 DISCLOSURE OF INTEREST

Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

Section 5.60A:
"*a person has a **financial interest** in a matter if it is reasonable to expect that the matter will, if dealt with by the local government, or an employee or committee of the local government or member of the council of the local government, in a particular way, result in a financial gain, loss, benefit or detriment for the person*."

Section 5.60B:
*"a person has a **proximity interest** in a matter if the matter concerns –*
(a) a proposed change to a planning scheme affecting land that adjoins the person's land; or
(b) a proposed change to the zoning or use of land that adjoins the person's land; or
(c) a proposed development (as defined in section 5.63(5)) of land that adjoins the person's land."

Regulation 34C (Impartiality):
*"**interest** means an interest that could, or could reasonably be perceived to, adversely affect the **impartiality** of the person having the interest and includes an interest arising from kinship, friendship or membership of an association."*

Item No.	Member/Officers	Type of Interest	Nature of Interest

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6.0 DISCLOSURE OF INTEREST

7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

7.1 Petitions

7.2 Presentations

7.3 Deputations

8.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETINGS

8.1 Ordinary Meeting of Council held on Wednesday 19 September 2018

That the minutes of the Ordinary Meeting of Council held Wednesday 19 September 2018 be confirmed as a true and accurate record with the following amendment:

"Minute Reference: 09/18-6 be changed from July 2018 to August 2018."

9.0 ITEMS TO BE DEALT WITH EN BLOC

10.0 OFFICERS REPORTS

10.1
Manager of Planning
October 2018

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AGENDA ITEM:	**10.1.1**
SUBJECT:	**PROPOSED OUTBUILDING, WHITE PEAK**
PROPONENT:	**SHORELINE FOR P & J REGAN**
SITE:	**62 (LOT 299) REDCLIFFE CONCOURSE, WHITE PEAK**
FILE REFERENCE:	**A2007**
PREVIOUS REFERENCE:	**N/A**
DATE:	**9 OCTOBER 2018**
AUTHOR:	**KATHRYN JACKSON**

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.1.1(a)	**Submitted correspondence & plans relating to proposed outbuilding at 62 (Lot 299) Redcliffe Concourse, White Peak**	√	
10.1.1(b)	**Received submissions**	√	

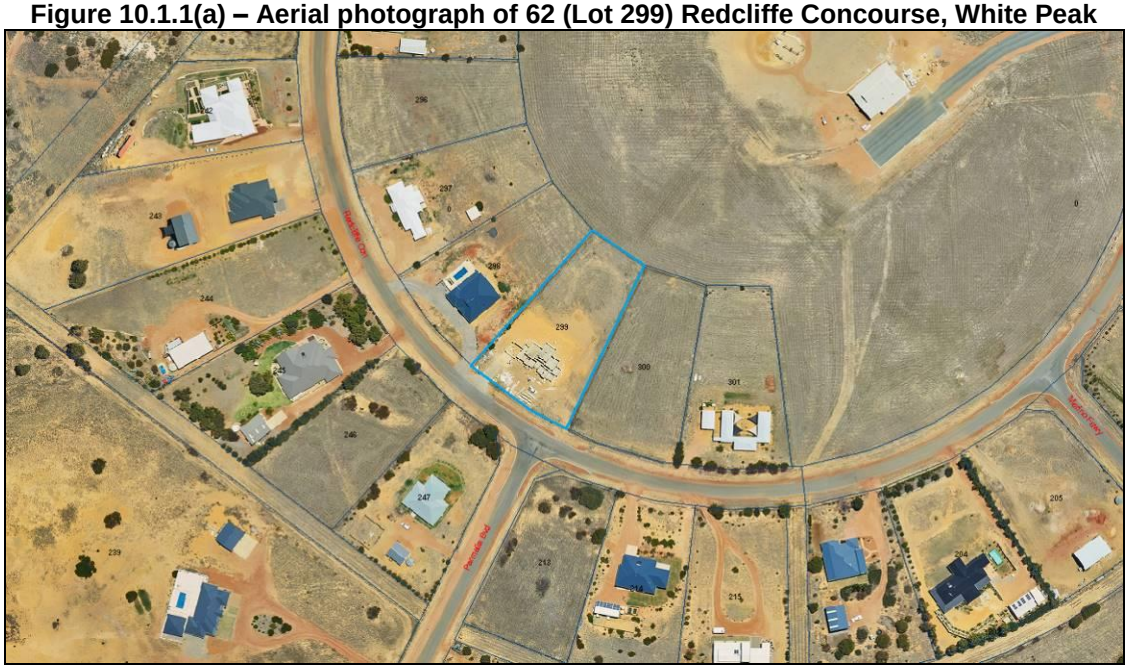
DISCLOSURE OF INTEREST

Nil.

BACKGROUND

Council is in receipt of an application to construct an outbuilding upon 62 (Lot 299) Redcliffe Concourse, White Peak. The application has been advertised for public comment. This report recommends conditional approval of the application.

Figure 10.1.1(a) – Aerial photograph of 62 (Lot 299) Redcliffe Concourse, White Peak



COMMENT

62 (Lot 299) Redcliffe Concourse, White Peak is a 4,139m² property that slopes down from the 76m contour at the front of the property to the 70m contour at the rear boundary that backs onto Bill Hemsley Park.

Council's Outbuildings Local Planning Policy requires that outbuildings within the Residential R2.5 zone should have a maximum wall height of 3.5m and maximum overall height of 4.5m (as measured from natural ground level) and the submitted application proposes an outbuilding with a wall height of 4m and a gable height of 4.962m.

The applicant is also seeking to site the outbuilding upon existing fill earthworks so that the outbuilding floor level matches their adjoining residence, thereby increasing the height as measured from natural ground level.

The proposed outbuilding would therefore have a wall height of 4.86m and gable height of 5.822m as measured from natural ground level at its southern end, and a wall height of 5.26m and a gable height of 6.162m as measured from natural ground level at its northern end.

The outbuilding is also proposed to be sited 2m from the side property boundary at its closest point, increasing to 3.65m as the side boundary angles away from the outbuilding. Table 1 of the state-wide Residential Design Codes of Western Australia recommends a setback for (non-front) boundary setbacks of 7.5m for R2.5 zoned properties.

As the application is seeking variation to the Outbuilding Local Planning Policy height and R-Code setback requirements it is unable to be determined by Shire staff under delegated authority and is required to be placed before Council for its determination.

The proposed outbuilding would be 11.02m x 9.88m (108.88m²) and would comply with the maximum 180m² area requirement for the R2.5 zone under Council's 'Outbuildings' Local Planning Policy.

A copy of the applicant's supporting correspondence and submitted site, floor and elevation plans have been included as **Attachment 10.1.1(a)** to this report, along with a plan illustrating the building fill height in comparison to the prior natural ground level height.

Figure 10.1.1(b) – View of proposed outbuilding location looking north from Redcliffe Concourse and Parmelia Boulevard intersection



Figure 10.1.1(c) – View of Lot 299 looking north-east from Redcliffe Concourse



Figure 10.1.1(d) – View of Lot 299 looking north-west from Redcliffe Concourse

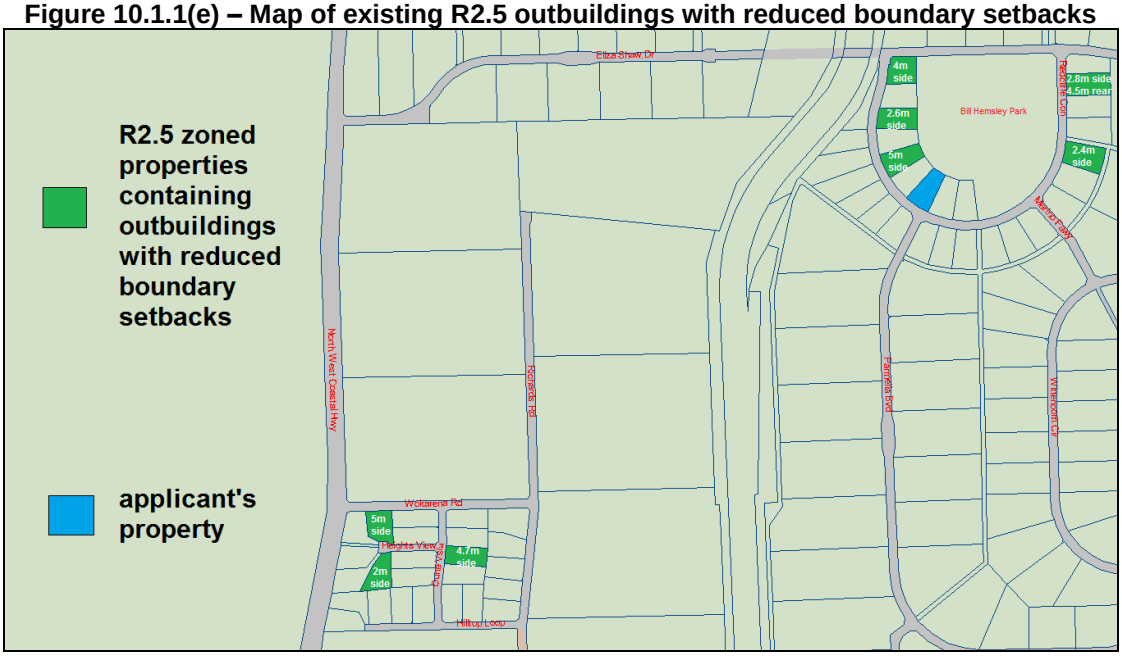


It is considered that conditional approval of the application is warranted in this instance, based upon the following:

- the proposed outbuilding would have an area of 108.88m² outbuilding which is less than the 180m² maximum area requirement as specified in Council's Outbuildings Local Planning Policy for the R2.5 zone;
- the outbuilding would not dominate the streetscape as its floor level would be approximately 1.5m below the street level and be setback approximately 20m from the front boundary;
- the proposed shed would have a gable height of 4.962m as measured from the existing fill height and this would be less than the 8.1m gable height of the immediately adjoining residence set at the same fill height;

- it is considered that due to the consistent sloping nature of the lot, that wherever the outbuilding was located it would be unable to comply with the policy height requirements. For the outbuilding to comply with Policy height requirements would require excavation that could lead to stormwater drainage issues for the shed and its contents and the earthworks would appear at odds with the existing dwelling and other built development on adjoining properties;
- whilst the proposed freestanding outbuilding does not comply with the policy requirements, were the applicant to instead have proposed to construct an extension to their residence to serve the same function (i.e. garage/storeroom) and in the same location as the proposed outbuilding then the proposed height would have been deemed compliant;
- the outbuilding's proposed side boundary setback of 2m (increasing to 3.65m as the side boundary angles away from the outbuilding) would not be out of character with the surrounding area where a number of sheds have been sited with a reduced setback in recognition of the narrow configuration of the Redcliffe Concourse (which are significantly smaller than the other lots in the Parkfalls Estate) lots as illustrated in **Figure 10.1.1(e)**;
- the location of the existing residence on the narrow property would not allow the proposed outbuilding to be re-positioned further west to comply with the R-Code side boundary setback requirement;
- the proposed outbuilding would not contain any windows facing the side property boundary;
- the applicant is proposing to retain stormwater runoff from their development upon their property;
- the property does not presently contain an outbuilding and its construction would enable the landowner to store personal items securely and out of the weather rather than have them in the open, which may also be considered to improve visual appearance and amenity;
- the applicant is proposing to utilise complementary materials (cream colorbond) to their adjoining residence to create a cohesive built form;
- the proposed outbuilding is not considered to cause a detrimental impact to the orderly and proper planning of the surrounding residential and rural-residential zoned area and would not have a negative visual impact upon Bill Hensley Park;
- the acceptance of the proposed outbuilding as being within the character of the surrounding area has been demonstrated through no objections being received, and 2 submissions being received in support of the application, as illustrated in **Figure 10.1.1(f)** and **Attachment 10.1.1(b)**.

Figure 10.1.1(e) – Map of existing R2.5 outbuildings with reduced boundary setbacks



STATUTORY ENVIRONMENT

62 (Lot 299) Redcliffe Concourse, White Peak is zoned 'Residential R2.5' under Shire of Chapman Valley Local Planning Scheme No.2 ('the Scheme').

The application has been brought before Council for its consideration as it exceeds the delegated authority of Shire staff in relation to the outbuilding policy height requirements and the R-Code side boundary setback requirements.

Section 4.2.1 of the Scheme lists the objectives of the 'Residential' zone as being:

"(a) Provide for residential development to meet the needs of a range of household types; and
(b) Provide for other land-uses compatible with a high level of residential amenity."

Section 5.2 of the Scheme notes the following:

"Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform with the provisions of those Codes."

Section 5.8 of the Scheme states:

"5.8 Appearance of Land and Buildings

5.8.1 Unless otherwise approved, no person shall erect any building or other structure which by reason of colour or type of materials, architectural style, height or bulk, ornament or general appearance, has an exterior appearance which is out of harmony with existing buildings or the landscape character of the area.

5.8.2 All buildings and land on which they are located within the Scheme area shall be maintained in a manner, which preserves the amenity of the surrounding locality to the satisfaction of the local government."

Section 10.2 of the Scheme lists the following relevant matters to be considered by Council in considering a development application:

"(f) any Local Planning Policy adopted by the local government under clause 2.4, any heritage policy statement for a designated heritage area adopted under clause 7.2.2, and any other plan or guideline adopted by the local government under the Scheme;...
...(i) the compatibility of a use or development with its setting;…
…(n) the preservation of the amenity of the locality;
(o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation, and appearance of the proposal;...
... (v) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;...
…(y) any relevant submissions received on the application…
(za) any other planning consideration the local government considers relevant."

The applicant is seeking to site the outbuilding 2m at its closest point from the side property boundary. Section 5.4.1.C1.1.i and Table 1 of the Residential Design Codes of Western Australia ('R-Codes') recommend a 7.5m side boundary setback for R2.5 zoned properties.

Section 4.2.1 of the Explanatory Guidelines for the R-Codes make the following relevant observations:

"Exceptions to basic setback provisions

Consideration of setbacks should have regard to the natural ground level, shape, development and orientation of adjoining lots.

A reduction to the R-Codes deemed-to-comply setback requirements should only be considered where it can be demonstrated this is preferable for practical or aesthetic reasons, and will not be to the detriment of the amenity of adjoining properties, particularly where the reduced setback may result in increased overshadowing, overlooking or lack of privacy.

In these situations the building design would need to address the design principles of clause 5.1.3."

The R-Codes require a 7.5m boundary setback, however it is considered that the reduction in the side boundary setback to a minimum of 2m, and a maximum of 3.65m is acceptable in this instance as it would not be out of character with the surrounding area where a number of sheds have been sited with a reduced setback acknowledging design constraints produced by the narrow configuration of the Redcliffe Concourse lots. It also recognises that there would be only a 9.88m length of the shed facing the adjoining property which is considered to not impact upon the neighbour in terms of building bulk and with no windows on this elevation

would also ensure no overlooking or privacy issues were created through the recommended approval of the shed.

POLICY IMPLICATIONS

Section 2.2 of the Scheme provides for the Council to prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area.

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

In most circumstances the Council will adhere to the standards prescribed in a Local Planning Policy, however, the Council is not bound by the policy provisions and has the right to vary the standards and approve development where it is satisfied that sufficient justification warrants a concession and the variation granted will not set an undesirable precedent for future development.

The Shire of Chapman Valley Local Planning Policy 'Outbuildings' has the following objectives:

"3.1 To allow for a regional variation to Section 5.4.3 of State Planning Policy 3.1 - Residential Design Codes.
3.2 To provide a clear definition of what constitutes an "outbuilding".
3.3 To ensure that outbuildings are not used for habitation, commercial or industrial purposes by controlling building size and location.
3.4 To limit the visual impact of outbuildings.
3.5 To encourage the use of outbuilding materials and colours that complement the landscape and amenity of the surrounding areas.
3.6 To ensure that the outbuilding remains an ancillary use to the main dwelling or the principle land use on the property."

Shire of Chapman Valley 'Outbuildings' Local Planning Policy requires that outbuildings within the R2.5 zone should have a maximum wall height of 3.5m and maximum overall height of 4.5m (as measured from natural ground level) and the submitted application proposes an outbuilding with a wall height of 4m and a gable height of 4.962m. Due to the sloping nature of the block the applicant is proposing to site the outbuilding upon fill earthworks to match their adjacent residence, thereby increasing the height as measured from natural ground level. The proposed outbuilding would therefore have a wall height of 4.86m and gable height of 5.822m as measured from natural ground level at its southern end, and a wall height of 5.26m and a gable height of 6.162m as measured from natural ground level at its northern end.

Section 4.9(b) of the Outbuildings Local Planning Policy states that:

"For 'Residential' lots zoned R2.5 and lower density the outbuilding is to be setback in accordance with the Residential Design Codes, or if applicable located within a defined building envelope."

A reduced boundary setback from 7.5m as prescribed by the R-Codes to a minimum side setback of 2m is supported as it is not considered that the variation is detrimental to the use and development of the adjoining property and will not be out of character with the established built form along Redcliffe Concourse.

FINANCIAL IMPLICATIONS

- **Long Term Financial Plan:**

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 July 2017 meeting. It is not considered that the determination of this application by Council would have impact in relation to the Long Term Financial Plan.

STRATEGIC IMPLICATIONS

- **Strategic Community Plan:**

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15 November 2017 meeting. It is not considered that the determination of this application by Council would have impact in relation to the Strategic Community Plan.

CONSULTATION

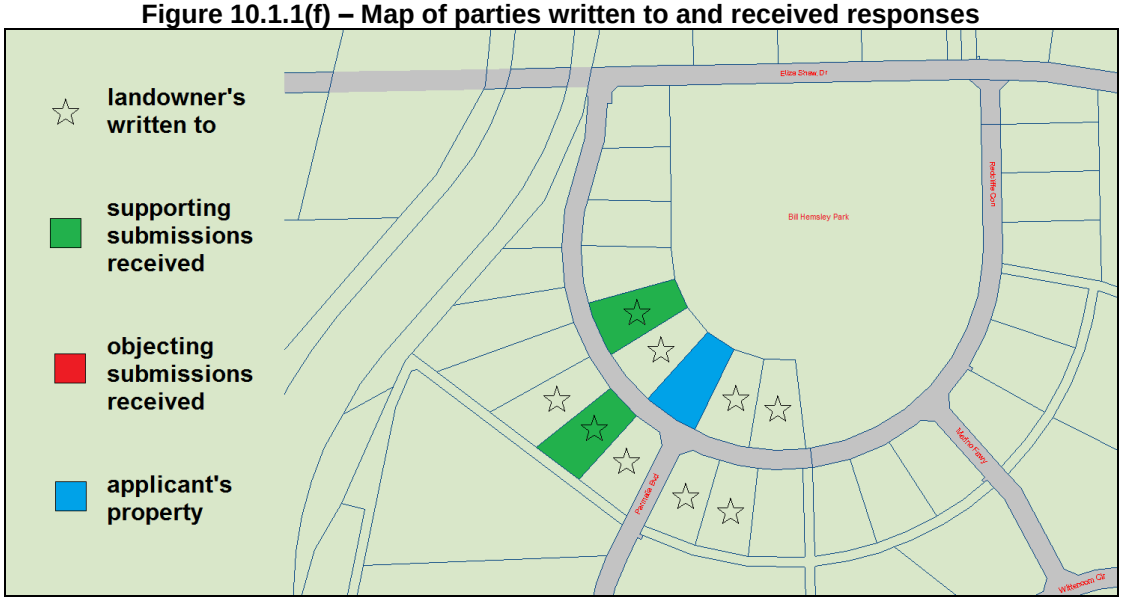
Section 4.11 of the Shire's Outbuildings local planning policy notes that applications that seek variation require consultation by means of the Shire writing directly to the surrounding landowners inviting comment.

Section 5.5 of the Scheme and Section 4.1 of the R-Codes also note that when considering an application for planning approval, where, in the opinion of the local government, the variation may affect any owners occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government may consult with the affected parties, and have regard to any expressed views prior to making its determination.

The Shire wrote to the 9 surrounding landowners on 12 September 2018 providing details of the application and inviting comment upon the proposal prior to 5 October 2018, a sign was also erected on-site to advise of the received application and the opportunity for comment.

At the conclusion of the advertising period 2 submissions had been received, both expressing support for the application, copies of the received submissions have been provided as **Attachment 10.1.1(b)**.

Figure 10.1.1(f) – Map of parties written to and received responses



RISK ASSESSMENT

Rating 1 (Insignificant) Measures of Consequence – Risk Assessment and Acceptance Criteria

VOTING REQUIREMENTS

Simple majority required.

STAFF RECOMMENDATION

That Council grant formal planning approval for an outbuilding to be constructed upon 62 (Lot 299) Redcliffe Concourse, White Peak subject to the following conditions:

1 Development shall be in accordance with the attached approved plans dated 17 October 2018 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.

2 Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) requires further application and planning approval for that use/addition.

3 The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise.

4 The outbuilding is only to be used for general storage purposes associated with the predominant use of the land and must not be used for habitation, commercial or industrial purposes.

5 The walls and roof of the proposed outbuilding are to be clad in coated metal sheeting (i.e. colorbond) of complementary colours to the main residence to the approval of the local government.

6 All stormwater is to be disposed of on-site to the approval of the local government.

7 Any soils disturbed or deposited on site shall be stabilised to the approval of the local government.

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

Notes:

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

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

ATTACHMENT 10.1.1(a)

CHAPMAN VALLEY COUNCIL SEPTEMBER 10, 2018

Dear Chapman Valley Councilors,

I am writing this letter to you in regards to the construction of a shed on our residential property of 62 Redcliffe Concourse White Peak, the purpose of this letter is for information sharing to council of the intended design, location & use of the shed.

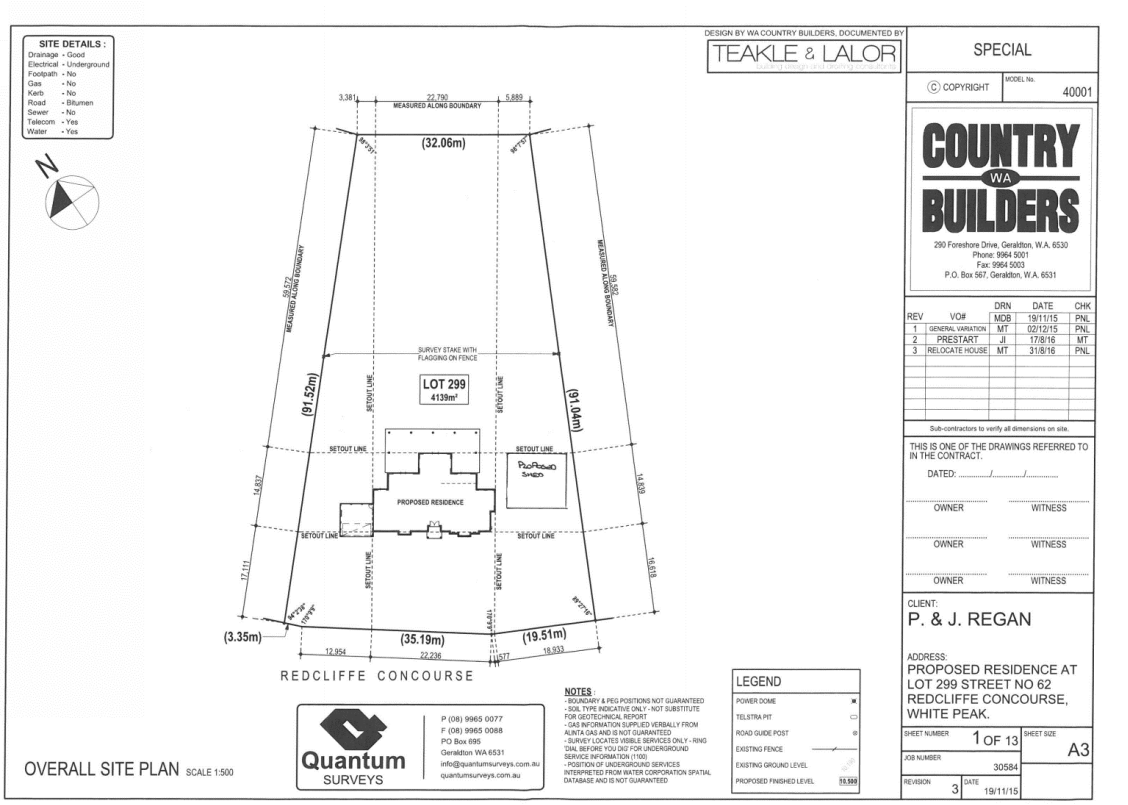
Basic intended build is 10m long 11m wide 4m high walls with a roof peak of 5m, single PA door accessible from existing residence patio & 2/3 sliding doors across the front, the shed will have no windows only polycarbonate sheeting for skylights.

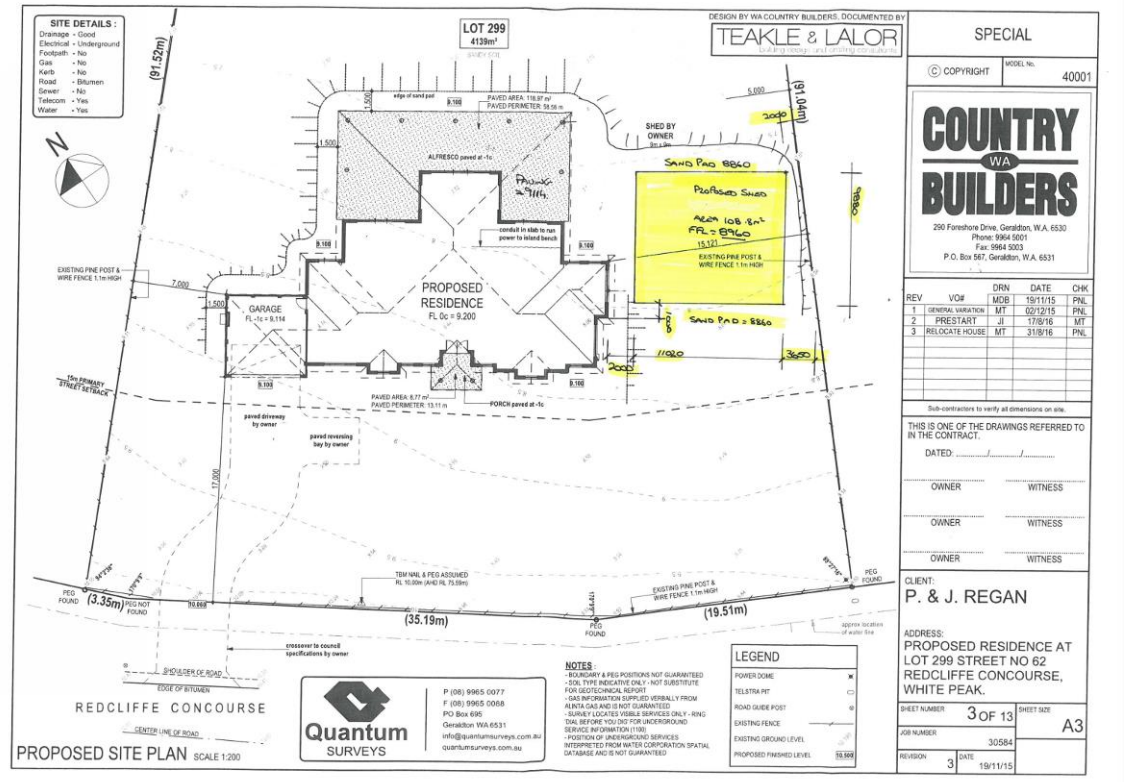
Some dot points for consideration

1) Shed roof peak height is 5m with the residence roof height of 7m
2) Wall & roof colour is to be colourbond classic cream to match residence brickwork & gutters/cladding to be manor red to match bush poles on the residence
3) Intended location is to be on the eastern side of the house next to boundary of lot 298
4) Storm water run-off is to be run underground to rear of block with water risers & then future installation of rain water tanks for catchment
5) Shed sand pad is to be of equal height to the existing house pad as so we can walk straight from patio over to the shed
6) Reason for intended wall height is to have mezzanine floor inside shed for storage of items which otherwise would be unsecure outside during adverse weather conditions, caravan / boat storage & to make the dwelling have a tidy appealing look (as can be seen from Bill Hemsley Park).
7) We have observed some other sheds around Redcliffe within the setback limit & wall heights such as #'s 98,86,74 & 19
8) We intend in future to fully retain the sand pad including house pad & make feature with garden beds
9) From the adjacent intersection of Parmelia & Redcliffe the sand pad will be at a lower height than bitumen level which will reduce the potential for interruptions to landowners views if any as adjacent Dwellings are at a higher level again & not directly behind the proposed shed

We intend to be residents of Chapman Valley Shire for a long time & have built our house with the intention that it will be our forever home, we hope you consider our application successful so we can continue to build on our dream & eagerly anticipate your approval

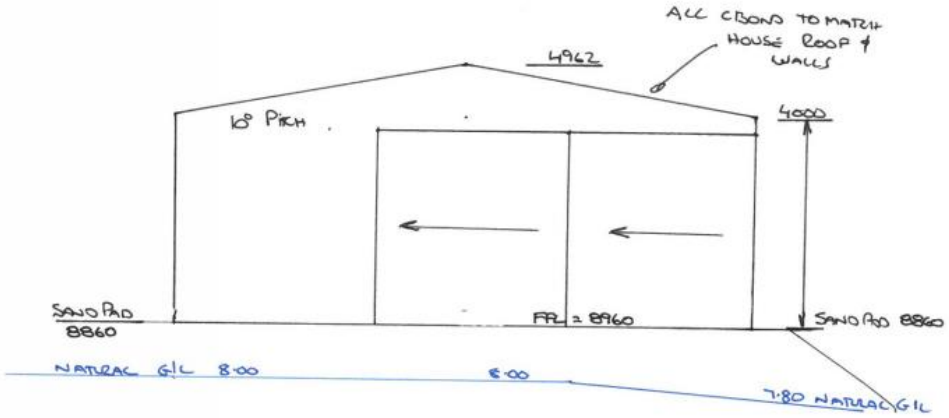
Warm regards, Paul & Jayde Regan 62 Redcliffe Concourse


SITE DETAILS :
Drainage - Good
Electrical - Underground
Footpath - No
Gas - No
Kerb - No
Road - Bitumen
Sewer - No
Telecom - Yes
Water - Yes
DESIGN BY WA COUNTRY BUILDERS, DOCUMENTED BY
TEAKLE & LALOR
SPECIAL
© COPYRIGHT
MODEL No. 40001
COUNTRY WA BUILDERS
290 Foreshore Drive, Geraldton, W.A. 6530
Phone: 9964 5001
Fax: 9964 5003
P.O. Box 567, Geraldton, W.A. 6531
REV VO# DRN DATE CHK
1 GENERAL VARIATION MDB 19/11/15 PNL
2 PRESTART MT 02/12/15 PNL
3 RELOCATE HOUSE JI 17/8/16 MT
3 RELOCATE HOUSE MT 31/8/16 PNL
Sub-contractors to verify all dimensions on site.
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
DATED: ...../...../.....
OWNER WITNESS
OWNER WITNESS
OWNER WITNESS
CLIENT:
P. & J. REGAN
ADDRESS:
PROPOSED RESIDENCE AT LOT 299 STREET NO 62 REDCLIFFE CONCOURSE, WHITE PEAK.
SHEET NUMBER 1 OF 13
SHEET SIZE A3
JOB NUMBER 30584
REVISION 3
DATE 19/11/15
3.381
22.790
MEASURED ALONG BOUNDARY
5.889
(32.06m)
MEASURED ALONG BOUNDARY
SURVEY STAKE WITH FLAGGING ON FENCE
LOT 299
4139m²
SETOUT LINE
(91.52m)
(91.0dm)
PROPOSED RESIDENCE
PROPOSED SHED
(3.35m)
(35.19m)
(19.51m)
12.954
22.236
18.933
REDCLIFFE CONCOURSE
NOTES :
- BOUNDARY & PEG POSITIONS NOT GUARANTEED
- SOIL TYPE INDICATIVE ONLY - NOT SUBSTITUTE FOR GEOTECHNICAL REPORT
- GAS INFORMATION SUPPLIED VERBALLY FROM ALINTA GAS AND IS NOT GUARANTEED
- SURVEY LOCATES VISIBLE SERVICES ONLY - RING DIAL BEFORE YOU DIG FOR UNDERGROUND SERVICE INFORMATION (1100)
- POSITION OF UNDERGROUND SERVICES INTERPRETED FROM WATER CORPORATION SPATIAL DATABASE AND IS NOT GUARANTEED
LEGEND
POWER DOME
TELSTRA PIT
ROAD GUIDE POST
EXISTING FENCE
EXISTING GROUND LEVEL
PROPOSED FINISHED LEVEL 10.500
Quantum SURVEYS
P (08) 9965 0077
F (08) 9965 0088
PO Box 695
Geraldton WA 6531
info@quantumsurveys.com.au
quantumsurveys.com.au
OVERALL SITE PLAN SCALE 1:500

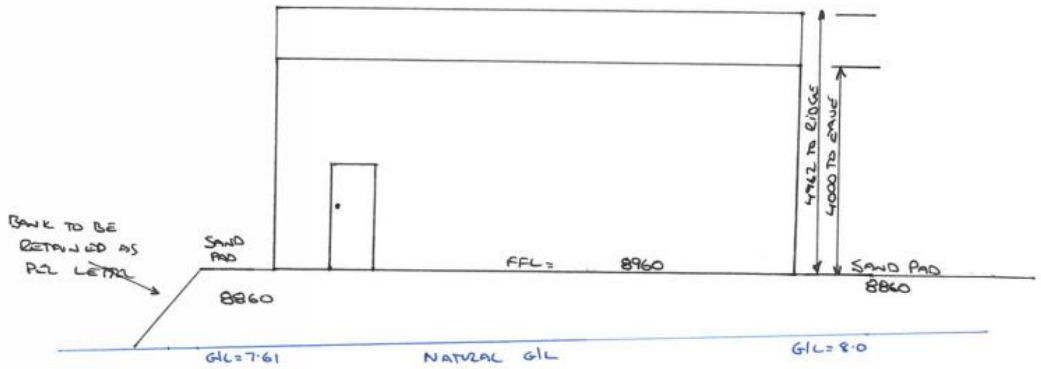

SITE DETAILS :
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Electrical - Underground
Footpath - No
Gas - No
Kerb - No
Road - Bitumen
Sewer - No
Telecom - Yes
Water - Yes
LOT 299
4139m²
DESIGN BY WA COUNTRY BUILDERS, DOCUMENTED BY
TEAKLE & LALOR
SPECIAL
© COPYRIGHT
MODEL No. 40001
COUNTRY WA BUILDERS
290 Foreshore Drive, Geraldton, W.A. 6530
Phone: 9964 5001
Fax: 9964 5003
P.O. Box 567, Geraldton, W.A. 6531
REV VO# DRN DATE CHK
1 GENERAL VARIATION MDB 19/11/15 PNL
2 PRESTART MT 02/12/15 PNL
3 RELOCATE HOUSE JI 17/8/16 MT
3 RELOCATE HOUSE MT 31/8/16 PNL
Sub-contractors to verify all dimensions on site.
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
DATED: ...../...../.....
OWNER WITNESS
OWNER WITNESS
OWNER WITNESS
CLIENT:
P. & J. REGAN
ADDRESS:
PROPOSED RESIDENCE AT LOT 299 STREET NO 62 REDCLIFFE CONCOURSE, WHITE PEAK.
SHEET NUMBER 3 OF 13
SHEET SIZE A3
JOB NUMBER 30584
REVISION 3
DATE 19/11/15
(91.52m)
(91.0dm)
edge of sand pad
PAVED AREA: 116.97 m²
PAVED PERIMETER: 59.56 m
ALFRESCO paved at -1c
SHED BY OWNER
SAND PAD 8860
PROPOSED SHED
AREA 108.8m²
FFL = 8960
EXISTING PINE POST & WIRE FENCE 1.1m HIGH
conduit in slab to run power to island bench
PROPOSED RESIDENCE
FL 0c = 9.200
GARAGE
FL -7c = 9.116
SAND PAD = 8860
PAVED AREA: 8.77 m²
PAVED PERIMETER: 13.11 m
FORCH paved at -1c
10m PRIMARY STREET SETBACK
paved driveway by owner
paved reversing bay by owner
TBM NAIL & PEG ASSUMED RL 10.00m (AHD RL 79.59m)
PEG FOUND
(3.35m)
PEG NOT FOUND
(35.19m)
(19.51m)
approx location of water line
crossover to council specifications by owner
SHOULDER OF ROAD
EDGE OF BITUMEN
CENTER LINE OF ROAD
REDCLIFFE CONCOURSE
NOTES :
- BOUNDARY & PEG POSITIONS NOT GUARANTEED
- SOIL TYPE INDICATIVE ONLY - NOT SUBSTITUTE FOR GEOTECHNICAL REPORT
- GAS INFORMATION SUPPLIED VERBALLY FROM ALINTA GAS AND IS NOT GUARANTEED
- SURVEY LOCATES VISIBLE SERVICES ONLY - RING DIAL BEFORE YOU DIG FOR UNDERGROUND SERVICE INFORMATION (1100)
- POSITION OF UNDERGROUND SERVICES INTERPRETED FROM WATER CORPORATION SPATIAL DATABASE AND IS NOT GUARANTEED
LEGEND
POWER DOME
TELSTRA PIT
ROAD GUIDE POST
EXISTING FENCE
EXISTING GROUND LEVEL
PROPOSED FINISHED LEVEL 10.500
Quantum SURVEYS
P (08) 9965 0077
F (08) 9965 0088
PO Box 695
Geraldton WA 6531
info@quantumsurveys.com.au
quantumsurveys.com.au
PROPOSED SITE PLAN SCALE 1:200

Shoreline Out Door World	
66 Flores Road , Geraldton . WA 6530 PO Box 3223 , Bluff Point , Geraldton WA Tel. 99644447 Fax 99217119 leon@shorelineodw.com.au	Owner - **Paul Reagan** Address - **Lot 299 # 62 Redcliffe Concourse , White Peaks** Proposed - **Shed** Scale 1: **100** Block area **4139 m2**

All storm water run off is to be directed away from footings and boundaries by the owner



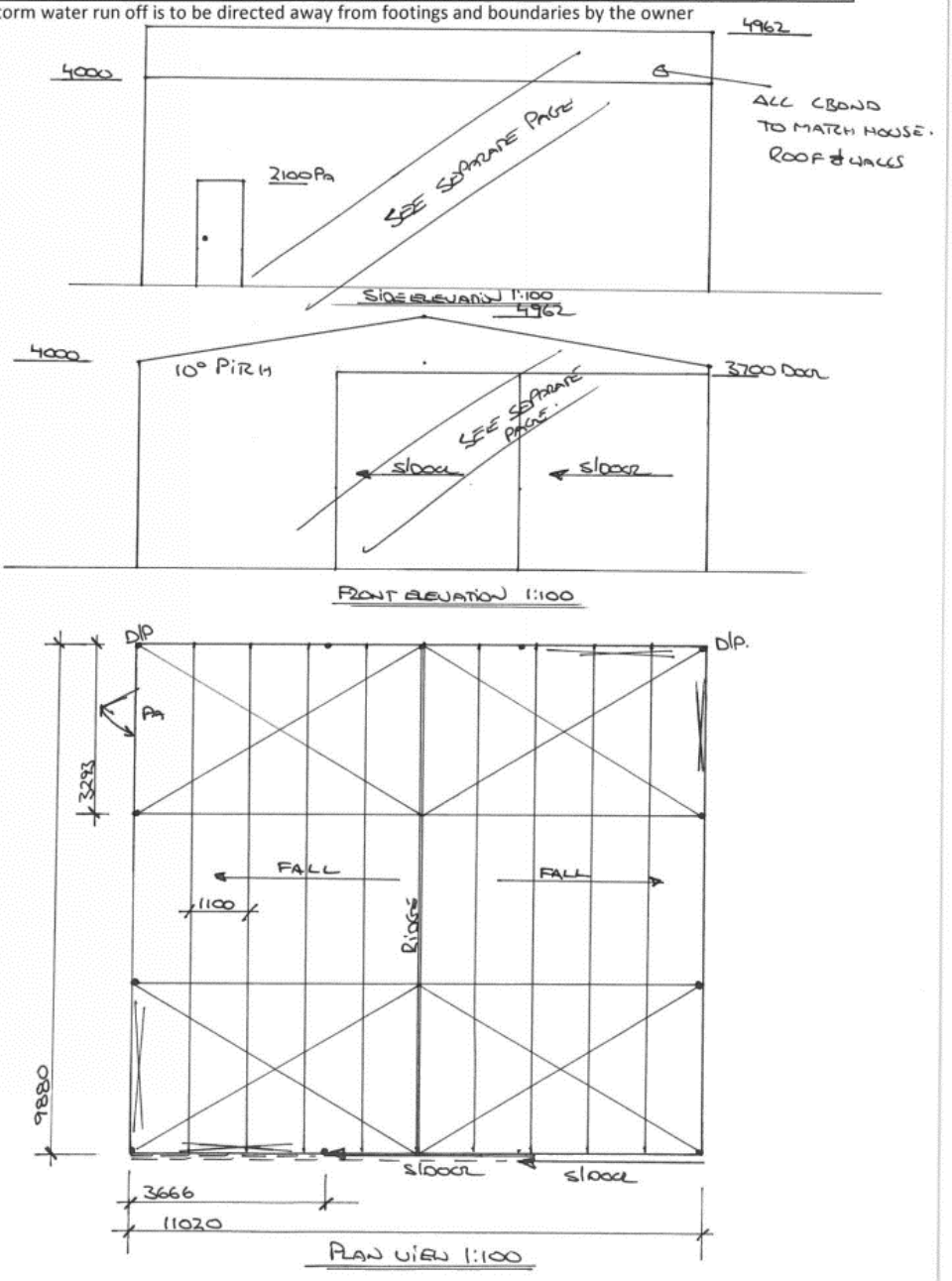
FRONT ELEVATION 1:100

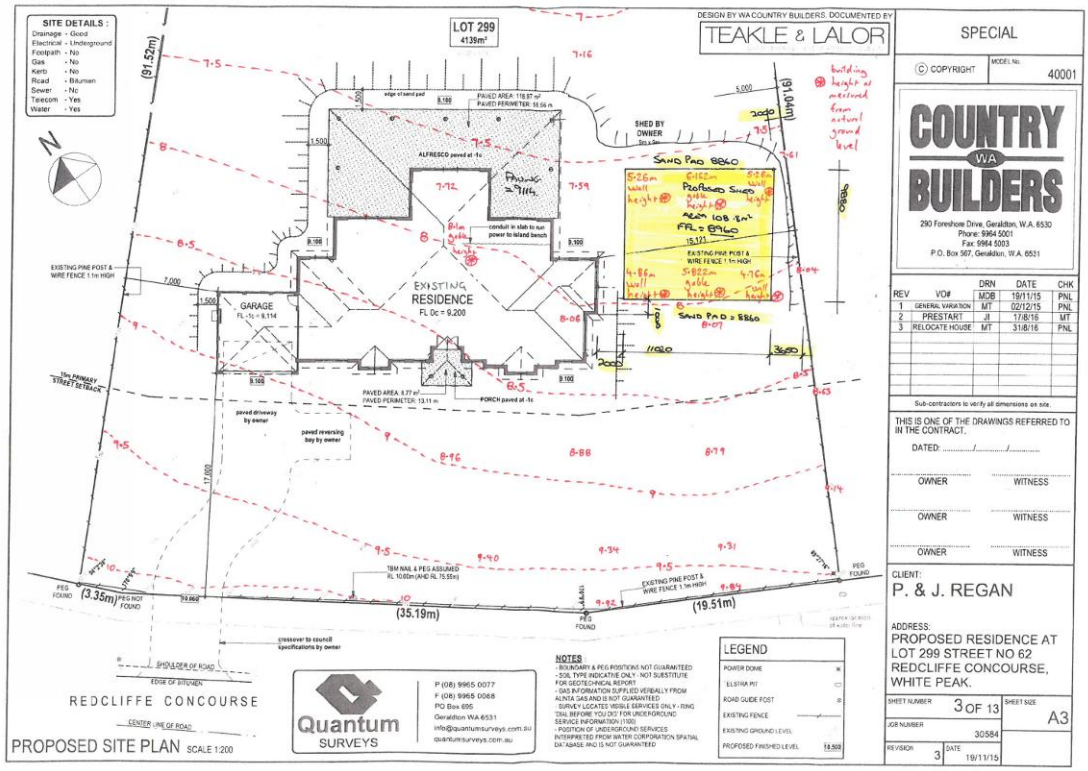


SIDE ELEVATION - 1:100

Shoreline Out Door World	
66 Flores Road , Geraldton . WA 6530	Owner - **Paul Regan**
PO Box 3223 , Bluff Point , Geraldton WA	Address - **Lot 299 # 62 Redcliffe Concourse , White Peaks**
Tel. 99644447 Fax 99217119	Proposed - **Shed**
leon@shorelineodw.com.au	Scale 1: **200**
	Block area **4139 m2**

All storm water run off is to be directed away from footings and boundaries by the owner




SITE DETAILS :
Drainage - Good
Electrical - Underground
Footpath - No
Gas - No
Kerb - No
Road - Bitumen
Sewer - Nc
Telecom - Yes
Water - Yes
LOT 299
413.39m²
DESIGN BY WA COUNTRY BUILDERS. DOCUMENTED BY
TEAKLE & LALOR
SPECIAL
© COPYRIGHT
MODEL No.
40001
COUNTRY WA BUILDERS
290 Foreshore Drive, Geraldton, W.A. 6530
Phone: 9964 5001
Fax: 9964 5003
P.O. Box 567, Geraldton, W.A. 6531
EXISTING RESIDENCE
FL 0c = 9.200
GARAGE
FL =b = 8.114
ALFRESCO paved at -1c
SHED BY OWNER
SAND PAD 8860
PROPOSED SHED
AREA 108 m²
FFL = 8960
EXISTING PINE POST & WIRE FENCE 1.1m HIGH
conduit in slab to run power to island bench
PAVED AREA 4.77 m²
PAVED PERIMETER 13.11 m
PORCH paved at -1c
paved driveway by owner
paved reversing bay by owner
crossover to council specifications by owner
REDCLIFFE CONCOURSE
EDGE OF BITUMEN
CENTER LINE OF ROAD
SHOULDER OF ROAD
PEG FOUND
PEG NOT FOUND
(3.35m)
(35.19m)
(19.51m)
(91.52m)
(91.04m)
TBM NAIL & PEG ASSUMED RL 10.60m (AHD RL 75.55m)
building height as measured from actual ground level
Quantum SURVEYS
P (08) 9965 0077
F (08) 9965 0068
PO Box 695
Geraldton WA 6531
info@quantumsurveys.com.au
quantumsurveys.com.au
NOTES
- BOUNDARY & PEG POSITIONS NOT GUARANTEED
- SOIL TYPE INDICATIVE ONLY - NOT SUBSTITUTE FOR GEOTECHNICAL REPORT
- GAS INFORMATION SUPPLIED VERBALLY FROM ALINTA GAS AND IS NOT GUARANTEED
- SURVEY LOCATES VISIBLE SERVICES ONLY - RING 'DIAL BEFORE YOU DIG' FOR UNDERGROUND SERVICE INFORMATION (1100)
- POSITION OF UNDERGROUND SERVICES INTERPRETED FROM WATER CORPORATION SPATIAL DATABASE AND IS NOT GUARANTEED
LEGEND
POWER DOME
TELSTRA PIT
ROAD GUIDE POST
EXISTING FENCE
EXISTING GROUND LEVEL
PROPOSED FINISHED LEVEL
REV VO# DRN DATE CHK
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2 PRESTART JI 17/8/16 MT
3 RELOCATE HOUSE MT 31/8/16 PNL
Sub-contractors to verify all dimensions on site.
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
DATED: ... / ... / ...
OWNER WITNESS
OWNER WITNESS
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CLIENT:
P. & J. REGAN
ADDRESS:
PROPOSED RESIDENCE AT LOT 299 STREET NO 62 REDCLIFFE CONCOURSE, WHITE PEAK.
SHEET NUMBER 3 OF 13
SHEET SIZE A3
JOB NUMBER 30584
REVISION 3
DATE 19/11/15
PROPOSED SITE PLAN SCALE 1:200

ATTACHMENT 10.1.1(b)

SHIRE OF
Chapman Valley
love the rural life!

DEVELOPMENT APPLICATION SUBMISSION FORM

Shire Reference: A2007

PROPOSED OUTBUILDING
62 (LOT 299) REDCLIFFE CONCOURSE, WHITE PEAK

Name: Darren & Lisa Cole

Postal Address: PO Box 713, Wanneroo.

Phone Number: 0438 751 762

SUBMISSION: ☑ Support ☐ Object ☐ Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

No objections.

Signature: [signature] Date: 30/9/2018

Please return to:

Chief Executive Officer
Shire of Chapman Valley
PO Box 1
NABAWA WA 6532

or cso@chapmanvalley.wa.gov.au

or (fax) 9920 5155

NOTE: ***The local government in determining the application will take into account the submissions received but is not obliged to support those views.***

Submissions Close: 4:00pm Friday 5 October 2018

SHIRE OF
Chapman Valley
love the rural life!

27 SEP 2018

FILE	A2007
RECORD	AD1802627

DEVELOPMENT APPLICATION SUBMISSION FORM

Shire Reference: A2007

PROPOSED OUTBUILDING
62 (LOT 299) REDCLIFFE CONCOURSE, WHITE PEAK

Name: MARIE WALSH

Postal Address: 1 ITEA PLACE, SOUTH LAKE, 6164

Phone Number: 0416028604

SUBMISSION: ☑ Support ☐ Object ☐ Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

Signature: _____ Date: 23/9/18

Please return to: Chief Executive Officer
Shire of Chapman Valley
PO Box 1
NABAWA WA 6532

or cso@chapmanvalley.wa.gov.au

or (fax) 9920 5155

NOTE: ***The local government in determining the application will take into account the submissions received but is not obliged to support those views.***

Submissions Close: 4:00pm Friday 5 October 2018

AGENDA ITEM:	**10.1.2**
SUBJECT:	**PROPOSED MANAGEMENT OF RESERVE**
PROPONENT:	**DEPARTMENT OF LANDS**
SITE:	**RESERVE 33412, NARALING**
FILE REFERENCE:	**A1991**
PREVIOUS REFERENCE:	**NIL**
DATE:	**3 OCTOBER 2018**
AUTHOR:	**SIMON LANCASTER**

SUPPORTING DOCUMENT:

Ref	Title	Attached To Report	Under Separate Cover
10.1.2	**Department of Land's correspondence**	√	

DISCLOSURE OF INTEREST

Nil.

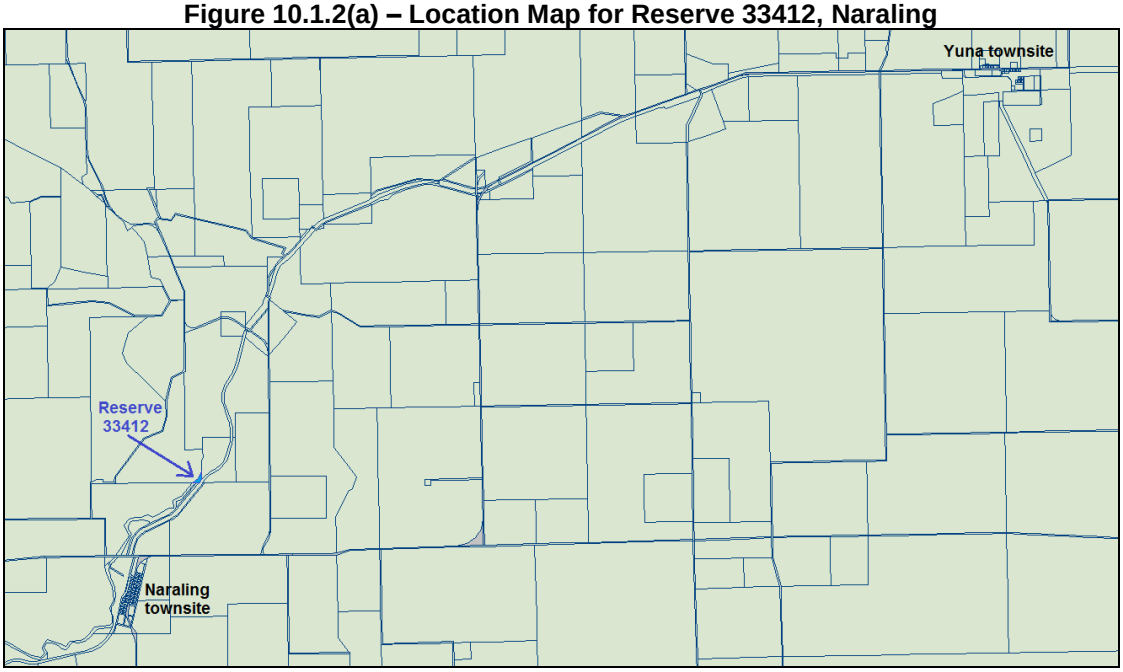
BACKGROUND

The Shire have been approached by the Department of Lands enquiring whether it would be willing to accept the management order for a reserve. This report recommends that Reserve 33412 should be amalgamated into the adjoining Unallocated Crown Land that contains the Chapman River.

COMMENT

Reserve 33412 is a 1.0747ha reserve that contains portion of the Chapman River watercourse and western riverbank and is located approximately 1.5km upstream/north-east of the Naraling townsite.

Figure 10.1.2(a) – Location Map for Reserve 33412, Naraling



Reserve 33412 is largely denuded and has no constructed road frontage. The reserve was created as Lot 11168/Reserve for Recreation in 1975 upon Survey Plan 10483 as part of a larger farming subdivision/boundary rationalisation.

The Department of Lands are enquiring whether the Shire would be willing to accept a management order for Reserve 33412 for the purpose of 'Public Recreation'. The Department of Lands' correspondence has been included as **Attachment 10.1.2**.

Council has 4 options that it may wish to consider as its response to the Department of Lands' enquiry:

- accept the management order for Reserve 33412; or

- decline the management order for Reserve 33412; or
- advise that Reserve 33412 should be amalgamated into the adjoining Unallocated Crown Land that contains the Chapman River; or
- advise that that the land should be amalgamated into adjoining Lot 1 Old Nolba Road (Creasy Nominees Pty Ltd).

Figure 10.1.2(b) – Lot Map of Reserve 33412, Naraling

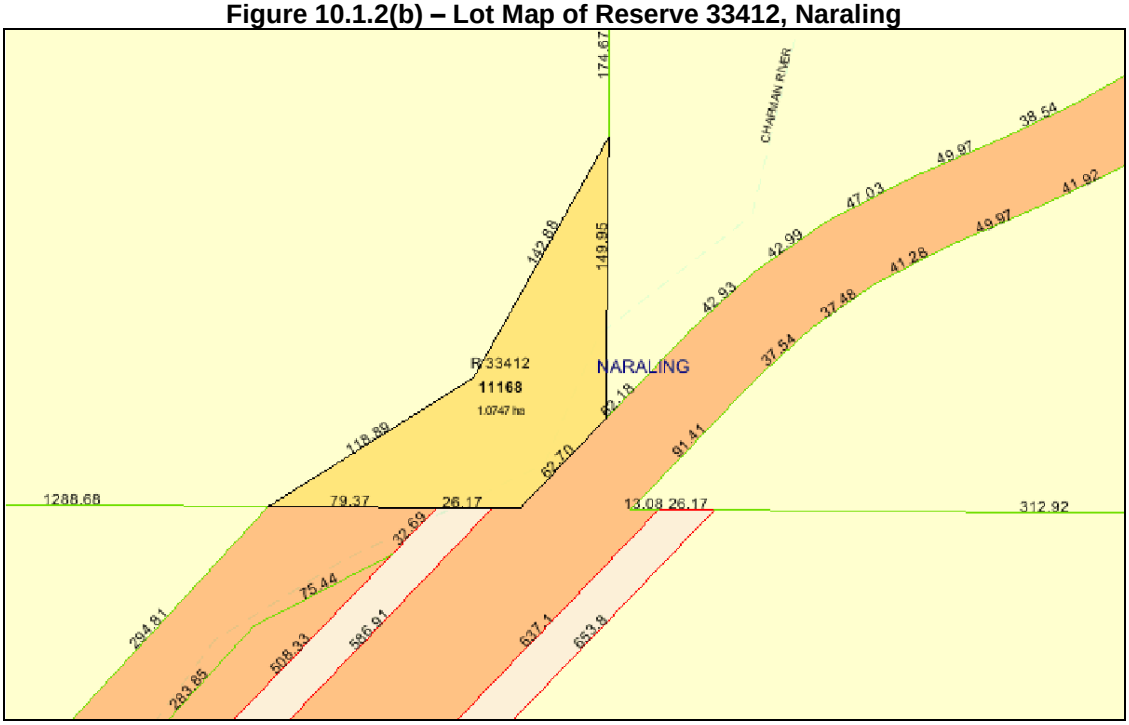
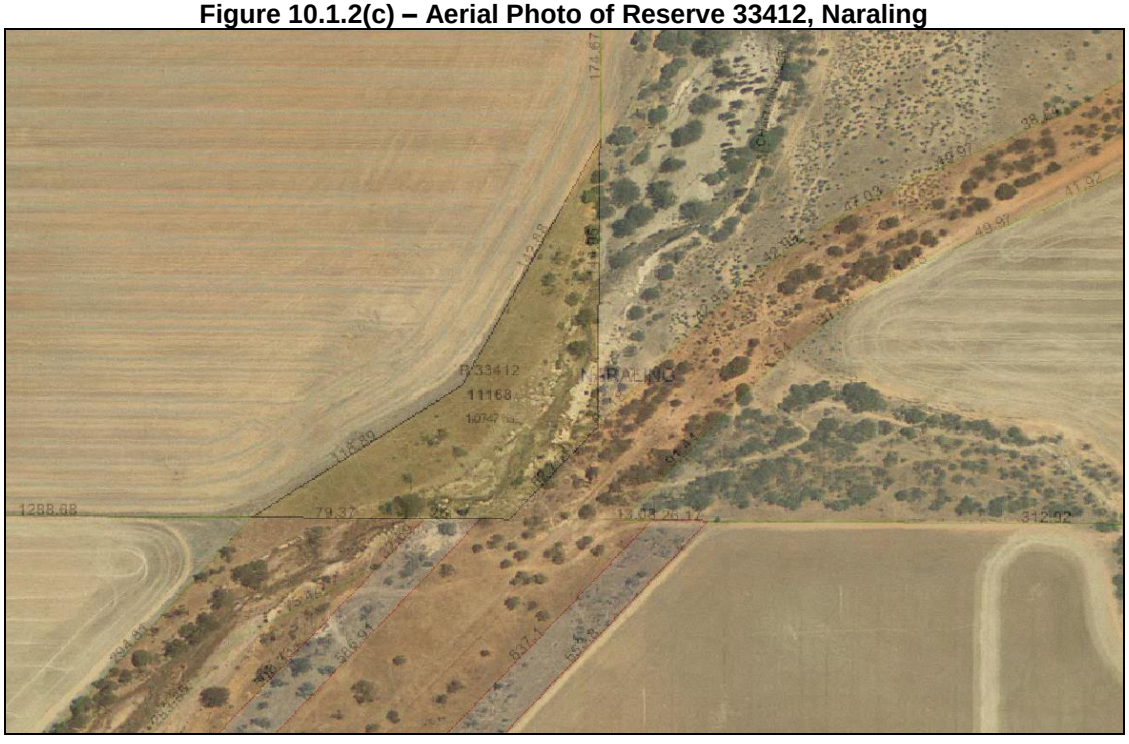


Figure 10.1.2(c) – Aerial Photo of Reserve 33412, Naraling



STATUTORY ENVIRONMENT

Reserve 33412 is zoned 'Parks and Recreation' under Shire of Chapman Valley Local Planning Scheme No.2.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Should Council accept the order for Reserve 33412 then the Shire will be responsible for ongoing management.

- **Long Term Financial Plan:**

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 July 2017 meeting and notes the following:

> *"The main challenges facing Council are the need to meet community aspirations for improved services and infrastructure with a limited funding base. Chapman Valley has a small population and funding base and any new project needs to be considered carefully.*
>
> *The majority of assets and infrastructure are only affordable to Council with the assistance of State and/or Federal funding. This can be unpredictable and uncertain which makes it difficult to determine the exact timing of being able to afford new infrastructure. However, it is important to not lose sight of the Community's aims."*
>
> *"The following have been identified as key issues impacting of the Shire's finances:*
> - *Being able to establish a revenue base so sufficient operational revenue is available to fund all operating expenses;*
> - *The ability to maintain the Shire's asset base by renewing identified ageing infrastructure, ensuring cash reserves are quarantined and undertaking service delivery and asset rationalisation reviews;*
> - *The continued availability of state and commonwealth funding to support asset renewals and the creation of new assets; and*
> - *Managing community aspirations within a confined fiscal envelope."*

STRATEGIC IMPLICATIONS

Section 5.11.1 of the Shire of Chapman Valley Local Planning Strategy (2008) notes that:

> "*5.11.1 Reserves and National Parks - Major reserves and remnant vegetation within the Chapman Valley Shire are in the east and north east and the steeper slopes and mesa tops of the Moresby Ranges. The East Yuna and Wandana Reserves are the most notable and are included in System 5. Protection measures are planned for the Moresby Ranges, which were also recognised in System 5. Here vegetation communities are significant and contain a number of Rare and Priority species. Some land has been acquired by Government and other land may be taken up as the opportunities are presented.*
>
> *There is merit in retaining strips of indigenous vegetation as wind and wildlife belts between cleared arable land, and consideration should be given to preserving additional areas of remnant vegetation, with Government now tending to a 'No Clearing Policy'."*

Reserve 33412 is located within Precinct No.2 – East Chapman of the Local Planning Strategy which has the following environmental objectives:

> *"2.3.1 Encourage re-vegetation and retention of existing vegetation in order to minimise soil erosion and salinity levels through the promotion of natural resource management measures and techniques.*
> *2.3.2 Encourage protection of wind eroded areas and soils, and promote activities to reduce recharge of the shallow groundwater.*
> *2.3.3 Ensure that development does not adversely impact on river systems and groundwater resources through the appropriate planning and management controls."*

- **Strategic Community Plan:**

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15 November 2017 meeting and has the stated aim:

> *"To maintain and build population while ensuring financial and asset management is robust to allow for effective service delivery as an independent shire participating in the growth of the region."*

The Strategic Community Plan contains the following Environmental Protection and Sustainability Key Theme and Goal:

Objective	Strategy	Action	Timeline	Responsibility	Status in 2017	Desired State
Preserve the natural environment and address environmental risks as they arise.	Manage the impact of waste, water, weed and vermin control on the environment	Continue to review resource allocation to control declared weeds on Shire owned/ controlled land.	Ongoing	CEO & Manager of Works	Current resource allocations adequate for declared weeds. However; not for nuisance weeds.	Resource allocation appropriate to the level of control considered appropriate for weeds (declared and/or nuisance).

CONSULTATION

Section 14 of the *Land Administration Act 1997* requires that:

> *"Before exercising in relation to Crown land any power conferred by this Act, the Minister must, unless it is impracticable to do so, consult the local government within the district of which the Crown land is situated concerning that exercise."*

RISK ASSESSMENT

Rating 1 (Insignificant) Measures of Consequence – Risk Assessment and Acceptance Criteria

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council write to the Department of Lands advising that Reserve 33412 should be amalgamated into the adjoining Unallocated Crown Land that contains the Chapman River.

ATTACHMENT 10.1.2

4 SEP 2018

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

Land Use Management

File: 03145-1972 Job 181908
Enquiries: Jeanne Baker Ph: 6552 4590
Fax: 6552 4417
Email: Jeanne.baker@dplh.wa.gov.au

FILE No. A1991	
CEO	
CORPORATE SERVICES	
PLANNING	
WORKS & SERVICES	
RANGER	
PROPERTY MANAGER	
EXECUTIVE ASSISTANT	
C2181341	

27 August 2018

Chief Executive Officer
Shire of Chapman Valley
PO BOX 1
NABAWA WA 6532

Dear Sir/Madam

LOT 11168 ON PLAN 10483, SHIRE OF CHAPMAN VALLEY

As a result of a freehold subdivision, the above lot 11168 (print enclosed) was ceded to the Crown subject to section 152 of the Planning and Development Act 2005 for the purpose of Public Recreation.

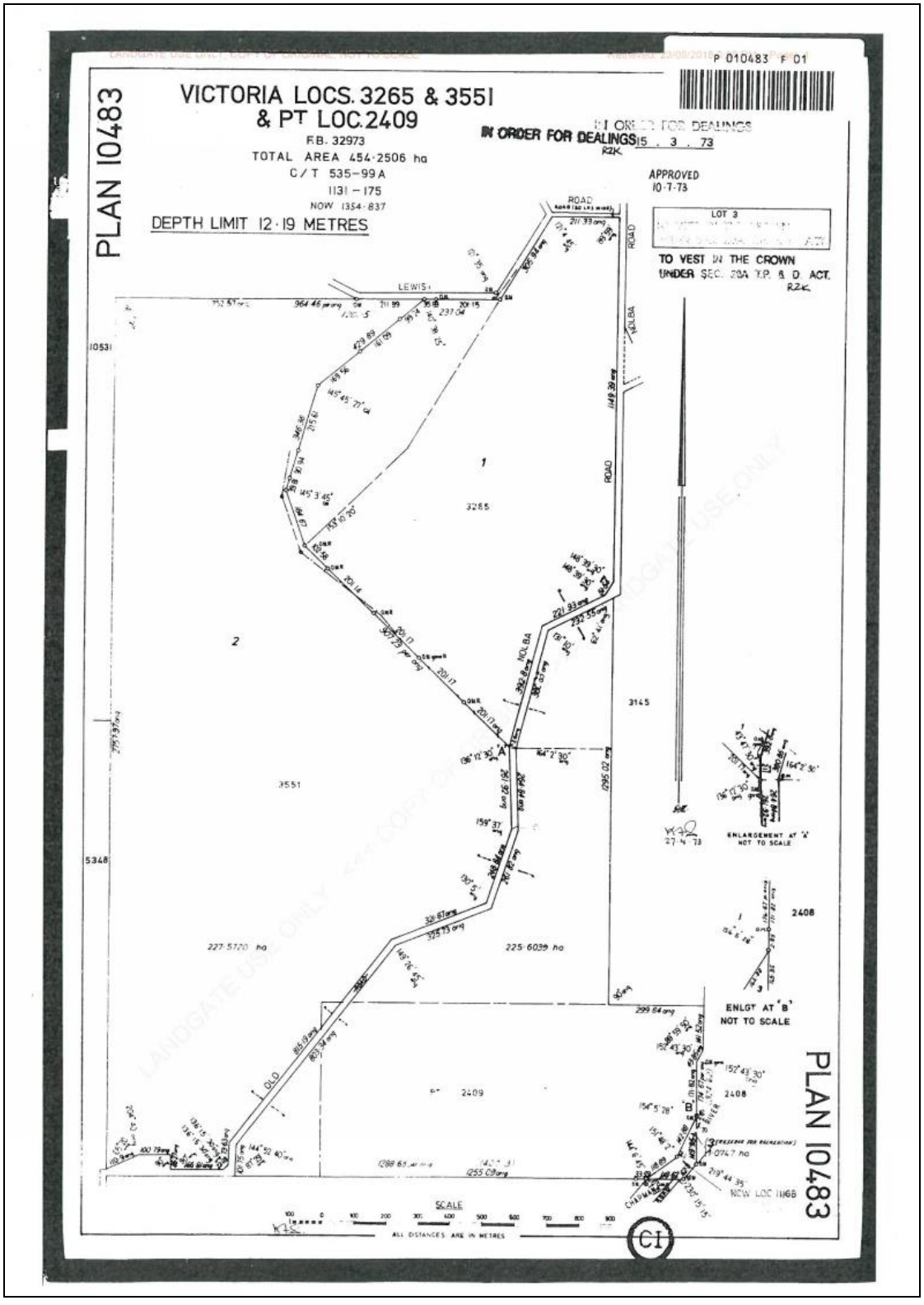
Please advise whether Council is willing to accept the management of the proposed reserve.

Should you have any enquiries please contact me on any of the above details.

Yours faithfully

Jeanne Baker
Assistant State Land Officer
Case Delivery

Gordon Stephenson House, 140 William Street Perth Western Australia 6000 Locked Bag 2506 Perth Western Australia 6001
Telephone (08) 6552 4400 Facsimile (08) 6552 4417 Freecall: 1800 735 784 (Country only)
Email: info@lands.wa.gov.au Website: www.lands.wa.gov.au
ABN: 68 565 723 484
A9634429


PLAN 10483
VICTORIA LOCS. 3265 & 3551
& PT LOC. 2409
F.B. 32973
TOTAL AREA 454·2506 ha
C/T 535-99A
1131 – 175
NOW 1354·837
DEPTH LIMIT 12·19 METRES
IN ORDER FOR DEALINGS 15 . 3 . 73
APPROVED
10·7·73
LOT 3
TO VEST IN THE CROWN
UNDER SEC. 20A T.P. & D. ACT.
ROAD
LEWIS
OLD
RIVER
CHAPMAN
3265
3551
2409
2408
3145
10531
5348
227·5720 ha
225·6039 ha
ENLGT AT 'A'
NOT TO SCALE
ENLGT AT 'B'
NOT TO SCALE
SCALE
ALL DISTANCES ARE IN METRES
PLAN 10483


8/23/2018
LandInfo WA V3
SLIP
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data.wa.gov.au
FAQs
Terms & Conditions
Esri WA Geocoder
Landgate / SLIP | © Western Australian Land Information Authority (Landgate) 2014. Use of
0
15
30m
-28.388 114.866 Degrees
https://maps.slip.wa.gov.au/landgate/landinfowa/
1/1

LANDGATE USE ONLY. COPY OF ORIGINAL, NOT TO SCALE
TIP Check: 23/08/2018 3:25:28 PM
Retrieved: 23/08/2018 3:25 PM Page: 1

WESTERN AUSTRALIA

REGISTER NUMBER	
11168/P10483	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

VOLUME LR3006 FOLIO 910

RECORD OF QUALIFIED CERTIFICATE OF CROWN LAND TITLE

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997
NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 11168 ON PLAN 10483

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: RESERVE WITHOUT MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: STATE OF WESTERN AUSTRALIA

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

1. RESERVE 33412 FOR THE PURPOSE OF PUBLIC RECREATION

Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

----------END OF CERTIFICATE OF CROWN LAND TITLE----------

STATEMENTS:

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

SKETCH OF LAND:	P10483
PREVIOUS TITLE:	LR3006-910
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF CHAPMAN VALLEY
RESPONSIBLE AGENCY:	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: K865047 CORRESPONDENCE FILE 03145-1972-01RO

AGENDA ITEM:	**10.1.3**
SUBJECT:	**PROPOSED MANAGEMENT OF RESERVE**
PROPONENT:	**DEPARTMENT OF LANDS**
SITE:	**RESERVE 33791, EAST YUNA**
FILE REFERENCE:	**A1992**
PREVIOUS REFERENCE:	**NIL**
DATE:	**3 OCTOBER 2018**
AUTHOR:	**SIMON LANCASTER**

SUPPORTING DOCUMENT:

Ref	Title	Attached To Report	Under Separate Cover
10.1.3	**Department of Land's correspondence**	√	

DISCLOSURE OF INTEREST

Nil.

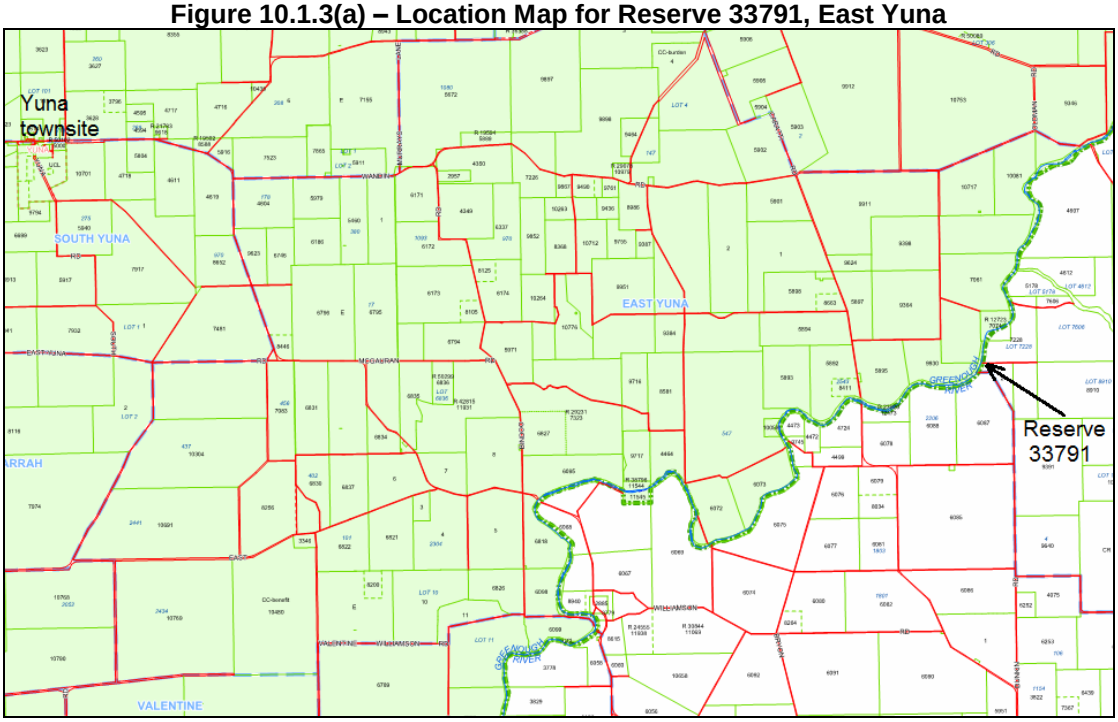
BACKGROUND

The Shire have been approached by the Department of Lands enquiring whether it would be willing to accept the management order for a reserve. This report recommends that Reserve 33791 should be amalgamated into the adjoining Unallocated Crown Land that contains the Greenough River.

COMMENT

Reserve 33791 is a 4,474m² reserve that runs along the eastern bank of the Greenough River and is located approximately 35km south-east of the Yuna townsite and approximately 20km upstream/north-east of Noondamurra Pool.

Figure 10.1.3(a) – Location Map for Reserve 33791, East Yuna



Reserve 33791 is a triangular lot only 18.45m across at its widest point that contains an access track along the eastern bank of the Greenough River. The reserve was created as Lot 11183/Reserve for Recreation in 1975 upon Survey Diagram 47063 as part of a larger farming subdivision/boundary rationalisation.

The Department of Lands are enquiring whether the Shire would be willing to accept a management order for Reserve 33791 for the purpose of 'Public Recreation'. The Department of Lands' correspondence has been included as **Attachment 10.1.3**.

Council has 4 options that it may wish to consider as its response to the Department of Lands' enquiry:

- accept the management order for Reserve 33791; or
- decline the management order for Reserve 33791; or
- advise that Reserve 33791 should be amalgamated into the adjoining Unallocated Crown Land that contains the Greenough River; or
- advise that the land should be amalgamated into adjoining Lot 2 (DLC Farm Pty Ltd) which is in the neighbouring City of Greater Geraldton.

Figure 10.1.3(b) – Lot Map of Reserve 33791, East Yuna

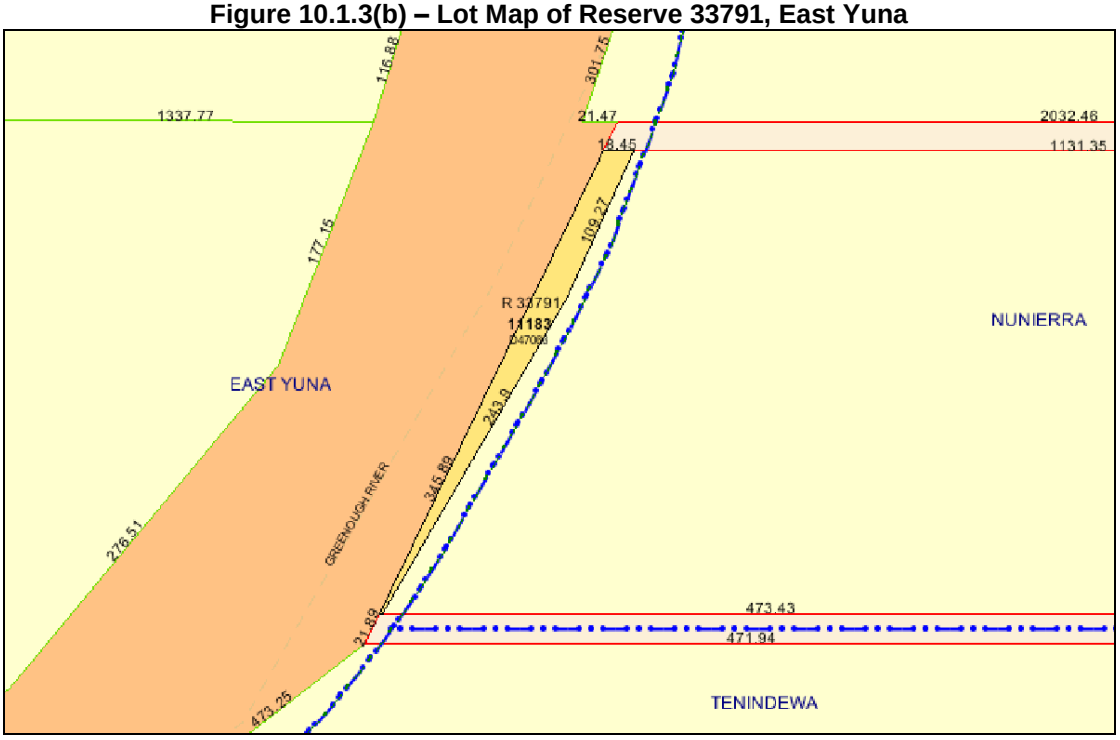
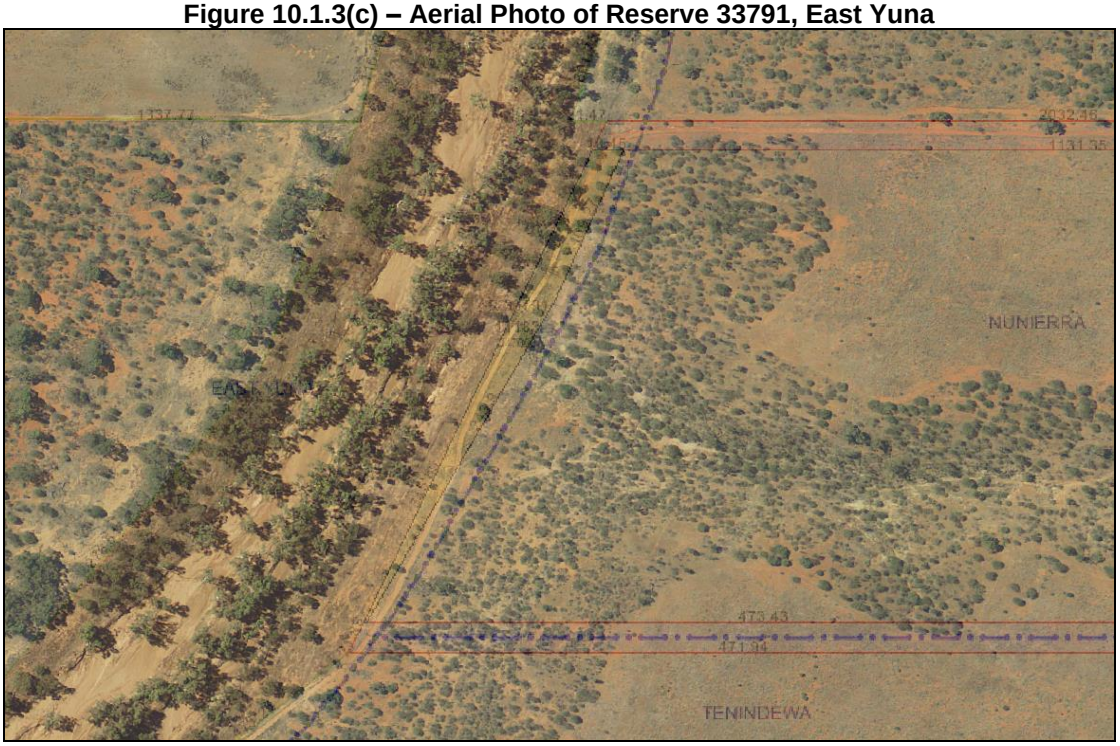


Figure 10.1.3(c) – Aerial Photo of Reserve 33791, East Yuna



STATUTORY ENVIRONMENT

Reserve 33791 is zoned 'Rural' under Shire of Chapman Valley Local Planning Scheme No.2.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Should Council accept the order for Reserve 33791 then the Shire will be responsible for ongoing management.

- **Long Term Financial Plan:**

The Shire of Chapman Valley Long Term Financial Plan was endorsed by Council at its 19 July 2017 meeting and notes the following:

> *"The main challenges facing Council are the need to meet community aspirations for improved services and infrastructure with a limited funding base. Chapman Valley has a small population and funding base and any new project needs to be considered carefully.*
>
> *The majority of assets and infrastructure are only affordable to Council with the assistance of State and/or Federal funding. This can be unpredictable and uncertain which makes it difficult to determine the exact timing of being able to afford new infrastructure. However, it is important to not lose sight of the Community's aims."*
>
> *"The following have been identified as key issues impacting of the Shire's finances:*
> - *Being able to establish a revenue base so sufficient operational revenue is available to fund all operating expenses;*
> - *The ability to maintain the Shire's asset base by renewing identified ageing infrastructure, ensuring cash reserves are quarantined and undertaking service delivery and asset rationalisation reviews;*
> - *The continued availability of state and commonwealth funding to support asset renewals and the creation of new assets; and*
> - *Managing community aspirations within a confined fiscal envelope."*

STRATEGIC IMPLICATIONS

Section 5.11.1 of the Shire of Chapman Valley Local Planning Strategy (2008) notes that:

> "*5.11.1 Reserves and National Parks - Major reserves and remnant vegetation within the Chapman Valley Shire are in the east and north east and the steeper slopes and mesa tops of the Moresby Ranges. The East Yuna and Wandana Reserves are the most notable and are included in System 5. Protection measures are planned for the Moresby Ranges, which were also recognised in System 5. Here vegetation communities are significant and contain a number of Rare and Priority species. Some land has been acquired by Government and other land may be taken up as the opportunities are presented.*
>
> *There is merit in retaining strips of indigenous vegetation as wind and wildlife belts between cleared arable land, and consideration should be given to preserving additional areas of remnant vegetation, with Government now tending to a 'No Clearing Policy'."*

Reserve 33791 is located within Precinct No.1 – Yuna East of the Local Planning Strategy which has the following environmental objectives:

> *"1.3.1 Encourage re-vegetation and retention of existing vegetation in order to minimise soil erosion and salinity levels through the promotion of natural resource management measures.*
> *1.3.2 Encourage protection of wind eroded areas and soils, and promote activities to reduce recharge of the shallow groundwater."*
> *"1.3.5 Ensure fire prevention measures are implemented and maintained in accordance with statutory requirements."*

- **Strategic Community Plan:**

The Shire of Chapman Valley Strategic Community Plan was endorsed by Council at its 15 November 2017 meeting and has the stated aim:

> *"To maintain and build population while ensuring financial and asset management is robust to allow for effective service delivery as an independent shire participating in the growth of the region."*

The Strategic Community Plan contains the following Environmental Protection and Sustainability Key Theme and Goal:

Objective	Strategy	Action	Timeline	Responsibility	Status in 2017	Desired State
Preserve the natural environment and address environmental risks as they arise.	Manage the impact of waste, water, weed and vermin control on the environment	Continue to review resource allocation to control declared weeds on Shire owned/ controlled land.	Ongoing	CEO & Manager of Works	Current resource allocations adequate for declared weeds. However; not for nuisance weeds.	Resource allocation appropriate to the level of control considered appropriate for weeds (declared and/or nuisance).

CONSULTATION

Section 14 of the *Land Administration Act 1997* requires that:

> *"Before exercising in relation to Crown land any power conferred by this Act, the Minister must, unless it is impracticable to do so, consult the local government within the district of which the Crown land is situated concerning that exercise."*

RISK ASSESSMENT

Rating 1 (Insignificant) Measures of Consequence – Risk Assessment and Acceptance Criteria

VOTING REQUIREMENTS

Simple majority required

STAFF RECOMMENDATION

That Council write to the Department of Lands advising that Reserve 33791 should be amalgamated into the adjoining Unallocated Crown Land that contains the Greenough River.

ATTACHMENT 10.1.3

- 4 SEP 2018

Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

Land Use Management

File: 02334-1974 Job 181935
Enquiries: Jeanne Baker Ph: 6552 4590
Fax: 6552 4417
Email: jeanne.baker@dplh.wa.gov.au

FILE No. A1992
CEO
CORPORATE SERVICES
PLANNING
WORKS & SERVICES
RANGER
PROPERTY MANAGER
EXECUTIVE ASSISTANT
CR1813340

29 August 2018

Chief Executive Officer
Shire of Chapman Valley
PO BOX 1
NABAWA WA 6532

Dear Sir/Madam

LOT 11183 ON DIAGRAM 47063, SHIRE OF CHAPMAN VALLEY

As a result of a freehold subdivision, the above lot 11183 (print enclosed) was ceded to the Crown subject to section 152 of the Planning and Development Act 2005 for the purpose of Public Recreation.

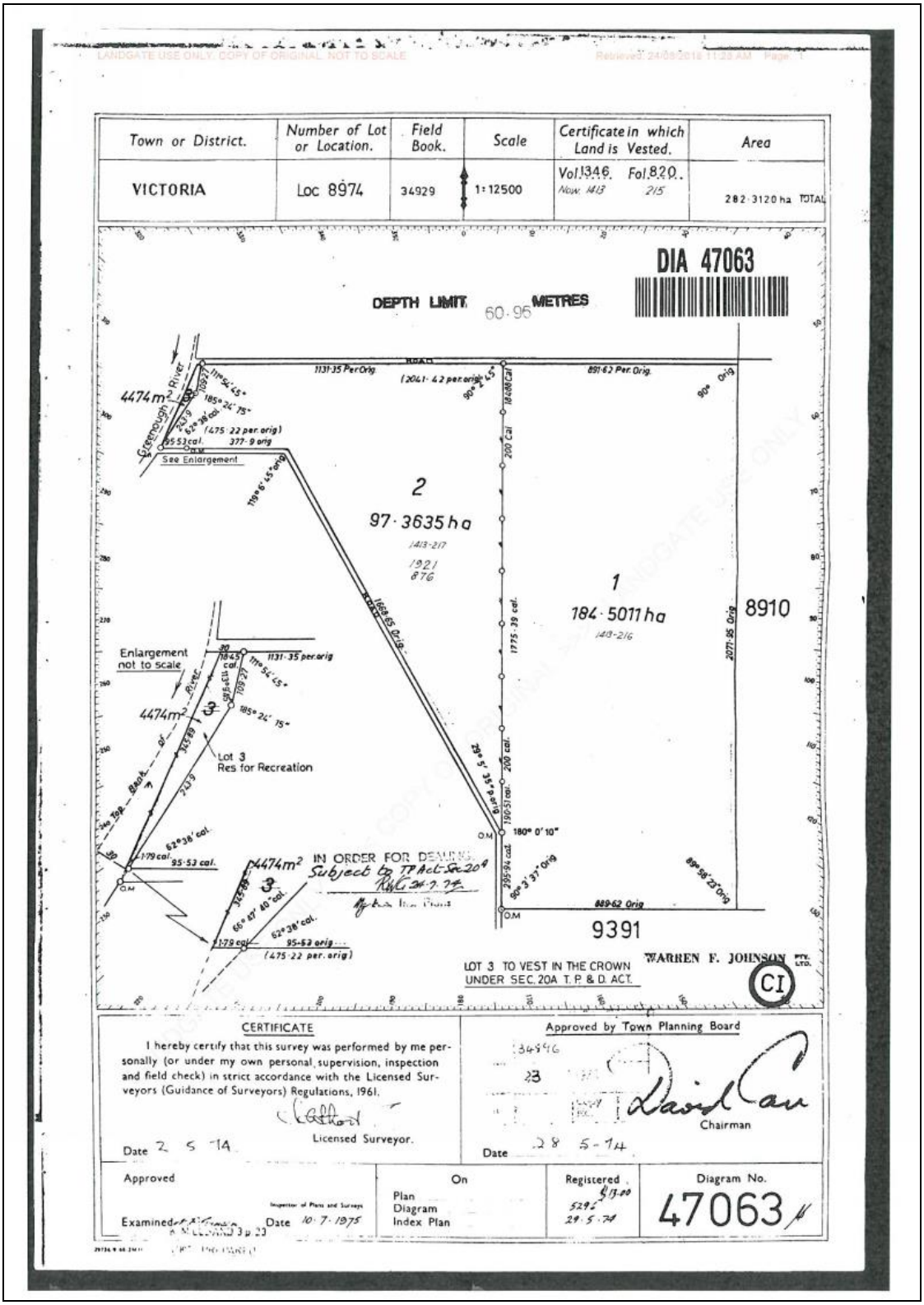
Please advise whether Council is willing to accept the management of the proposed reserve.

Should you have any enquiries please contact me on any of the above details.

Yours faithfully

Jeanne Baker
Assistant State Land Officer
Case Delivery

Gordon Stephenson House, 140 William Street Perth Western Australia 6000 Locked Bag 2506 Perth Western Australia 6001
Telephone (08) 6552 4400 Facsimile (08) 6552 4417 Freecall: 1800 735 784 (Country only)
Email: info@lands.wa.gov.au Website: www.lands.wa.gov.au
ABN: 68 565 723 484
A9634585


Town or District.
VICTORIA
Number of Lot or Location.
Loc 8974
Field Book.
34929
Scale
1:12500
Certificate in which Land is Vested.
Vol 1346 Fol 820
Now 1413 215
Area
282·3120 ha TOTAL
DIA 47063
DEPTH LIMIT 60·95 METRES
2
97·3635 ha
1413-217
1921
876
1
184·5011 ha
1413-216
8910
9391
4474m²
Lot 3
Res for Recreation
Enlargement not to scale
See Enlargement
4474m² IN ORDER FOR DEALING
Subject to TP Act Sec 20A
LOT 3 TO VEST IN THE CROWN UNDER SEC. 20A T.P. & D. ACT.
WARREN F. JOHNSON PTY. LTD.
CERTIFICATE
I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.
Licensed Surveyor.
Date 2 5 74
Approved by Town Planning Board
Chairman
Date 28 5 74
Approved
Examined
Date 10·7·1975
On
Plan
Diagram
Index Plan
Registered
$13.00
5292
29·5·74
Diagram No.
47063


8/24/2018
LandInfo WA V3
SLIP
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data.wa.gov.au
FAQs
Terms & Conditions
Esri WA Geocoder
Landgate / SLIP | © Western Australian Land Information Authority (Landgate) 2014. Use of
0
30
60m
-28.409 115.358 Degrees
https://maps.slip.wa.gov.au/landgate/landinfowa/
1/1

LANDGATE USE ONLY. COPY OF ORIGINAL. NOT TO SCALE
TIP Check: 24/08/2018 11:28:10 AM

REGISTER NUMBER	
11183/D47063	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

WESTERN AUSTRALIA

VOLUME LR3006 FOLIO 912

RECORD OF QUALIFIED CERTIFICATE OF CROWN LAND TITLE

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997
NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 11183 ON DIAGRAM 47063

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: RESERVE WITHOUT MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: STATE OF WESTERN AUSTRALIA

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

1. RESERVE 33791 FOR THE PURPOSE OF PUBLIC RECREATION

Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

----------END OF CERTIFICATE OF CROWN LAND TITLE----------

STATEMENTS:

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

SKETCH OF LAND:	D47063
PREVIOUS TITLE:	LR3006-912
PROPERTY STREET ADDRESS:	NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF CHAPMAN VALLEY
RESPONSIBLE AGENCY:	DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: K865048 CORRESPONDENCE FILE 02334-1974-01RO

10.2
Finance
October 2018

Contents

10.2 AGENDA ITEMS

10.2.1 Financial Reports for September 2018

AGENDA ITEM:	**10.2.1**
SUBJECT:	**FINANCIAL REPORTS FOR SEPTEMBER 2018**
PROPONENT:	**SHIRE OF CHAPMAN VALLEY**
SITE:	**SHIRE OF CHAPMAN VALLEY**
FILE REFERENCE:	**307.04**
PREVIOUS REFERENCE:	**N/A**
DATE:	**17 OCTOBER 2018**
AUTHOR:	**DIANNE RAYMOND, MANAGER FINANCE & CORPORATE SERVICES**

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.2.1	Financial Management Reports		√

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Local Government (Financial Management) Regulations require monthly statements of financial activity to be reported and presented to Council.

COMMENT

The financial position at the end of September 2018 is detailed in the monthly management report provided as a **separate attachment** for Council's review.

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.4
Local Government (Financial Management) Regulations 1996 Section 34

POLICY/PROCEDURE IMPLICATIONS

There are no policy implications

FINANCIAL IMPLICATIONS

As presented in the Financial Management Report September 2018

- **Long Term Financial Plan (LTFP):**

  No significant effect on the LTFP

STRATEGIC IMPLICATIONS

Nil

- **Strategic Community Plan/Corporate Business Plan:**

Ref	Objective	Strategy	Action
5.1	Ensure governance and administration systems, policies and processes are current and relevant		Review current Council and Management policies and formalise update process and timelines.

CONSULTATION

Not applicable

RISK ASSESSMENT

The associated risk would be the failure to comply with Local Government Financial Regulations requiring monthly reporting of financial activity. Risk rating is considered Level 1 - Insignificant

Measures of Consequence							
Rating (Level)	Health	Financial Impact	Service Interruption	Compliance	Reputational	Property	Environment
Insignificant (1)	Negligible injuries	Less than $1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

That Council receives the financial management report supplied under separate attachment for the month of September 2018 comprising the following:

- Statement of Financial Activities with notes
- Note 1 – Net Current Assets
- Note 2 – Explanation of Material Variances
- Note 3 – Cash & Investments
- Note 4 – Receivables
- Note 5 – Rating Revenue
- Note 6 – Disposal of Assets
- Note 7 – Capital Acquisitions
- Note 8 – Borrowings
- Note 9 – Reserves
- Note 10 – Grants & Contributions
- Note 11 – Trust Fund
- Note 12 – Budget Amendments

Additional Information
- Budget by Program
- Summary of Payments
- Bank Reconciliation
- Credit Card Statement

10.3
Chief Executive Officer
October 2018

Contents

10.3 AGENDA ITEMS

10.3.1 Management Licence – Yuna Golf Club

10.3.2 Meeting Dates & Venues

AGENDA ITEM:	**10.3.1**
SUBJECT:	**MANAGEMENT LICENCE – YUNA GOLF CLUB**
PROPONENT:	**YUNA GOLF CLUB**
SITE:	**PART OF RESERVES 29968 & 28869 YUNA**
FILE REFERENCE:	**803.15**
PREVIOUS REFERENCE:	**NIL**
DATE:	**17th OCTOBER 2018**
AUTHOR:	**MAURICE BATTILANA, CHIEF EXECUTIVE OFFICER**

SUPPORTING DOCUMENTS:

Ref	Title	Attached to Report	Under Separate Cover
10.3.1(a)	Draft Yuna Golf Club Management Licence		√

DISCLOSURE OF INTEREST

Nil

BACKGROUND

I have been working with the Yuna Golf Club (YGC) members on developing a Management Licence for the use of the existing facilities located on Part of Reserves 29968 & 28869, with a copy of the *Draft Management Licence* provided at ***Attachment 10.3.1(a).***

COMMENT

It will be noted the Draft Licence has been established by using the standard template developed by staff in collaboration and consultation with Council legal advisors (McLeod's Barristers & Solicitors).

It also will be noted at Item 5 of the Schedule attached to the Licence the Licence Fee has been set at a *peppercorn on demand* for the YGC's use of the facilities. This amount is consistent with the fact the Club has not paid the Shire in the past for the use of the Reserves.

It must be stressed, the Licence presented is a Draft only and Council can amend the documents as they see fit and present this back to the YGC members for further discussion and negotiation as often as required until a consensus has been reached.

STATUTORY ENVIRONMENT

The Management Licence will be a legally binding document, which both parties will be required to adhere to.

The Management Licence will also cover the Shire's legal obligation under the Local Government Act for the disposition of property, which includes lease, licence and sale of property under the control/ownership of the local government authority.

POLICY IMPLICATIONS

Council has a number of Policies/Procedures, which deal with specific conditions associated with the use of properties under the control/ownership of the Shire. The ongoing process of developing Management Licences for the various land/facilities under the Shire ownership or control has incorporate some of these Policies/Procedures resulting in these being removed as policy/procedures.

There are no current polices or procedures affected by the YGC Draft Management Licence

- **Strategic Community Plan/Corporate Business Plan:**

Ref	Objective	Strategy	Action
1.1	Nurture the sense of community	Development of plans relevant to population needs	Review existing plans and develop new plans as required

CONSULTATION

The establishment of the Draft Management Licence for the YGC facilities has been through a consultation process with the YGC members.

In addition, there has been significant prior consultation with Council's legal advisors (McLeod's Barristers & Solicitors) to develop a Management Licence Template to use as a basis for establishing Licences with users of Shire controlled/owned facilities.

RISK ASSESSMENT

The risk in this instance is considered ***insignificant*** i.e.

Measures of Consequence							
Rating (Level)	**Health**	**Financial Impact**	**Service Interruption**	**Compliance**	**Reputational**	**Property**	**Environment**
Insignificant (1)	Negligible injuries	Less than $1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

Council endorses the "*Management Licence for the use of Portion of Part of Reserves 29968 & 28869"* between the Shire of Chapman Valley and the Yuna Golf Club as presented and authorise the Chief Executive Officer to finalise the Licence and implement the conditions immediately.

AGENDA ITEM:	**10.3.2**
SUBJECT:	**NOTICE OF COUNCIL MEETINGS 2019**
PROPONENT:	**CHIEF EXECUTIVE OFFICER**
SITE:	**SHIRE OF CHAPMAN VALLEY**
FILE REFERENCE:	**406.00**
PREVIOUS REFERENCE:	**NA**
DATE:	**17th OCTOBER 2018**
AUTHOR:	**MAURICE BATTILANA, CHIEF EXECUTIVE OFFICER**

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Council is required under the Local Government Act 1995 to at least once a year set and advertise meeting dates, times and venues for Ordinary Council meetings for the next twelve-month period.

Council has previously resolved to reach out to the community, with one of the proposals being to move the Ordinary Monthly Council Meeting(s) (OCM) around the shire. In past years Council held one several its OCM away from the Nabawa Administration Building i.e.

- Yuna Multipurpose Community Centre; and
- Bill Hemsley Park Community Centre

It is being recommended Council continue holding OCM's at both the Bill Hemsley Park Community Centre and Yuna Community Centre buildings in the forthcoming calendar year.

COMMENT

Council meetings are usually held at Nabawa on the third Wednesday of the month, commencing at 9:00am, except for January when no Ordinary Council meeting is held.

The meeting date for December has occasionally been brought forward to the second Wednesday of the month to avoid clashes with Christmas/New Year break period. This should not be necessary in 2019 as the third Wednesday is the 18th December.

Below are recommended meeting locations and dates for the 2019 OCMs:

DATE	MEETING LOCATION
20 February	Nabawa Chambers
20 March	**Bill Hemsley Park Community Centre**
17 April	Nabawa Chambers
15 May	Nabawa Chambers
19 June	Nabawa Chambers
17 July	Nabawa Chambers
21 August	**Yuna Multipurpose Community Centre**
18 September	Nabawa Chambers
16 October	Nabawa Chambers
20 November	Nabawa Chambers
18 December	Nabawa Chambers

STATUTORY ENVIRONMENT

Local Government (Administration) Regulations 1996 Clause 12(1) states:

Public notice of Council or Committee meetings – s 5.25(G)

At least once each year a local government is to give local public notice:

1. *Of the dates, time and place of the ordinary council meetings;*

2. *The committee meetings that are required under the Act to be open to the members of the public or that are proposed to be open to members of the public are to be held in the next 12 months.*

POLICY IMPLICATIONS

No Policy affected.

FINANCIAL IMPLICATIONS

No significant costs envisaged.

- **Long Term Financial Plan (LTFP):**

  No affect on the LTFP is envisaged.

STRATEGIC IMPLICATIONS

It is important for Council to include and engage all sectors of our community and the concept of structuring meeting times, dates and location to reach out to the community is one means of improving this.

- **Strategic Community Plan/Corporate Business Plan:**

  Leadership

Ref	Objective	Strategy	Action
5.1	Ensure governance and administration systems, policies and processes are current and relevant	Review policy categories and set ongoing accountability for review processes	Review current Council and Management policies and formalise update process and timelines.

CONSULTATION

This matter of relocating the Council has previously been discussed and I believe this practice has proved successful with a clear indication Council will continue to reach out to the community.

RISK ASSESSMENT

There is a risk of Council being perceived as not engaging the community by insisting OCMs are always held at Nabawa.

Measures of Consequence							
Rating (Level)	**Health**	**Financial Impact**	**Service Interruption**	**Compliance**	**Reputational**	**Property**	**Environment**
Insignificant (1)	Negligible injuries	Less than $1,000	No material service interruption	No noticeable regulatory or statutory impact	Unsubstantiated, low impact, low profile or 'no news' item	Inconsequential or no damage.	Contained, reversible impact managed by on site response

VOTING REQUIREMENTS

Simple majority

STAFF RECOMMENDATION

Council Ordinary Meeting time, dates and locations for the next Calendar Year as listed below be adopted and advertised in accordance with the Local Government (Administration) Regulations:

DATE	MEETING LOCATION
20 February	Nabawa Chambers
20 March	**Bill Hemsley Park Community Centre**
17 April	Nabawa Chambers
15 May	Nabawa Chambers
19 June	Nabawa Chambers
17 July	Nabawa Chambers
21 August	**Yuna Multipurpose Community Centre**
18 September	Nabawa Chambers
16 October	Nabawa Chambers
20 November	Nabawa Chambers
18 December	Nabawa Chambers

11.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

12.0 NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING

13.0 DELEGATES REPORTS

14.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

15.0 MATTERS FOR WHICH MEETING TO BE CLOSED TO MEMBERS OF THE PUBLIC

16.0 CLOSURE