



## **MINUTES OF ORDINARY MEETING OF COUNCIL HELD ON 21 SEPTEMBER 2010**

I hereby certify that the Minutes of the Ordinary Council Meeting held are a true and accurate record of the proceedings contained therein.

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**Deputy Shire President Confirmed**

**Date:** \_\_\_\_\_

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# SHIRE OF WYNDAHM EAST KIMBERLEY

## MINUTES

OF THE ORDINARY COUNCIL MEETING  
HELD ON TUESDAY, 21 SEPTEMBER 2010 AT 6:00 PM.

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### 1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Deputy Shire President, John Moulden declared the meeting open at 6.01pm and welcomed the members of the public and staff in the Gallery.

### 2. RECORD OF ATTENDANCE

Cr J Moulden	Deputy Shire President
Cr D Ausburn	Councillor
Cr J McCoy	Councillor
Cr R Dessert	Councillor
Cr R Addis	Councillor
Cr J Parker	Councillor
Cr K Wright	Councillor
G Gaffney	Chief Executive Officer
N Kearns	Director Development Services
J Ellis	Director Corporate Services
T Cheng	Director Infrastructure Services
K Apperley	Director Community Development
R Morrall	Governance Support Officer
F Kuiper	Executive Assistant (Minute Taker)

### GALLERY

Hilary Woodley  
Simone Rushby  
Mark Northover  
Damian Jolly

### APOLOGIES

Cr Fred Mills  
Cr Kenneth Torres

### 3. DECLARATION OF INTEREST

- **Financial Interest**

Nil

- **Impartiality Interest**

Nil

- **Proximity Interest**

Nil

**4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**5. PUBLIC QUESTION TIME**

Nil

**6. PETITIONS**

Nil

**7. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**8. CONFIRMATION OF MINUTES**

**8.1 CONFIRMATION OF MINUTES OF ORDINARY COUNCIL MEETING OF 17 AUGUST 2010**

**RECOMMENDATION**

That Council confirms the Minutes of the Ordinary Council Meeting held on 17 August 2010.

**COUNCIL DECISION**

**Minute No. 9276**

**Moved: Cr K Wright  
Seconded: Cr J Parker**

**That Council confirms the Minutes of the Ordinary Council Meeting held on 17 August 2010.**

**Carried Unanimously 7/0**

**8.2 CONFIRMATION OF MINUTES OF SPECIAL COUNCIL MEETING  
OF 31 AUGUST 2010**

**RECOMMENDATION**

That Council confirms the Minutes of the Special Council Meeting held on 31 August 2010.

**COUNCIL DECISION**

***Minute No. 9277***

***Moved: Cr D Ausburn  
Seconded: Cr J Parker***

***That Council confirms the Minutes of the Special Council Meeting held on 31 August 2010.***

***Carried Unanimously 7/0***

**9. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT  
DISCUSSION**

Nil

**10. DEPUTATIONS / PRESENTATIONS / SUBMISSIONS**

Nil

**11. MINUTES OF COUNCIL COMMITTEE MEETINGS**

**11.1 MINUTES OF AUDIT COMMITTEE MEETINGS**

Nil

**11.2 MINUTES OF AIRPORT COMMITTEE MEETINGS**

Nil

**12. REPORTS**

**12.1 MATTERS ARISING FROM COMMITTEES OF COUNCIL**

Nil

## 12.2 CORPORATE SERVICES

### 12.2.1 Monthly Report

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire of Wyndham East Kimberley
<b>LOCATION:</b>	Shire of Wyndham East Kimberley
<b>AUTHOR:</b>	Jo-Anne Ellis, Director Corporate Services
<b>REPORTING OFFICER:</b>	Jo-Anne Ellis, Director Corporate Services
<b>FILE NO:</b>	60.14.02
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to note and accept the Monthly Financial Report for July 2010.

#### **BACKGROUND**

Council is required to prepare Monthly Financial Reports as required by the Local Government (Financial Management) Regulations 1996.

#### **STATUTORY IMPLICATIONS**

Section 6.4 Local Government Act 1995

Regulation 34, Local Government (Financial Management) Regulations 1996

#### **POLICY IMPLICATIONS**

No policy implications apply in the preparation of the report.

#### **FINANCIAL IMPLICATIONS**

Monthly financial reporting is a primary financial management and control process. It provides Council with the ability to oversee the Shire's financial performance against budgeted targets.

#### **STRATEGIC IMPLICATIONS**

*Key Result Area 5 – Governance*

Council's financial position and forward planning is sound.

#### **COMMUNITY CONSULTATION**

No community consultation was required in the preparation of this report.

#### **COMMENT**

Councils 2010/11 Budget was adopted on 10 August 2010.

Comments in relation to budget to actual variances are included as a note in the Financial Report.

**ATTACHMENTS**

The Monthly Financial Report for July 2010 will be provided as a separate attachment.

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

That Council accepts the Monthly Financial Report for the month of July 2010.

**COUNCIL DECISION**

*Minute No. 9278*

*Moved: Cr D Ausburn  
Seconded: Cr J Parker*

*That Council accepts the Monthly Financial Report for the month of July 2010.*

*Carried Unanimously 7/0*

### 12.2.2 List of Accounts Paid Under Delegation 18

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire of Wyndham East Kimberley
<b>LOCATION:</b>	Shire of Wyndham East Kimberley
<b>AUTHOR:</b>	Ashleigh Fiegert, Finance Officer
<b>REPORTING OFFICER:</b>	Jo-Anne Ellis, Director Corporate Services
<b>FILE NO:</b>	60.14.03
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

To present the listing of accounts paid under delegated authority in accordance with the requirements of the Local Government (Financial Management) Regulations 1996.

#### **BACKGROUND**

Delegation 18 – Payment of Creditors was reviewed and adopted by Council on 16 June 2009.

This delegation gives authority to make payments from the Municipal Fund or Trust Fund to the Chief Executive Officer. There is a sub delegation to the Director Corporate Services, Manager Financial Services and Financial Officers.

#### **STATUTORY IMPLICATIONS**

Local Government Act 1995 – Section 5.42

Local Government (Financial Management) Regulations 1996 – Regulations 12 and 13

#### **POLICY IMPLICATIONS**

Delegation 18 – Payment of Creditors

#### **FINANCIAL IMPLICATIONS**

Ongoing management of Council funds by providing Council with sufficient information to monitor and review payments made.

#### **STRATEGIC IMPLICATIONS**

Key Result Area 5 – Governance

Council's financial position and forward planning is sound.

#### **COMMUNITY CONSULTATION**

No community consultation was required in relation to this item.

#### **COMMENT**

In accordance with statutory requirements and delegated authority, each payment from the Municipal Fund or the Trust Fund is to be noted on a list compiled each

month showing: the payee's name, amount of payment, date of payment and sufficient information to identify the transaction. The list is to be presented to Council at the next ordinary meeting of the Council following the preparation of the list and is to be recorded in the minutes of the meeting at which it is presented.

**ATTACHMENTS**

List of Accounts Paid Under Delegation 18

**VOTING REQUIREMENT**

Simple Majority

**OFFICER'S RECOMMENDATION**

That Council receives and accepts the listing of payments approved under Delegation 18 - Payment of Creditors, being:

Municipal cheques 39722-39785 (1 – 31 August 2010)	\$1,177,844.25
Trust cheques 65-66 (1 - 31 August 2010)	\$5,939.07
Municipal EFT109912 – EFT110144 (1 – 31 August 2010)	\$1,570,879.32
Payroll (1 – 31 August 2010)	\$302,146.40
Direct bank debits (1 – 31 August 2010)	\$45,398.79
	<hr/>
Total	\$3,102,207.83

**COUNCIL DECISION**

***Minute No. 9279***

***Moved: Cr D Ausburn***

***Seconded: Cr R Dessert***

***That Council receives and accepts the listing of payments approved under Delegation 18 - Payment of Creditors, being:***

<b><i>Municipal cheques 39722-39785 (1 – 31 August 2010)</i></b>	<b><i>\$1,177,844.25</i></b>
<b><i>Trust cheques 65-66 (1 - 31 August 2010)</i></b>	<b><i>\$5,939.07</i></b>
<b><i>Municipal EFT109912 – EFT110144 (1 – 31 August 2010)</i></b>	<b><i>\$1,570,879.32</i></b>
<b><i>Payroll (1 – 31 August 2010)</i></b>	<b><i>\$302,146.40</i></b>
<b><i>Direct bank debits (1 – 31 August 2010)</i></b>	<b><i>\$45,398.79</i></b>
	<hr/>
<b><i>Total</i></b>	<b><i>\$3,102,207.83</i></b>

***Carried Unanimously 7/0***

**LIST OF ACCOUNTS PAID UNDER DELEGATION 18**  
**List of Accounts Submitted to Council 21 September 2010**

<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
EFT109912	2/08/2010	WALGSP	SUPERANNUATION CONTRIBUTIONS	42,160.98
EFT109913	5/08/2010	AUST LG JOB DIRECTORY	ADVERTISING	396.00
EFT109914	5/08/2010	ALLGEAR	CHAIN & SPROCKET - P356	105.30
EFT109915	5/08/2010	ARGYLE ENGINEERING	TAILGATE REPAIRS - P309	641.75
EFT109916	5/08/2010	ARGYLE MOTORS	REPAIRS - 1BPD685	511.05
EFT109917	5/08/2010	ASSOC. FOR THE BLIND WA (LIBRARY)	KWF 2010 - AUDIO BOOKS FOR SALE	224.60
EFT109918	5/08/2010	BRIDGESTONE AUSTRALIA LTD	NEW TYRE - P358	237.66
EFT109919	5/08/2010	BOAB CARPENTRY PTY LTD	DISABILITY ACCESS – WYNDHAM POOL	12,965.92
EFT109920	5/08/2010	CAMBRIDGE GULF CLEANING SERVICES	CLEANING OF VARIOUS LOCATIONS - WYNDHAM	1,159.13
EFT109921	5/08/2010	CARPET, VINYL & TILE CENTRE	ACOUSTIC WALL TILES - KUNUNURRA YOUTH CENTRE	1,724.80
EFT109922	5/08/2010	DISPLAYS DIRECT AUSTRALIA PTY LTD	PULL UP BANNERS	784.03
EFT109923	5/08/2010	DRYSDALE RIVER STATION	MAINTENANCE - CREEK CROSSING MITCHELL PLATEAU	3,107.41
EFT109924	5/08/2010	EAST KIMBERLEY HARDWARE	INDUSTRIAL SHELVING & VARIOUS HARDWARE ITEMS	7,512.50
EFT109925	5/08/2010	ENZED SERVICE CENTRE DARWIN	HYDRAULIC REPAIRS - P350	732.18
EFT109926	5/08/2010	GHD PTY LTD	ENGINEERING DESIGN - SIPHON CULVERTS M1 CHANNEL	9,924.75
EFT109927	5/08/2010	IBAC PLUMBING PTY LTD	WATER LEAK – EXALOO TOILET KUNUNURRA	292.60
EFT109928	5/08/2010	IOR PETROLEUM PTY LTD	FUEL DELIVERY - KUNUNURRA DEPOT	7,051.30
EFT109929	5/08/2010	IT VISION ITV	SYNERGY SOFT & UNIVERSE ANNUAL LICENSE FEES	37,081.00
EFT109930	5/08/2010	J BLACKWOOD & SON LIMITED	12 X CARTRIDGES OF GREASE	112.99
EFT109931	5/08/2010	JASON SIGN MAKERS LTD	VARIOUS SIGNS	1,025.46
EFT109932	5/08/2010	JSW HOLDINGS PTY LTD	12 X TONNE TOPSOIL - LINK PATH	264.00
EFT109933	5/08/2010	KIMBERLEY INDUSTRIES	CRANE HIRE - LIFT CATTLE GRID OLD CAVE SPRINGS RD	770.00
EFT109934	5/08/2010	KIMBERLEY INDUSTRIES METALAND	ROUND BLACK ROD - LINK PATH	55.44
EFT109935	5/08/2010	KIMBERLEY MARKETING	REFRESHMENT SUPPLIES - COUNCIL MEETINGS	119.15
EFT109936	5/08/2010	KIMBERLEY WASTE SERVICES	KUNUNURRA REFUSE COLLECTION – JULY 2010	61,951.51
EFT109937	5/08/2010	KUNUNURRA AMCAL PHARMACY	FRAME - KCCI MEMBERSHIP CERTIFICATE	22.05

EFT109938	5/08/2010	KUNUNURRA CRUISES 'THE BBQ BOAT'	KWF 2010-LITERARY BRUNCH	1,500.00
EFT109939	5/08/2010	KUNUNURRA LOCK & KEY	REMOVE BROKEN KEY - OFFICE DOOR WYNDHAM ADMIN	592.00
EFT109940	5/08/2010	KUNUNURRA PEST MANAGEMENT	REMOVE BEES/WASPS - KUNUNURRA AIRPORT	275.00
EFT109941	5/08/2010	KUNUNURRA SECURITY SERVICE	RELOCATION & CONNECTION OF PHONE & DATA LINES	1,472.46
EFT109942	5/08/2010	KIMBERLEY COMMUNICATIONS	VANDAL DAMAGED ON EXALOO & UHF - P478	1,374.50
EFT109943	5/08/2010	KUNUNURRA DIESEL SERVICE	NEW LENS LAMP - P367	168.70
EFT109944	5/08/2010	LGIS PROPERTY	PROPERTY SCHEME POLICY RENEWAL 30/06/10 - 30/06/11	78,759.87
EFT109945	5/08/2010	LEGUNE STATION	MAINTENANCE GRADE - LEGUNE ROAD	10,560.00
EFT109946	5/08/2010	M.E. & M.F. JENKINS	PROGRESS PAYMENT # 1 TENDER T16910	110,000.00
EFT109947	5/08/2010	MARTIN PRINT	BUSINESS CARDS FOR VARIOUS STAFF	546.00
EFT109948	5/08/2010	MCLEAN ENTERPRISES PTY LTD	VARIOUS FREIGHT CHARGES	106.76
EFT109949	5/08/2010	NICK ALLEN	REIMBURSEMENT FOR MEALS 20/07/10 - 24/07/10	212.10
EFT109950	5/08/2010	NICK KEARNS	AWAY FROM HOME ALLOWANCE 11/07/10 - 17/07/10	245.76
EFT109951	5/08/2010	NORTH KIMBERLEY TRANSPORT	MAINTENANCE GRADING KALUMBURU ROAD	42,836.00
EFT109952	5/08/2010	OFFICE NATIONAL KUNUNURRA	NEW CHAIR - INFRASTRUCTURE DIRECTOR	742.65
EFT109953	5/08/2010	ORD RIVER CONTRACTING	GRAVEL TO FORM INTERNAL ROADS – KNX TIP	7,098.47
EFT109954	5/08/2010	ORIA ORCHARDS	WEEKLY FLOWER DELIVERY - 12/07/10	15.00
EFT109955	5/08/2010	ORD FUEL SUPPLIES	FUEL DELIVERY - KUNUNURRA DEPOT	11,309.71
EFT109956	5/08/2010	PLANNING INSTITUTE AUSTRALIA	PLANNING INSTITUTE AUST. MEMBERSHIP NICK KEARNS	520.00
EFT109957	5/08/2010	RAPID PLASTICS	600LTR COMPACT FIRE FIGHTER UNIT	5,963.10
EFT109958	5/08/2010	SETON AUSTRALIA PTY LTD	RESPIRATOR AND FILTERS – KUNUNURRA SWIMMING POOL	666.06
EFT109959	5/08/2010	STEWART & HEATON CLOTHING CO. PTY LTD	UNIFORMS CROSSING FALLS VOLUNTEER BUSH FIRE BRIGADE	461.65
EFT109960	5/08/2010	SYNETRIX	2TB SAMSUNG STORY USB HDD	225.50
EFT109961	5/08/2010	SAFFE	VARIOUS SIZED BIN LINERS	1,584.00
EFT109962	5/08/2010	SARAH & TERRY MCKAY	50% FENCING COSTS LOT 190 & LOT 191 QUONDONG ST	1,721.12
EFT109963	5/08/2010	THINKWATER	VARIOUS RETIC FITTINGS	92.07
EFT109964	5/08/2010	TNT AUSTRALIA PTY LIMITED	HEALTH FREIGHT CHARGES	415.57

EFT109965	5/08/2010	TOP END MOTORS	ANNUAL LICENCE CHECK - P472	87.40
EFT109966	5/08/2010	TOTAL EDEN KP PUMPS	ASSORTED RETIC FITTINGS	73.33
EFT109967	5/08/2010	TROPICAL PEST CONTROL	TERMITE TREATMENT	264.00
EFT109968	5/08/2010	WYNDHAM EXCAVATIONS	LOADER TO PUSH & SHEET WYNDHAM TIP - JULY 2010	2,376.00
EFT109969	16/08/2010	ACIL TASMAN PTY LTD	KUNUNURRA ALICE SPRINGS AIR SERVICE FEASIBILITY STUDY	14,417.70
EFT109970	16/08/2010	ATO CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	317.39
EFT109971	16/08/2010	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD	APRA LICENSE BACKGROUND MUSIC	1,946.18
EFT109972	16/08/2010	AUSTRALIA POST	POSTAGE - JULY 2010	490.05
EFT109973	16/08/2010	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	213.00
EFT109974	16/08/2010	ALLGEAR	VARIOUS REPAIRS TO MINOR PLANT - P356	775.10
EFT109975	16/08/2010	ARGYLE MOTORS	SERVICE - P313	731.40
EFT109976	16/08/2010	BERM BACKHOE HIRE	SLASHING PACKSADDLE ROAD - SWEK 50%	5,923.50
EFT109977	16/08/2010	BOSS FLUID POWER	GLOVES, HAND TOWELS & TOILET ROLLS	1,673.60
EFT109978	16/08/2010	BROADCAST AUSTRALIA PTY LTD	1/07/10 - 30/06/11 FACILITIES LEASING FEES - GWN TV KNX	4,665.08
EFT109979	16/08/2010	BONNYGLEN RETIREMENT FUND	PAYROLL DEDUCTIONS	4,480.00
EFT109980	16/08/2010	BRANKO BP MOTORS	NEW GAS BOTTLES - BASTION BBQ'S	530.70
EFT109981	16/08/2010	C & S JOLLY ELECTRICS	REPLACE FIRE DAMAGED CABLING - KELLYS KNOB BEACON	4,617.23
EFT109982	16/08/2010	CENTURION TRANSPORT	VARIOUS FREIGHT CHARGES	291.27
EFT109983	16/08/2010	COMMUNICATION AND PROTECTIVE SOLUTIONS	RELOCATE TELEPHONE EXTENSION - RECORDS PHONE	387.20
EFT109984	16/08/2010	CROCODILE SIGNS	SIGNS - TERMINAL UPGRADE - KUNUNURRA AIRPORT	369.05
EFT109985	16/08/2010	CAMBRIDGE GULF CLEANING SERVICES	CLEANING OF VARIOUS LOCATIONS - WYNDHAM	2,557.95
EFT109986	16/08/2010	DEPARTMENT OF TREASURY AND FINANCE	LOST & DAMAGED BOOKS	594.00
EFT109987	16/08/2010	DISCOVERY HOLIDAY PARKS	ACCOMMODATION - TEMPORARY EHO 29/06/2010 - 3/08/2010	2,250.00
EFT109988	16/08/2010	DRYSDALE RIVER STATION	ACCOMMODATION & MEALS - HEALTH OFFICER	331.66
EFT109989	16/08/2010	EAST KIMBERLEY HARDWARE	VARIOUS HARDWARE ITEMS	67.50
EFT109990	16/08/2010	FORTE AIRPORT MANAGEMENT	PROJECT MANAGEMENT - TERMINAL EXPANSION EKRA	34,958.00

			0508/09	
EFT109991	16/08/2010	FRANMOR CONSTRUCTIONS PTY LTD	ERECT TEMPORARY INTERNAL WALL - ARCHIVES	897.55
EFT109992	16/08/2010	FREMANTLE PRESS	KWF 2010 - BOOKS FOR SALE	4,759.81
EFT109993	16/08/2010	GUERINONI & SON	MAINTENANCE GRADE - PARRY CREEK RD	15,957.98
EFT109994	16/08/2010	GULLIVERS TAVERN	KWF 2010 - ALCOHOLIC REFRESHMENTS	900.80
EFT109995	16/08/2010	GO WORK	LABOUR HIRE SERVICES W/E - 25/7/10	655.75
EFT109996	16/08/2010	HITACHI CONSTRUCTION MACHINERY	GRADER BLADES	2,584.90
EFT109997	16/08/2010	IAN DEMPSEY	TRAINEE ACCOMMODATION - HEALTH TRAINEE	300.00
EFT109998	16/08/2010	IBAC PLUMBING PTY LTD	NEW SOLA HART - 23 BOOBIALLA ST KUNUNURRA	5,120.50
EFT109999	16/08/2010	IMAGE PRINTING	RATES LETTER WITH BACK (PERFORATED) & ENVELOPES	1,067.00
EFT110000	16/08/2010	IRIS CONSULTING GROUP PTY LTD	IRIS RECORDS AWARENESS TRAINING	198.00
EFT110001	16/08/2010	IT VISION USER GROUP (INC) ITVUG	IT VISION USER GROUP ANNUAL SUBSCRIPTION 2010/2011	500.50
EFT110002	16/08/2010	J BLACKWOOD & SON LIMITED	CABLE TIES & DEGREASER	160.16
EFT110003	16/08/2010	JASON SIGN MAKERS LTD	GREEN CATS EYES PATIENT TRANSFER FACILITY APRON	489.32
EFT110004	16/08/2010	JSW HOLDINGS PTY LTD	EXCAVATOR & WATER TRUCK - KUNUNURRA LANDFILL SITE	6,073.10
EFT110005	16/08/2010	K & M ALLCLEAN	CLEANING OF VARIOUS KUNUNURRA LOCATIONS	16,409.72
EFT110006	16/08/2010	KIMBERLEY GROUP TRAINING	EMPLOYEE HIRE 01/07/2010-14/07/2010 - WYNDHAM ADMIN	2,394.87
EFT110007	16/08/2010	KIMBERLEY INDUSTRIES EQUIPMENT HIRE	CRANE & MAN CAGE HIRE - LINKPATH LIGHTS	462.00
EFT110008	16/08/2010	KIMBERLEY MOTORS	FUEL FOR THE MONTH - JUNE 2010 WYNDHAM	4,966.04
EFT110009	16/08/2010	KUNUNURRA LOCK & KEY	4 X PADLOCKS & 3 X KEYS - MULTIPURPOSE COURTS	338.00
EFT110010	16/08/2010	KUNUNURRA MEDICAL	DAMP TEST	96.80
EFT110011	16/08/2010	KUNUNURRA SECURITY SERVICE	CASH ESCORTS - KUNUNURRA TO WYNDHAM	175.00
EFT110012	16/08/2010	KEN LOWTH	TRAVEL COSTS - PERTH TO KUNUNURRA	1,057.92
EFT110013	16/08/2010	KEVIN TANG AND LISHA QIN	REIMBURSE STUDY CURTIN MASTER URBAN & REG PLAN.	1,931.00
EFT110014	16/08/2010	KIMBERLEY COMMUNICATIONS	REPAIR FM RADIO TRANSMITTER - WYNDHAM	375.00
EFT110015	16/08/2010	KIMBERLEY KOOL REFRIGERATION & AIRCON	REPAIR AIR CON - KUNUNURRA LEISURE CENTRE	660.00
EFT110016	16/08/2010	L.G.R.C.E.U	PAYROLL DEDUCTIONS	17.40

EFT110017	16/08/2010	LGIS INSURANCE	CONTRACT WORKS POLICY RENEWAL 30/06/10-30/06/11	103,174.27
EFT110018	16/08/2010	LGIS LIABILITY	LIABILITY SCHEME RENEWAL 30/06/10 - 30/06/11	43,543.50
EFT110019	16/08/2010	LGIS WORKCARE	FIRST INSTALMENT LGIS WORK CARE 30/06/10 - 30/06/11	106,161.00
EFT110020	16/08/2010	MERCURE HOTEL PERTH	ACCOMMODATION 11/07/10 - 15/07/10	726.25
EFT110021	16/08/2010	MCLEAN ENTERPRISES PTY LTD	VARIOUS FREIGHT CHARGES	60.50
EFT110022	16/08/2010	OFFICE NATIONAL KUNUNURRA	KWF 2010 - PAPER FOR EVENT TICKETS	16.50
EFT110023	16/08/2010	ORD RIVER ELECTRICS	FIX ELECTRIC GATE RIVERFIG AVENUE UNITS	231.00
EFT110024	16/08/2010	ORIA ORCHARDS	WEEKLY FLOWER DELIVERY KNX OFFICE	30.00
EFT110025	16/08/2010	PIVOTEL	SATELLITE PHONE CHARGES – JULY 10	105.00
EFT110026	16/08/2010	SHELF SUPPLY	CROSSING FALLS 1500LTR UNIT ON TANDEM WHEEL TRAILER	11,115.00
EFT110027	16/08/2010	SHIRE OF WYNDHAM EAST KIMBERLEY	PAYROLL DEDUCTIONS	335.00
EFT110028	16/08/2010	SLINGAIR PTY LTD	FLIGHT KNX - FARAWAY BAY - MITCHELL FALLS & RETURN	2,450.00
EFT110029	16/08/2010	STITCHED UP EMBROIDERY SERVICES	RANGERS HATS	57.00
EFT110030	16/08/2010	SYNETRIX	TDK LTO4 TAPES & CABLES	819.50
EFT110031	16/08/2010	SALLY JOHNSON	CLEANING OF VARIOUS PUBLIC CONVENIENCES – WYNDHAM	3,600.00
EFT110032	16/08/2010	SUE GAFFNEY	REIMBURSEMENT - DISCO VOLUNTEER MEAL 30/07/10	74.00
EFT110033	16/08/2010	TAFE WA CENTRAL	POOL OPERATORS COURSE	517.25
EFT110034	16/08/2010	THINKWATER	HUNTER , ULTRA ADJ & GEAR DRIVE POP UP SPRINKLERS	3,353.95
EFT110035	16/08/2010	TNT AUSTRALIA PTY LIMITED	HEALTH FREIGHT CHARGES	346.63
EFT110036	16/08/2010	TOLL EXPRESS	VARIOUS FREIGHT CHARGES	255.34
EFT110037	16/08/2010	TOP END MOTORS	MAJOR REPAIRS - P474	20,250.56
EFT110038	16/08/2010	TOP END TILT TRAY HIRE	ABANDONED VEHICLE PICK UP - 14 BEEFWOOD ST	121.00
EFT110039	16/08/2010	TOTAL EDEN KP PUMPS	VARIOUS RETIC FITTINGS	121.98
EFT110040	16/08/2010	TRAVELWORLD KUNUNURRA	KWF 2010 – VISITING AUTHORS AIRFARES	692.00
EFT110041	16/08/2010	TROPICAL PEST CONTROL	KUNUNURRA LEISURE CENTRE - ANTS & COCKROACHES	220.00
EFT110042	16/08/2010	WALGA	ASSOCIATION SUBSCRIPTIONS - 2010/2011	25,172.32
EFT110043	16/08/2010	WALGSP	SUPERANNUATION CONTRIBUTIONS	20,463.52

EFT110044	16/08/2010	WESTRALIA AIRPORTS CORPORATION	ASIC CARDS PRINTED	250.00
EFT110045	16/08/2010	WYNDHAM SUPERMARKET	VARIOUS FOOD ITEMS FOR DISCO	398.23
EFT110046	26/08/2010	APPERLEY, KARYN	ELECTRICITY SUBSIDY 30/01/10-31/03/10	36.10
EFT110047	26/08/2010	ATO CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	345.28
EFT110048	26/08/2010	ATTORNEY GENERAL'S DEPARTMENT AUS	AUS CHECK ASIC CHECKS	729.00
EFT110049	26/08/2010	AUSFUEL AFD	FUEL FOR THE MONTH OF JULY 2010	1,327.79
EFT110050	26/08/2010	AUST LG JOB DIRECTORY	VARIOUS ADVERTISING	792.00
EFT110051	26/08/2010	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	197.00
EFT110052	26/08/2010	ALL SEASONS KUNUNURRA	ACCOMMODATION - 11/08/10	153.00
EFT110053	26/08/2010	ALLGEAR	REPAIRS QUICK CUT SAW, BRUSH CUTTER & HEDGE TRIMMER	2,383.75
EFT110054	26/08/2010	ASSOC. FOR THE BLIND WA (LIBRARY)	KWF 2010 – AUDIO BOOK FOR SALE AT FESTIVAL	7.30
EFT110055	26/08/2010	AUTO ONE KUNUNURRA	CAR CLEANING KIT - P471	11.50
EFT110056	26/08/2010	BOAB REFRIGERATION AND AIRCON	WYNDHAM CHILD CARE CENTRE - REPAIR AIR CONDITIONER	154.00
EFT110057	26/08/2010	BODAN CONSTRUCTIONS PTY LTD	WYNDHAM REC CENTRE - REPAIR WIRES FOR BACKBOARDS	1,234.75
EFT110058	26/08/2010	BROADCAST AUSTRALIA PTY LTD	FACILITIES LEASING FEES 16/04/10 - 17/06/10 GWNTV	158.35
EFT110059	26/08/2010	BEAUREPAIRES FOR TYRES	PUNCTURE REPAIR - P350	145.00
EFT110060	26/08/2010	BONNYGLEN RETIREMENT FUND	PAYROLL DEDUCTIONS	4,480.00
EFT110061	26/08/2010	C & S JOLLY ELECTRICS	VARIOUS WORK - TEMPORARY BAGGAGE AREA EKRA	3,208.15
EFT110062	26/08/2010	CAFE CORPORATE	COFFEE BEANS	340.00
EFT110063	26/08/2010	CEMETERIES & CREMATORIA ASSOCIATION	ORDINARY MEMBERSHIP RENEWAL 2010/2011	100.00
EFT110064	26/08/2010	CIVIC LEGAL	LEGAL ADVICE & REPRESENTATION VALENTINE FALLS ESTATE	2,810.98
EFT110065	26/08/2010	CODA	SWEK CO- LOCATION MASTER PLAN 10/11	8,844.00
EFT110066	26/08/2010	CROCODILE SIGNS	KUNUNURRA SKATE PARK SIGN	2,027.30
EFT110067	26/08/2010	CAMBRIDGE GULF CLEANING SERVICES	CLEANING OF VARIOUS LOCATIONS – WYNDHAM	2,205.51
EFT110068	26/08/2010	CREATING COMMUNITIES	SPORT AND RECREATIONAL MASTER PLAN PHASE 2	2,469.50

EFT110069	26/08/2010	DEXION BALCATT	JUMBO FULLVUE FILE WITH SPINE	643.17
EFT110070	26/08/2010	DANIEL COX	ELECTRICITY SUBSIDY 04/06/10 - 02/08/10	144.42
EFT110071	26/08/2010	DAVEY TYRE & BATTERY SERVICE	NEW TYRES – P204	667.10
EFT110072	26/08/2010	DESMOND S BASSAN	SUPERVISION - KALUMBURU RD PROJECT 30/07/10 - 6/08/10	3,465.00
EFT110073	26/08/2010	DISCOVERY HOLIDAY PARKS	ACCOMMODATION - TEMPORARY EHO 3/08/10 - 24/08/10	1,350.00
EFT110074	26/08/2010	DRYSDALE RIVER STATION	ACCOMMODATION MEAL & FUEL - P314	264.69
EFT110075	26/08/2010	EAST KIMBERLEY HARDWARE	CEMENT & SURVEY TOOLS – EKRA	2,580.20
EFT110076	26/08/2010	FUJI XEROX AUSTRALIA P/L	VARIOUS PHOTOCOPIER CHARGES	1,132.71
EFT110077	26/08/2010	FRANMOR CONSTRUCTIONS PTY LTD	INSTALL PRIMAGUARD DOORS TO CHLORINE ROOM - KLC	2,582.60
EFT110078	26/08/2010	FULTON HOGAN INDUSTRIES PTY LTD	COLD MIX & DELIVERY	24,337.50
EFT110079	26/08/2010	GUERINONI & SON	MAINTENANCE GRADE - PARRY CREEK ROAD	9,834.00
EFT110080	26/08/2010	GULLIVERS TAVERN	REFRESHMENTS - DEPOT TOOLBOX WITH CEO	50.98
EFT110081	26/08/2010	GO WORK	LABOUR HIRE SERVICES W/ENDING 15/08/10	1,616.50
EFT110082	26/08/2010	HIDDEN VALLEY TOURIST PARK	ACCOMMODATION 17/07/10 - 30/07/10	592.69
EFT110083	26/08/2010	IVANHOE COFFEE & LUNCH BAR	KWF 2010 - GUESTS LUNCHES FOR SALE 24/07/10	305.00
EFT110084	26/08/2010	INTERNATIONAL STORYTELLING PTY LTD	2010 KIMBERLEY WRITERS FESTIVAL - APPEARANCE FEES	2,469.50
EFT110085	26/08/2010	J BLACKWOOD & SON LIMITED	WALL MOUNT FANS & S/GLASSES -TERMINAL BUILDING	1,472.39
EFT110086	26/08/2010	JSW HOLDINGS PTY LTD	2M TOPSOIL - FILL IN HOLES LEFT BY HORIZON POWER	165.00
EFT110087	26/08/2010	JENNIFER NINYETTE	ANNUAL AIRFARE ALLOWANCE 09/10	2,600.00
EFT110088	26/08/2010	KATE LYNCH	LIWA CONFERENCE REIMBURSEMENTS	196.44
EFT110089	26/08/2010	KEN LIDDICOAT	ELECTRICITY SUBSIDY 04/06/10 - 02/08/10	165.98
EFT110090	26/08/2010	KIMBERLEY INDUSTRIES METALAND	FABRICATE 6 X ANCHOR POINTS & S/S ROD – EKRA	2,334.82
EFT110091	26/08/2010	KIMBERLEY MOTORS	SUPPLY TOURIST INFORMATION SERVICES - WYNDHAM	476.66
EFT110092	26/08/2010	KIMBERLEY STEEL	STEEL FOR GAZEBO – CELEBRITY TREE PARK	21,989.00
EFT110093	26/08/2010	KIMBERLEY WASTE SERVICES	WASTE REMOVAL JULY 10 –KLC	150.00
EFT110094	26/08/2010	KUNUNURRA HOME & GARDEN	PREMIX CEMENT	804.50
EFT110095	26/08/2010	KUNUNURRA PLUMBING & GAS FITTING	'O' RING SEAL & DUO CHECK VALVE PUMP NO. 2 - KLC	840.78

EFT110096	26/08/2010	KUNUNURRA POOLS & SPAS	LEAF RAKE, TELESCOPIC POLE & DPD1 TESTING TABLETS - KLC	132.50
EFT110097	26/08/2010	KUNUNURRA RURAL TRADERS	TEST ALL FIRE EXTINGUISHERS – VARIOUS LOCATIONS	740.25
EFT110098	26/08/2010	KUNUNURRA SECURITY SERVICE	PASSENGER & CBS SCREENING - KUNUNURRA AIRPORT	28,190.94
EFT110099	26/08/2010	KIMBERLEY COMMUNICATIONS	RESET SBS	55.00
EFT110100	26/08/2010	KIMBERLEY KOOL REFRIGERATION & AIRCON	SPLIT AIR CONDITIONER - DRESSING ROOMS STAGE UPGRADE	6,160.00
EFT110101	26/08/2010	KUNUNURRA COURIERS	NEVER FAIL SPRING WATER	55.50
EFT110102	26/08/2010	KUNUNURRA DISTRICT HIGH SCHOOL	UPDATE POWERPOINT TO 15AMP FOR UPS - LIBRARY	1,240.00
EFT110103	26/08/2010	L.G.R.C.E.U	PAYROLL DEDUCTIONS	17.40
EFT110104	26/08/2010	LAKEVIEW APARTMENTS	ACCOMMODATION FOR IRIS CONSULTANT	850.00
EFT110105	26/08/2010	LANDGATE	GROSS RENTAL VALUATIONS 26/06/10 - 23/07/10	428.12
EFT110106	26/08/2010	LANGFORD MACHINERY PTY LTD	REPAIRS TO BITUMEN SPRAYER - KUNUNURRA AIRPORT	141.00
EFT110107	26/08/2010	LEISURE INSTITUTE OF WA AQUATICS	2010 ANNUAL STATE CONFERENCE	1,320.00
EFT110108	26/08/2010	LOCAL HEALTH AUTHORITIES ANALYTICAL COM	ANALYTICAL SERVICES 2010/2011	1,704.64
EFT110109	26/08/2010	M.E. & M.F. JENKINS	PROGRESS PAYMENT #1 TENDER T16910 KALUMBURU ROAD	248,605.50
EFT110110	26/08/2010	MIRIMA COUNCIL LANGUAGE & CULTURE CTR	CULTURAL AWARENESS COURSE	154.00
EFT110111	26/08/2010	MCLEAN ENTERPRISES PTY LTD	VARIOUS FREIGHT CHARGES	89.74
EFT110112	26/08/2010	MONSTER PROMOTIONS P/L	2010 KIMBERLEY WRITERS FESTIVAL AUTHOR FEES	2,904.00
EFT110113	26/08/2010	OFFICE NATIONAL KUNUNURRA	PHOTOCOPY PAPER	2,026.85
EFT110114	26/08/2010	ORD RIVER MEAT SUPPLY	KWF 2010 - FESTIVAL CLOSING BBQ SUPPLIES	870.00
EFT110115	26/08/2010	ORDCO	ROUNDUP MAX & KAMBA	1,067.00
EFT110116	26/08/2010	ORIA ORCHARDS	WEEKLY FLOWER DELIVERY KNX OFFICE	30.00
EFT110117	26/08/2010	ORICA AUSTRALIA PTY LTD	CHLORINE GAS CYLINDERS	1,666.50
EFT110118	26/08/2010	PUMP HOUSE RESTAURANT & BAR	KWF 2010 - LITERARY LUNCHEON 23/07/10	332.20
EFT110119	26/08/2010	PATRICIA DUDGEON	KWF 2010 - APPEARANCE FEES	2,245.00
EFT110120	26/08/2010	RED SUN SPORTS	SQUASH BALLS & BADMINTON SHUTTLECOCKS	53.70

EFT110121	26/08/2010	RICK SPRY	ELECTRICITY SUBSIDY 29/05/10 - 28/07/10	180.89
EFT110122	26/08/2010	RUMOURS PATISSERIE	CATERING COMMUNITY DEVELOPMENT MEETING JUNE 2010	166.00
EFT110123	26/08/2010	REBECCA MINICHILLI	REIMBURSE TRAVEL 30/07/10 - 6/08/10 MEETINGS	282.66
EFT110124	26/08/2010	SHIRE OF WYNDHAM EAST KIMBERLEY	BRB COMMISSION ON COLLECTIONS 01/04/2010 - 30/06/2010	963.10
EFT110125	26/08/2010	SHOAL AIR PTY LTD	AGD FUNDING AIRCRAFT CHARTER WYN - OOMBULGURRI	130.00
EFT110126	26/08/2010	SPORTSPEOPLE	ADVERTISING KLC REC OFFICER AUGUST 2010	121.00
EFT110127	26/08/2010	SUSAN LINDA DILLON	REIMBURSE EXPENSES - PAYROLL TRAINING	50.46
EFT110128	26/08/2010	SUE GAFFNEY	REFUND BUS DRIVERS LICENSE FEES & LEARNERS TEST	85.70
EFT110129	26/08/2010	SUSAN MOYLAN COOMBS	KWF 2010 - APPEARANCE FEES	2,245.00
EFT110130	26/08/2010	TELFORD INDUSTRIES	CHEM CHLOR, SODA ASH, STABILISER & PALIN TEST CELLS	2,235.88
EFT110131	26/08/2010	THE SMART SECURITY COMPANY	ALARM MONITORING 01/09/10 - 28/02/11	171.60
EFT110132	26/08/2010	TNT AUSTRALIA PTY LIMITED	HEALTH FREIGHT CHARGES	115.54
EFT110133	26/08/2010	TOLL EXPRESS	VARIOUS FREIGHT CHARGES	1,092.52
EFT110134	26/08/2010	TOP END MOTORS	SERVICE - P104	456.29
EFT110135	26/08/2010	TOTAL EDEN KP PUMPS	VARIOUS RETIC ITEMS	98.70
EFT110136	26/08/2010	TRIPP, KATYA MARIE	ELECTRICITY SUBSIDY 22/04/10 - 22/06/10	71.73
EFT110137	26/08/2010	TST ELECTRICAL	REPAIR BACK WASH PUMP CONTROLLER - KLC	148.50
EFT110138	26/08/2010	URBIS PTY LTD	LOCAL PLANNING STAGE 1- PREPARATION OF SCHEME	7,213.27
EFT110139	26/08/2010	VANDERFIELD MACHINERY PTY LTD	SERVICE - P482	253.98
EFT110140	26/08/2010	WALGSP	SUPERANNUATION CONTRIBUTIONS	21,129.32
EFT110141	26/08/2010	WAYNE RICHARDS & REBECCA MORRALL	ELECTRICITY SUBSIDY 04/06/10 - 21/07/10	345.59
EFT110142	27/08/2010	ME POW	KWF 2010 - APPEARANCE FEES	2,245.00
EFT110143	27/08/2010	VENDWEST VENDING MACHINES & SELF SERVE	VENDING MACHINES X 3 - EKRA	31,498.94
EFT110144	31/08/2010	WESTERN AUST. TREASURY CORP	LOAN NO. 113 INTEREST PAYMENT	112,109.60
				<b>1,570,879.32</b>

CHQ	DATE	NAME	DESCRIPTION	AMOUNT
39722	5/08/2010	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION – P372	253.20
39723	5/08/2010	HORIZON POWER	VARIOUS LOCATIONS - ELECTRICITY CHARGES	3,346.85
39724	5/08/2010	TELSTRA	LANDLINE CHARGES - JUNE 2010	5,929.64
39725	16/08/2010	AXA AUSTRALIA	SUPERANNUATION CONTRIBUTIONS	183.49
39726	16/08/2010	BRANDY, PETER	KWF 2010 - CONCERT ENTERTAINER FEES 24/07/10	500.00
39727	16/08/2010	BOB DRILLERS PTY LTD	SINKING OF BORE FOR STANDPIPE - PVBFB	4,928.00
39728	16/08/2010	COLONIAL PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	462.75
39729	16/08/2010	DR PETER L. SILBERT	WORKERS COMPENSATION - MEDICAL APPOINTMENT	310.00
39730	16/08/2010	HORIZON POWER	VARIOUS LOCATIONS - ELECTRICITY CHARGES	32,182.60
39731	16/08/2010	ING	SUPERANNUATION CONTRIBUTIONS	44.00
39732	16/08/2010	KUNUNURRA BAPTIST FELLOWSHIP	CANOEING ACTIVITY JULY 2010 SCHOOL HOLIDAY PROGRAM	269.25
39733	16/08/2010	LG SUPER	SUPERANNUATION CONTRIBUTIONS	320.10
39734	16/08/2010	LOCAL SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS	621.40
39735	16/08/2010	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	353.16
39736	16/08/2010	REST SUPER	SUPERANNUATION CONTRIBUTIONS	406.64
39737	16/08/2010	STATEWIDE SUPERANNUATION TRUST	SUPERANNUATION CONTRIBUTIONS	159.72
39738	16/08/2010	STUART BLACK	CROSSOVER CONTRIBUTION 1 CARBEEN ST, KUNUNURRA	1,235.15
39739	16/08/2010	TOWN OF BASSENDEAN	LOST DVD CHARGES	30.80
39740	16/08/2010	TASPLAN	SUPERANNUATION CONTRIBUTIONS	169.47
39741	16/08/2010	VISION SUPER	SUPERANNUATION CONTRIBUTIONS	1,010.64
39742	16/08/2010	WATER CORPORATION	VARIOUS LOCATIONS – WATER CHARGES	714.10
39764	26/08/2010	AXA AUSTRALIA	SUPERANNUATION CONTRIBUTIONS	182.68
39765	26/08/2010	CASH PETTY CASH KNX AIRPORT	PETTY CASH REIMBURSEMENT	82.45
39766	26/08/2010	CASH PETTY CASH KNX DEPOT	PETTY CASH REIMBURSEMENT	96.25
39767	26/08/2010	CASH PETTY CASH KNX OFFICE	PETTY CASH REIMBURSEMENT	180.30
39768	26/08/2010	CASH PLEASE PAY CASH	CASH FLOAT VENDING MACHINES - KUNUNURRA AIRPORT	564.00

39769	26/08/2010	COLONIAL PERSONAL SUPER	SUPERANNUATION CONTRIBUTIONS	462.75
39770	26/08/2010	COMMISSIONER OF POLICE	ANNUAL FIREARMS LICENCE 1011 RENEWAL	106.50
39771	26/08/2010	COUNTRY ARTS WA	MEMBERSHIP TO COUNTRY ARTS SUBSCRIBERS	110.00
39772	26/08/2010	DENISE COUNCILLOR	CANCELLATION - PRMH HIRED ON 26/08/10 REFUND	31.50
39773	26/08/2010	DEPT FOR PLANNING & INFRASTRUCTURE	VARIOUS VEHICLE REGISTRATIONS	768.80
39774	26/08/2010	FULTON HOGAN PTY LTD	FIRST INSTALMENT RPT TAXIWAY UPGRADE TENDER 1309/10	1,100,000.00
39775	26/08/2010	HORIZON POWER	VARIOUS LOCATIONS - ELECTRICITY CHARGES	14,094.78
39776	26/08/2010	LG SUPER	SUPERANNUATION CONTRIBUTIONS	320.10
39777	26/08/2010	LOCAL SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS	621.40
39778	26/08/2010	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	353.56
39779	26/08/2010	RADIOLOGICAL COUNCIL	RENEW LICENCE - IRRADIATING APPARATUS	277.00
39780	26/08/2010	REST SUPER	SUPERANNUATION CONTRIBUTIONS	526.13
39781	26/08/2010	STATEWIDE SUPERANNUATION TRUST	SUPERANNUATION CONTRIBUTIONS	160.94
39782	26/08/2010	TELSTRA	EXECUTIVE LANDLINE CHARGES - JULY 2010	176.44
39783	26/08/2010	TASPLAN	SUPERANNUATION CONTRIBUTIONS	169.47
39784	26/08/2010	VISION SUPER	SUPERANNUATION CONTRIBUTIONS	1,010.64
39785	26/08/2010	WATER CORPORATION	VARIOUS LOCATIONS – ANNUAL WATER CHARGES	4,117.60
				<b>1,177,844.25</b>
<b>CHQ</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
65	30/08/2010	BCITF	BCITF COLLECTIONS - JULY 2010	5,697.57
66	30/08/2010	BUILDERS' REGISTRATION BOARD OF W.A.	BRB COLLECTIONS - JULY 2010	241.50
				<b>5,939.07</b>

<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
11/08/2010	PAYROLL	PAYROLL	150,197.70
25/08/2010	PAYROLL	PAYROLL	151,948.70
			<b>302,146.40</b>

<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
05/08/2010	DIRECT DEBIT	RENT 12/33 KONKERBERRY DRIVE KUNUNURRA	2,080.00
August 2010	DIRECT DEBIT	RENT 19B BOOBIALLA WAY	2,310.00
02/08/2010	DIRECT DEBIT	RENT 11 KWINANA STREET	1,235.00
August 2010	DIRECT DEBIT	RENT 9B PLUM COURT	2,600.00
30/08/2010	DIRECT DEBIT	RENT 16 KIMBERLEY STREET	1,230.67
August 2010	DIRECT DEBIT	BANK FEES	217.60
20/08/2010	DIRECT DEBIT	BPOINT	29.62
19/08/2010	DIRECT DEBIT	MASTERCARD PAYMENT	19,767.96
02/08/2010	DIRECT DEBIT	CBA MERCHANT FEE	22.00
02/08/2010	DIRECT DEBIT	BWAMS FEE	2,352.36
02/08/2010	DIRECT DEBIT	VISA PAYMENT	2,424.34
19/08/2010	DIRECT DEBIT	EXTRA PAYMENT MASTERCARD	10,000.00
04/08/2010	DIRECT DEBIT	WESTNET P/L	1,129.24
			<b>45,398.79</b>

## **12.3 INFRASTRUCTURE SERVICES**

No Reports

## 12.4 DEVELOPMENT SERVICES

### 12.4.1 Kununurra Strategic Directions (Enquiry by Design)

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire of Wyndham East Kimberley
<b>LOCATION:</b>	Kununurra Town Site
<b>AUTHOR:</b>	Nick Kearns, Director Development Services
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	43.04.44
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to consider submissions and adopt the Kununurra Strategic Directions report, incorporating the Kununurra Strategic Land Use Plan and the Town Centre Development Concept Plan as informed by the Enquiry by Design (EBD).

#### **BACKGROUND**

Council sought a strategic planning review in, early 2009, in response to numerous issues which needed to be addressed by virtue of the Ord Development Project and East Kimberley Development Package. This resulted in an Enquiry by Design (EBD) process being undertaken in July 2009, the outcomes of which were displayed and advertised for comment. Following consideration of submissions a modified document was presented to Council for consideration in November 2009.

At the 6 April 2010 Special Council Meeting (Item 4.1), Council considered a schedule of modifications to the Enquiry by Design Concept Plan and Strategy Plan, and decided to:

- 1. Endorse the schedule of modifications to the Enquiry by Design Concept Plan and Strategy Plan;*
- 2. Forward the schedule of modifications to LandCorp and Urbis Planning Consultants and request the Enquiry by Design document and respective Concept and Strategy Plans be amended in accordance with the endorsed modifications;*
- 3. Consider the amended document prior to proceeding to readvertise the Enquiry by Design document for a period of 30 days. All submissions received during advertising will be presented to Council for final consideration prior to adoption of the Enquiry by Design document.*

Following the Special Council Meeting, Shire officers met with LandCorp representatives to discuss the changes and how these may be incorporated into the document. Consensus was achieved in relation to these items and the modified document was subsequently endorsed for advertising at the Ordinary Council Meeting of 20 July 2010 and advertised for 30 days. In addition to the previous forums and displays, advertisements were placed in the local paper and the report was displayed at the library and on Council's website. An article was also featured in the local paper.

## **STRATEGIC IMPLICATIONS**

Although the document will have no formal status under the Planning and Development Act, the information will be used to inform the new Local Planning Scheme, which will assign changes in zoning to facilitate future town centre and town site growth, and other discussions of the Council.

The report also identifies a number of priorities which have strategic implications for Council and other stakeholders. The implementation strategy is commenced through the subsequent items on the agenda relating to the immediate land delivery requirements, as well as with respect to a Statement of Roles and Responsibilities.

The report is not binding on Council; however it will assist in directing internal priorities and facilitate discussions and negotiations with various State Government agencies and utilities.

## **STATUTORY IMPLICATIONS**

There are no statutory implications.

## **POLICY IMPLICATIONS**

There are no specific policy implications, although the document itself does establish a strategic direction for the growth and development of Kununurra and the supports the preparation of a number of new policies which can be considered independently.

## **FINANCIAL IMPLICATIONS**

The project has been funded by LandCorp; however some of the recommendations and strategies will fall within Council's responsibilities. Funding of these projects will need to be considered as part of the normal budget process; however some items have been included in the current budget which correlates with the implementation of the recommendations.

## **COMMUNITY CONSULTATION**

The EBD process provided extensive consultation with key stakeholders and members of the public, through forums, workshops and by public display. Following subsequent refinement required by Council, the document and associated plans were advertised to the local community for 30 days advertising. This included adverts in the local paper, and article in the local press and public display of the document.

The consultation period closed on 27 August 2010, at which time 19 submissions had been received. This included 18 submissions from residents and 1 submission from the Department of Water. A table outlining the items raised in the submission is included in Attachment 1.

Although a number of responses are supportive (in whole or part) of the strategies contained within the report, some concerns and issues are also raised. A number of submissions raise detailed issues which do not relate specifically to the strategic nature of the document. A number relate to the Coolibah development which has been through a separate statutory process and is under construction. These concerns can be noted

and the issue raised with the Department of Housing, however they do not relate to the Strategic Directions document. The strategic issues raised in submissions can be summarised as follows:

- Industrial Expansion on Weaber Plain Road - Half of the submissions raise concerns regarding the expansion of industrial development on Weaber Plain Road north of the current Sand Mining leases.
- Foreshore Management and Access – A number of submissions seek additional emphasis on the East Lily Creek Lagoon regarding access and the location of tourist and aquatic facilities.
- Western Development – The nature and extent of development over the Waste Water Treatment Plant and Borefield sites is raised in a few of submissions.
- Agricultural Oval/Equestrian facility – a few submissions express a desire to retain these facilities in or near their existing locations.

These issues are discussed in the comment section below.

### **COMMENT**

The issues raised during the advertising period generally do not require significant change to the document. Many items relate to detailed issues and more specific consultation and investigations which will be undertaken as part of the next feasibility and detailed planning or are alternatively being investigated in line with other studies, such as the review of the Kununurra Foreshore Plan and the Sports Precinct Master plan. Key strategic issues for consideration however have also been raised which are outlined below.

#### **Industrial Expansion – Weaber Plain Road**

The comments received relate to the area north of the existing sand leases (ie they do not relate to the Weaber Plains Stage 2 which is also under consideration). The subject areas are currently zoned industrial under Council's Town Planning Scheme 7, however were identified to be changed in the EbD workshop. There is a need to review the sites in relation to their feasibility and suitability, however this should also be considered as part of a broader review of industrial land requirements (type and location) around Kununurra. It is understood that LandCorp is looking to undertake such an investigation. On this basis it is proposed that the report be modified to identify the subject land as subject to review based on a strategic industrial land use study, which will also be reprioritized to 'high' in the implementation schedule.

#### **Foreshore Management and Access**

The Strategic Directions report is not intended to over-ride the existing foreshore plan, rather it seeks to inform the review which is being undertaken (as well as the aquatic use study) to enable this to be considered within a broader vision for Kununurra. The principles of access are accepted and reflected as a strategic direction. The various views as to the form and detail will need to be explored as part of the detailed planning which is to be undertaken, in line with the review of the Kununurra Foreshore Plan.

## **Western Development /Agricultural Oval/Equestrian Facility**

There is clear support for the relocation of the wastewater ponds and for some development to occur to connect Kununurra to Lily Creek Lagoon. The comments received focus on the process for this to occur and the detailed outcomes. The Department of Water have identified a portion of land which can be investigated prior to any future bore relocation, which is a significant step forward. The key item to be resolved is the finalisation of the Airport Master Plan such that future noise contours can be identified. The details of the form of development to occur will be worked through, however the report correctly articulates the vision to be explored.

The potential to relocate the Kununurra Agricultural Society and equestrian facility will need to be further reviewed, and this is now reflected in the words of the strategy.

A copy of the Strategic Directions Report, is provided under separate cover as Attachment 2, with changes highlighted.

### **ATTACHMENTS**

Attachment 1 – Kununurra Strategic Directions – Schedule of Submissions

Attachment 2 – Kununurra Strategic Directions Report, as amended, provided under separate cover.

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council, having considered the submissions received, adopts the Kununurra Strategic Directions: Development Concept Plan and Strategic Land Use Plan (as informed by the Kununurra Enquiry by Design), as amended.

#### **COUNCIL DECISION**

***Minute No. 9280***

***Moved: Cr D Ausburn***

***Seconded: Cr J Parker***

***That Council, having considered the submissions received, receives the Kununurra Strategic Directions: Development Concept Plan and Strategic Land Use Plan (as informed by the Kununurra Enquiry by Design), as amended.***

***Carried Unanimously 7/0***

#### ***NOTE:***

***The Council decision differed from the Officer's Recommendation as the word 'receives' was preferred to 'adopts'.***

## ATTACHMENT 1 – Kununurra Strategic Directions – Schedule of Submissions

No.	Submitter	Submission Details	Planning Comment
1	Patricia Buchanan PO Box 507 Kununurra WA 6743	<ul style="list-style-type: none"> <li>Relocation of Wastewater Treatment Plant supported.</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>Does not support residential development in its place nor on any other land in the triangle from Main Channel, Ivanhoe Road and the Highway. Preference for this area is sport and recreation with a relocated show grounds at the Highway end, under the airport flight path</li> </ul>	This is an investigation area with the most appropriate land use mix to be determined once airport master plan has been undertaken and noise contours identified. This area is also identified for potential residential development in the Kununurra Foreshore Plan.
		<ul style="list-style-type: none"> <li>Supports relocation of bore field</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>Supports greater use of golf course land and surrounding areas.</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>Disagree with shared precinct at racecourse</li> </ul>	
		<ul style="list-style-type: none"> <li>Supports development of Lily Creek and Lily Creek Lagoon</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>Supports release of rural residential and rural small holdings areas.</li> </ul>	Noted
2	Glenn Taylor PO Box 1984 Kununurra WA 6743	<ul style="list-style-type: none"> <li>Generally agrees with content of report.</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>Supports priority of 'high' demand of rural residential land and urges the Shire to assist with progressing suitable rural-residential subdivisions in Kununurra.</li> </ul>	Noted. Councillors will also note that that the Shire has recently undertaken a review of rural residential land and is proposing to initiate a change to the Local Planning Scheme.
		<ul style="list-style-type: none"> <li>Report fails to combine all references to pedestrian/cycle pathways and waterfront access into a single high priority development project. Highest priority should be given to establishing a shared pathway from town, along to the waterfront (with lighting, 24-hour access for recreation etc.)</li> </ul>	The report is a broad strategic document with detail to be undertaken as part of the implementation. The report reflects the intent and detailed capital works issues need to be worked through separately. Preliminary recommendation of the Kununurra Foreshore Plan is to construct a dual lane path around Lily Creek Lagoon.
3	Richard and Ernestine	<ul style="list-style-type: none"> <li>Omission from the report is the relocation of the</li> </ul>	The report acknowledges the capacity limitations of

	Lethbridge	Kununurra landfill site.	the existing landfill site, and that management practices need to be implemented to extend the life of the site, and manage any off-site impacts. The report identifies the need for an additional site to be investigated, and this would be subject to a separate investigation. Council has also budgeted for the preparation of a Waste Management Strategy which will require the long-term capacity of the landfill site.
4	SW (confidential) Kununurra Resident	<ul style="list-style-type: none"> <li>▪ <b>Foreshore Management Plan</b> – insufficient recognition of the concepts presented in the Foreshore Management Plan. Plan is poorly recognised in the current reports, particularly given the community consultation and involvement was very thorough.</li> </ul>	The report recognises the management plan, however this plan is currently under review and is hoped to be reported to Council before the end of the calendar year. Key action identified is maintaining public access which is consistent with management plan. Many of the submissions suggestions are being reviewed in the context of the updated plan.
		<ul style="list-style-type: none"> <li>▪ <b>Commercial Boat Facility</b> – the current temporary infrastructure that has been erected could not be considered a 'commercial boat facility'.</li> <li>▪ Need confidence that these existing developments are being appropriately implemented and controlled.</li> </ul>	As with the comment listed above, this issue will need to be explored in detail as part of the Aquatic Use Plan which is being prepared along with the Foreshore Management Plan review.
		<ul style="list-style-type: none"> <li>▪ <b>Community Consultation</b> – the level of community consultation was insufficient in relation to the review of the previous work/processes, and seemed like a brand new process with little consideration for previous community input.</li> <li>▪ Need to demonstrate strong links to past processes and show that new concepts have been built from previous work.</li> </ul>	The report does recognise previous consultation undertaken, however is seeking to create a long term perspective and place the various projects in an overall context. The report nevertheless has been cognized of the previous Strategic review and has had considerable input from Councillors.
		<ul style="list-style-type: none"> <li>▪ <b>Social Impact Assessment</b> – skepticism within community that the consultation and planning processes undertaken are not overly useful given the amount of development already taking place particularly under the auspices of the Ord Expansion and possibly Royalties for Regions.</li> </ul>	Noted, however there has been a need to respond to the changing pressures and requirements, many of which are out of the control of Council. There has been a concerted effort to engage with all stakeholders and address the competing needs and interests whilst being responsive to the external drivers.
		<ul style="list-style-type: none"> <li>▪ <b>Rural areas</b> – Valentines Estate, Packsaddle, River</li> </ul>	These are addressed in the Council's Local Planning

	<p>farm Road and Crossing Falls are not included within the plan? These satellite areas are critical to the future direction of Kununurra and should be included in the reports.</p> <ul style="list-style-type: none"> <li>▪ Shire needs to establish and implement development principles and guidelines in these areas to support residents and landowners with their expectations for acceptable future development to provide consistency and transparency for the rest of the community and to make sure recommendations are implemented.</li> </ul>	<p>Strategy and the implementation measures and controls will be addressed in the Scheme Review which is underway, also with the review changes proposed to those parts of the Local Planning Strategy that relate to rural living development.</p>
	<ul style="list-style-type: none"> <li>▪ <b>Architectural Built Form</b> – highlight the importance of maintaining a high quality architectural integrity within future developments.</li> <li>▪ Sees very little evidence of this in much of the new developments – show very little sympathy for their surrounds or prime position in town.</li> </ul>	<p>Agreed. The need for suitable architectural responses is noted in document. Changes to detailed requirements will need to be addressed in design guidelines and the scheme review. The Shire has budgeted to prepare a Town Centre Strategy that will address this issue.</p>
	<ul style="list-style-type: none"> <li>▪ <b>Civic Precinct</b> – Structure Plan produced by Connell Wagner has significantly changed and area has been reduced in the current schematics.</li> <li>▪ Civic precinct is now mostly residential but there is no explanation of the social housing project being constructed currently on site.</li> <li>▪ Social housing mixed with childcare services needs to be carefully considered and planned.</li> <li>▪ Some POS identified but there is a lack of functional playgrounds in town. No suitable playgrounds in these new concepts.</li> </ul>	<p>Some of the principles in the CW plan have been retained; however the context has changed since the plan was produced. The rezoning of the land on Coolibah was undertaken as a separate process and has been reflected in the plan. There has been a strong desire to keep the town compact which requires more efficient use of space in the context of growth. The need for appropriate facilities within the open spaces is noted and agreed, but will be evaluated in more detail in the context of the Sports Precinct Master Plan.</p>
	<ul style="list-style-type: none"> <li>▪ <b>Public Open Space</b> – needs to be an effort to retain and maintain POS, promote open shady spaces to sit and relax,</li> </ul>	<p>Agreed. This principle has been expressed in the report.</p>
	<ul style="list-style-type: none"> <li>▪ <b>Experiential Tourist Precinct under Kelly’s Knob</b> – too removed from town – previous consultation has discussed a tourist precinct at the entrance to the town – a need to connect town with Lily Creek Lagoon.</li> </ul>	<p>The Kelly’s Knob precinct is intended to link to cultural and heritage assets which relate to proposed location. The need for connection between town and Lily Creek is supported by the report, but will be further reviewed.</p>

		<ul style="list-style-type: none"> <li>▪ <b>Faraway Downs Homestead</b> – get rid of homestead – no need to focus on a clichéd vision of the past.</li> </ul>	This is part of discussions underway, however noted that specific reference may not be appropriate as this is now unlikely to occur.
		<ul style="list-style-type: none"> <li>▪ <b>Building Types</b> – additional detail needed as well as advice from architects with experience in the region.</li> </ul>	This will be included in the preparation of design guidelines.
		<ul style="list-style-type: none"> <li>▪ <b>Tourism Precinct</b> – poorly defined in the plan – there are several options vaguely mentioned but does not outline the intent and how it would work.</li> </ul>	The implementation plan identifies the need for detailed planning in this regard. The intent is to enable further development and improved links to Lily Creek through the removal of incompatible uses.
		<ul style="list-style-type: none"> <li>▪ <b>Golf Course</b> – relocation of the golf course would be a cheaper and more appropriate option than relocating the towns drinking water source/bore field.</li> </ul>	The relocation of the bore field is being investigated as part of a broader objective of enabling the town to extend and connect with Lily Creek Lagoon. The feasibility is to be investigated.
		<ul style="list-style-type: none"> <li>▪ <b>Industry</b> – industrial activities should be systematically relocated to Victoria Highway near Drivers Rest.</li> </ul>	A number of industrial areas are identified to meet the needs of different industries. The key priority initially is the relocation of industry within the core of town.
5	John Buchanan	<ul style="list-style-type: none"> <li>▪ Kununurra is gradually developing a very lopsided way – development needs to take place to the west and south.</li> </ul>	Agreed. This is reflected in the report; however there are substantive constraints to develop the town to the west.
		<ul style="list-style-type: none"> <li>▪ Shift the sewerage ponds to near the river north of the end of the Highway.</li> </ul>	A suitable location will be investigated as part of the feasibility process, however the further the relocation, the greater the cost.
		<ul style="list-style-type: none"> <li>▪ Shift new town bores on the south bank of Lake Kununurra where they will never be 'built out' as the land is a reserve.</li> </ul>	A suitable location will be investigated as part of the feasibility process, however the further the relocation, the greater the cost.
		<ul style="list-style-type: none"> <li>▪ Shift the show grounds to the land bounded by the Ivanhoe Road, Main Channel and Highway,</li> </ul>	This is an investigation area with the most appropriate land use mix to be determined once airport master plan has been undertaken and noise contours identified.
		<ul style="list-style-type: none"> <li>▪ Encourage developer to build 60-80 units houses around the golf course and rebuild the golf course to a full 18 hole course with integrated greens – a full golf course estate.</li> </ul>	Noted – to be considered as part of more detailed planning.
		<ul style="list-style-type: none"> <li>▪ Clean up Lily Creek – allow small businesses with watercraft on the edge of the water as is done in many other localities.</li> </ul>	This is being investigated by the Shire.
		<ul style="list-style-type: none"> <li>▪ Built new entry statement/visitor centre overlooking</li> </ul>	Way signage and relationship to Lily Creek Lagoon is

		the Lily Creek after it is cleaned up.	part of the report, however the Council has not supported the development of a Visitor Information Centre at this location.
6	Elizabeth Kirkby and Torben Sass-Neilsen PO Box 805 Kununurra WA 6743	<ul style="list-style-type: none"> <li>▪ <b>Extension of Weaber Plain LIA</b> – The expansion of Weaber Plain LIA north of existing sand lease is objected to based on: <ul style="list-style-type: none"> <li>Its increasing use as a recreational area</li> <li>Impact development would have on storm water and flooding</li> <li>Community sentiment expressed in the EBD workshop</li> </ul> </li> <li>▪ An alternative strategy – to extend Mirima National Park to the proposed heavy haulage route to the north, and Weaber Plain Road to the west and to include the area north of the JSW gravel pit lease, proposed for future industrial development, in that extension.</li> </ul>	Suggest that the areas be identified as an investigation area and the requirements be reviewed as part of a broader industrial needs study reviewing the amount, type and location of industrial land for Kununurra. The need for industrial land to service the town in the short, medium and long term is a consideration. The concerns regarding this specific area are noted and suggest modification to plan to note that subject to investigation and review.
7	Dan Raymond 1 Farm Hill Road	<ul style="list-style-type: none"> <li>▪ SD Strategy fails to use land to the east of the town.</li> </ul>	East of town is constrained by the Mirima National Park and natural geography.
		<ul style="list-style-type: none"> <li>▪ <b>Weaber Plain LIA Extension</b> – the proposed LIA (north of sand leases) is encroaching on significant environmental features.</li> </ul>	Similar concerns to submitter No 6.
		<ul style="list-style-type: none"> <li>▪ <b>Transitional Housing</b> – transitional housing is poorly located and will create a ghetto that will impact on the hospital, schools and child care centre.</li> </ul>	The rezoning of the site and specific management of the development is part of a separate process.
8	Tracey Leon Lot 42 Weaber Plain Road Kununurra WA 6743	<ul style="list-style-type: none"> <li>▪ Strongly opposes SD Report</li> <li>▪ Area of land extending on from the current industrial area through to Mills Road is often used for recreational activities and is considered a delicate area of landscape.</li> </ul>	See note to Submitter No 6.
10	Unnamed	<ul style="list-style-type: none"> <li>▪ Disagrees with the extension of Weaber Plain industrial area north of sand mining leases.</li> </ul>	See note to Submitter No 6.
11	Brenda Walter PO Box 927 Kununurra WA 6743	<ul style="list-style-type: none"> <li>▪ Disagree - the extension of the Weaber Plain industrial area.</li> <li>▪ Alternative areas to locate an industrial area.</li> </ul>	See note to Submitter No 6.
12	Narelle Brook PO Box 863 Kununurra WA 6743	<ul style="list-style-type: none"> <li>▪ Supports the SD Report.</li> <li>▪ Need to include the Kununurra Visitor Centre as one of the Special Interest/Community Groups who</li> </ul>	Noted. Report to be updated with text insertions.

		attended the stakeholder workshops (Page 5, Appendix A).	
13	Ann Ward Lot 139 Whinbrel Road Kununurra WA 6743	<ul style="list-style-type: none"> <li>▪ Disagree with Weaber Plain expansion proposal based on:</li> <li>▪ The area that is currently planned for future light industrial development on the eastern side of Weaber Plain Road includes environmental features and is used for recreational purposes.</li> <li>▪ Area also abuts a range and there are a few significant creeks in the area, there will be issues of flooding, erosion and poor drainage.</li> <li>▪ A more sustainable alternative would be to extend the northern boundary of Mirima National Park and incorporate this into that area.</li> </ul>	See note to Submitter No 6.
14	Paul and Elisabeth Stewart PO Box 903 Kununurra WA 6743	<ul style="list-style-type: none"> <li>▪ Many concerns associated with making the land from the current Industrial Area near Hidden Valley all the way up to the new by-pass road as an Industrial zoning.</li> <li>▪ Significant native flora and fauna will be affected by this proposal.</li> <li>▪ Already subject to noise levels above and beyond Rural Living zoning allotments and this would only intensify with more industrial infrastructure in this area.</li> </ul>	See note to Submitter No 6.
15	MP (confidential) Resident	<ul style="list-style-type: none"> <li>▪ EBD process seems to have glossed over previous planning processes (particularly the foreshore plan) that were far more consultative and involved.</li> </ul>	The EBD process sought to consolidate and build upon previous work. Refer also to note to Submitter No 4.
		<ul style="list-style-type: none"> <li>▪ <b>Positive feedback</b> – agree with consolidating the encouraging diversity in the town centre – resist suburban sprawl as much as possible. Don't decentralise to Lakeside.</li> </ul>	Noted
		<ul style="list-style-type: none"> <li>▪ Agree with the concept of retaining the foreshore as much as possible for POS. The emphasis should be on future bike paths, parks, conservation and community areas to foreshore instead of private residences/businesses that benefit a minority</li> </ul>	Noted
		<ul style="list-style-type: none"> <li>▪ Agree with initiating process for relocating the</li> </ul>	Noted

		sewerage ponds. Development of this land will help to prevent the polarisation of Lakeside and the town centre.	
		<ul style="list-style-type: none"> <li>Initiate planning and assessment process for relocating the bore field – obtain the information we need now while funding is available to effectively plan for the future relocation and development of the site.</li> </ul>	Noted
		<ul style="list-style-type: none"> <li>Agree with retaining some sports facilities in the centre of town.</li> </ul>	Noted
		<ul style="list-style-type: none"> <li>Agree with preventing further development of buildings to the Lily Creek foreshore along Victoria Highway.</li> </ul>	Noted
		<ul style="list-style-type: none"> <li><b>Negative feedback</b> – a comprehensive foreshore plan consultation process undertaken in 2006 by the Shire which was a far more in-depth process than the EBD – the outcomes of this should be fed into the process,</li> <li>Only a passing reference within the SD document in the literature review section.</li> </ul>	The report is a broad strategic document. The implementation section refers to any changes requiring review of the foreshore plan with its associated specific consultation; however this can now occur within a broader strategic context which did not exist previously. Refer also to note to Submitter No 4
		<ul style="list-style-type: none"> <li>Prevent any further development of the Weaber Plain LIA as an incompatible use adjacent to Mirima National Park.</li> <li>Connect/locate the future industrial areas at the Airport and Eastern Victoria Highway to the heavy vehicle bypass.</li> </ul>	See note to Submitter No 6
16	Unnamed	<ul style="list-style-type: none"> <li>Opposes the transfer of the equestrian centre to the race course precinct.</li> </ul>	The objection is noted; however the report identifies opportunities to be explored in more detail. The merits and feasibility will be explored in more detail before any determination made.
		<ul style="list-style-type: none"> <li>Recognises the need for aged care facilities and sheltered housing and feel this should have been provided in the Coolibah development.</li> </ul>	The provision of a range of accommodation, including supported and aged housing, in this precinct is still possible.
		<ul style="list-style-type: none"> <li>Concerned about the use of medium and high density housing for tenants of low socio economic backgrounds.</li> </ul>	A range of accommodation styles and densities is required for all socio economic groups. It is important that mix of type and tenure are applied to prevent significant social issues.

		<ul style="list-style-type: none"> <li>Supports the rights of owners of light industrial blocks to build family homes not just caretakers quarters.</li> </ul>	Specific composite areas are identified. The specific issue will be addressed in the Scheme review; however industrial areas developing a residential component are a planning issue.
17	HM Developments PO Box 2427 Kununurra WA 6743	<ul style="list-style-type: none"> <li><b>Residential Development in Tourism Zone</b></li> <li>Seeks the revision of the plan to allow residential along Bandicoot Drive</li> <li>Requests allowing 40% permanent residential as part of developments within Tourist development based on viability and national trends.</li> </ul>	The report identifies the need for detailed planning in this precinct which will consider this issue. The application of permanent housing ratios in tourist developments is an issue to be considered in the scheme review or through the possible adoption of a new policy.
18	Department of Water Maree de Lacey A/Director General	<ul style="list-style-type: none"> <li><b>Kununurra Water Reserve</b> – recognition of the December 2004 Kununurra Water Reserve is welcomed to ensure the ongoing availability of a reliable and safe drinking water supply in Kununurra.</li> </ul>	Noted
		<ul style="list-style-type: none"> <li><b>Potential relocation of water supply</b> – Department has development a revised Water Reserve boundary for discussion (attached to submission). This revised boundary will continue to protect the existing drinking water supply and provide for some additional water to meet the medium-term water supply demand in Kununurra.</li> <li>The Department looks forward to discussions on the proposed reduction in the water reserve land abutting Lily Creek and some of Lake Kununurra.</li> </ul>	This is a positive outcome.
		<ul style="list-style-type: none"> <li><b>Long Term Water Supply Needs</b> – further investigations are still required of this and other locations listed in the Departments 2003, Kununurra Drinking Water Source Protection Plan, and any other locations identified through the SD report. Funding for this work and identification of a responsible party are still to be determined.</li> </ul>	Noted
		<ul style="list-style-type: none"> <li><b>Alternative water supply on southern side of Lake Kununurra</b> – agricultural uses south of this area may result in water quality contamination risks.</li> <li>This matter will need to be carefully considered in future investigations.</li> <li>It should be stated that at this time no suitable,</li> </ul>	Noted. The need for detailed investigations is identified in the implementation section.

		readily available alternative water supply has been identified.	
		<ul style="list-style-type: none"> <li>▪ <b>Contamination of existing water supply from nearby WWTP</b> – these risks are not evident compared to other proposed locations.</li> <li>▪ Current water supply is of good quality and is not likely to be contaminated by the WWTP or agricultural land uses.</li> <li>▪ Water quality can continue to be protected though limiting any new urban/accommodation uses in the water reserve.</li> <li>▪ Any relocation of the existing water supply should only occur after a suitable alternative site is located and developed.</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>▪ <b>Drainage and Water Quality</b> – section 3.1.5 of the report states that a high water table and salinity is related to poor urban water management.</li> <li>▪ The Department believes it is more accurate for the report to state that the high water table and salinity have implications for urban water management in the surrounding areas.</li> </ul>	Noted. Report to be updated with text insertions.
		<ul style="list-style-type: none"> <li>▪ <b>Regional Water Plan</b> – the Department recommends the following rewording of information in section 3.1.8 regarding the Kimberley Regional Water Plan – ‘the Department of Water is currently finalising a Kimberley Regional Water Plan which will set the strategic direction for water resource management in the Kimberley over the next 15-20 years. The Kimberley Regional Water Plan is due to be released for public comment in late 2010.</li> </ul>	Noted. Report to be updated with text insertions.
		<ul style="list-style-type: none"> <li>▪ <b>Inclusion of DoW in relevant sections of the Report</b> – the DoW would like to added to the following sections of the report: <ul style="list-style-type: none"> <li>- Initial stakeholder list in Appendix A.1 as the Department met with Urbis staff prior to the EBD workshops.</li> </ul> </li> </ul>	Noted. Report to be updated with text insertions.

		<ul style="list-style-type: none"> <li>- Responsible agency listed against Drainage Management in the table contained in Section 6.6 of the report.</li> <li>- Responsible agency listed against the Bore field in the table contained in Section 6.6 of the report.</li> </ul>	
19	<p>President Kununurra Agricultural Society Committee PO Box 271 Kununurra 6743</p>	<ul style="list-style-type: none"> <li>▪ Strongly objects to any plans for the relocation or development of any part of the Agricultural Societies current landholdings for housing or any other development.</li> <li>▪ <b>Existing Use/Location</b></li> <li>▪ The area is utilised well, central location, easily accessible, community meeting place, high visibility.</li> <li>▪ In addition – the oval provides an overflow caravan park, venue for the local football club and hosts the Kununurra Agricultural Show.</li> <li>▪ Important to maintain sporting facilities close to the town and to keep areas open for public access.</li> <li>▪ A need to look at the long term gain, not just a short term approach.</li> </ul>	<p>The potential to relocate the Kununurra Agricultural Society and Equestrian facility will need to be further reviewed and this is now reflected in the Strategy.</p>
		<ul style="list-style-type: none"> <li>▪ <b>Incorrect Reference</b> - SD report incorrectly refers to part of the Agricultural Society's current lease as the 'Pony Club'. Note that this is not a separate area that can be excised; it is part of the show grounds and is integral to the activities of the Agricultural Society.</li> </ul>	<p>This reference has been changed in the report/.</p>
		<ul style="list-style-type: none"> <li>▪ <b>Access</b> - If Agricultural grounds were to be relocated, the community patronage will be significantly reduced due to loss of 'walk-ability' to the grounds.</li> <li>▪ It will reduce people's ability to gain easy access to the show (by walking home)</li> <li>▪ It will increase the likelihood of people consuming alcohol then attempting to drive back to town.</li> <li>▪ The location of the current grounds gives access to the irrigation channels that surround the town which is important for exercising horses.</li> </ul>	<p>Noted. Refer to previous comments.</p>
		<ul style="list-style-type: none"> <li>▪ <b>Open Space</b> – it will remove an important large</li> </ul>	<p>Noted.</p>

		'open area' from a town that is becoming increasingly developed.	
		<ul style="list-style-type: none"> <li>▪ <b>Density</b> - High density housing in low socio economic areas is a negative for the community.</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>▪ <b>Aged Housing</b> - Sheltered/Aged housing should not be located here, suitable alternatives should be found.</li> </ul>	Noted.
		<ul style="list-style-type: none"> <li>▪ <b>Relocation of other uses</b> - Too much prime real estate tied up for the use of Government departments. It would make more sense to relocate these offices and old power-station to a light industrial area.</li> </ul>	Noted.

**ATTACHMENT 2 – Kununurra Strategic Directions Report**

Will be provided under separate cover

## 12.4.2 Statement of Roles and Responsibilities – Landcorp Current Kununurra Projects

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	LandCorp/WAPC/Shire of Wyndham East Kimberley
<b>LOCATION:</b>	Kununurra Town Site
<b>AUTHOR:</b>	Nick Kearns, Director Development Services
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	43.04.44
<b>ASSESSMENT NO:</b>	N/A

### **PURPOSE**

For Council to endorse a “Statement of Roles and Responsibilities” (SRAR) between the WA Planning Commission (WAPC), Department of Planning (DoP), LandCorp and the Shire, relating to the current land release programme for Kununurra.

### **BACKGROUND**

Kununurra is facing a period of significant growth through a number of projects which will require the timely provision of land to meet the demands for residential, commercial and industrial growth. The timely and effective release of land in Kununurra is a strategic priority to meet the requirements of Local, State and Federal Government. The demand for land has increased based on:

- East Kimberley Development Package (\$195 million);
- Ord Irrigation Expansion (\$215 million); and
- Growth associated with the tourism, agricultural and industrial sectors.

Kununurra Strategic Directions establishes the framework for growth; however the document itself will not enable the necessary land to be provided. In order to facilitate a coordinated approach a SRAR is proposed whereby the objectives, requirements and timeframes of Council and State Government can be outlined and agreed to. Given the limited current land supply and the construction window associated with local climate, the SRAR has been structured to facilitate development during the 2011 dry season.

This Statement relates to current Kununurra projects being undertaken by LandCorp, these being:

- East Lily Creek Residential Area.
- Bull Run Road Composite and Light Industrial Area.
- Weaber Plain Stage 2 Light Industrial Area.
- Lakeside Residential Area Stage.

The SRAR is based on the following:

- To deliver residential and industrial land to the market from the current LandCorp Projects within a timely manner, in order to minimise/avoid land shortages.

- To account for the local context whereby existing land supply is limited, the seasonal window for works is limited and timeframes are set through outside factors.
- To provide clear guidance to all parties and commitment from the parties, to the agreement on objectives and achievement of timeframes as set out in the Statement.

### **STRATEGIC IMPLICATIONS**

The SRAR commences the implementation phase of Kununurra Strategic Directions, thereby facilitating the strategic objectives which have been endorsed by Council following extensive community consultation.

Strategically, industrial or residential land shortages would undermine the social and economic benefits associated with current investment in Kununurra, particularly the Ord Stage 2 Expansion Project and the East Kimberley Development Package Projects. Timely land release is critical to maintain affordable housing, viable commercial development, and meet the growing needs of industry. However this needs to occur in a coordinated and considered manner such that Kununurra's unique cultural, natural and community values are maintained.

Establishing clarity and certainty on the process will be beneficial for all parties and increase the potential for timely delivery of much needed residential and industrial land in Kununurra.

### **STATUTORY IMPLICATIONS**

Although the document will have no legal status under the *Local Government Act 1995* or *Planning and Development Act*, it will establish principles and objectives for a collaborative approach to discussions and negotiations with various State Government agencies and utilities. The document would be signed by the Chairman of the WAPC, Director General of the DoP and the Chief Executive Officer of LandCorp, in addition to the Shire President and the Chief Executive Officer of the Shire of Wyndham East Kimberley. The signatories would therefore express a high level of support from these organisations without seeking to make the agreement legally binding on any party.

### **POLICY IMPLICATIONS**

The policy implications of the SRAR relate to the adjustments of standard procedures associated with the determination of the proposals. Although there will be some variation to standard procedures, this will occur in the context of implementation of a development outcome which has been widely publicised and consulted upon, none of which will be onerous or conflict with Council's requirements, even considering their accelerated nature.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications associated with the SRAR. Planning and works are being funded by LandCorp.

### **COMMUNITY CONSULTATION**

No specific community consultation is required or has been undertaken for the SRAR.

## **COMMENT**

There is a clear requirement for suitable land to be released to accommodate the economic and population growth of the Shire, particularly centred on Kununurra in the context of current projects which have been announced by the State and Federal Government. Based on current demands there will be a need for substantial additional land to be released next year, with the timing being made more imperative due to the local climatic conditions, the need to undertake planning processes and the commissioning and mobilisation of contractors in the current economic climate.

The proposed SRAR represents good practice in providing a collective objective across State and Local Government for the effective delivery of land. The SRAR identifies not only a condensed approvals timeframe, but also common objectives regarding the end product. The objectives are expressed as follows:

<b>Economic Health</b>	Provide affordable housing and a mix of housing types and land solutions
	Provide a variety of industrial, commercial and employment land opportunities
	Ensure an economically viable project in the context of the Regional Development Assistance Fund, which provides opportunities for the private sector and Local Government
	Enable and promote local business opportunities to support, amongst other items, the opportunities and development provided by Ord 2
<b>Community Wellbeing</b>	Facilitate the provision of physical and social infrastructure (including local community facilities) and an accessible and safe public realm which contributes to community connectedness
	Create a range of lot sizes and housing choices to assist in the provision of housing affordability and housing choice
	Provide opportunities for the expression of cultural identity and sense of place, especially in the design of subdivision and treatment of the public realm
<b>Environmental Leadership</b>	Optimal design to maximize energy efficiency
	Water Sensitive Urban Design (WSUD) including multi use corridors and application of Local Water Management Strategies.
	Protect and manage natural environmental systems and resources, including the maximisation of natural vegetation retention and managing any potential environmental impacts.
	Design to maximize micro climate benefits for residential dwellings
<b>Design Excellence</b>	An interconnected street network for maximum flexibility
	Identification and appreciation of view corridors and application of Crime Prevention through Environmental Design (CPTED) principles within the design
	Design to achieve climate and micro-climate responsive lots and built form outcomes
	Recognise cultural sensitivity and local identity in design
	Delivery of infrastructure applying best practice standards and having account for local conditions.

Within this framework, staff will liaise closely with LandCorp and their consultants through the design and development process to ensure that the agreed objectives

are achieved. The details will be worked through at the relevant stages, from the broad strategic level through to the detailed design and delivery. This is expressed within the SRAR as follows:

- Structure Plans – Key principles, land use and general form and structure.
- Subdivision – Lot configuration, dimensions and addressing established policy requirements of WAPC and Council.
- Design Guidelines and Detailed Area Plans (DAPs) – Detailed built form design requirements to achieve the design objectives including Crime Prevention through Environmental Design (CPTED) and climate responsive design.

It needs to be acknowledged that the SRAR is providing highly condensed timeframes, however this is required in order to enable the development of land within the next dry season and to prevent subsequent land shortages and their associated economic and social impacts. The reduced timeframes do not only relate to the Shire, but the WAPC, Department of Planning and LandCorp.

The Shire will be the first statutory agency to agree to the statement, with consideration by the WA Planning Commission and Department of Planning intended to occur shortly. On this basis the approval of the agreement may be subject to minor modification, therefore delegated authority is sought to enable the Shire President and CEO to sign the agreement where it is consistent with the principles contained within the draft.

### **COMMENT**

The SRAR provides a clear framework for progressing the development of key land release projects which represent the first phase of the implementation of Kununurra Strategic Directions. Although non-binding, the statement articulates the objectives and principles of a collaborative approach for moving forward between the various organisations. This level of collaboration is required in order to ensure a continued supply of land in Kununurra which is pertinent in the context of current development pressures.

### **ATTACHMENTS**

Draft Statement of Roles and Responsibilities for LandCorp's Current Kununurra Projects

### **VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. Agrees to the Statement of Roles and Responsibilities for LandCorp's Current Kununurra Projects.
2. Authorises the Shire President and Chief Executive Officer to endorse the Statement of Roles for LandCorp's Current Kununurra Projects.

### **COUNCIL DECISION**

***Minute No. 9281***

***Moved: Cr K Wright***

***Seconded: Cr D Ausburn***

***That Council:***

1. ***Agrees to the Statement of Roles and Responsibilities for LandCorp's Current Kununurra Projects.***
2. ***Authorises the Shire President and Chief Executive Officer to endorse the Statement of Roles for LandCorp's Current Kununurra Projects.***

***Carried Unanimously 7/0***

# **ATTACHMENT 1 – Draft Statement of Roles and Responsibilities for LandCorp’s Current Kununurra Projects**

## **STATEMENT OF ROLES AND RESPONSIBILITIES FOR LAND RELEASE IN KUNUNURRA EAST LILY CREEK, BULL RUN ROAD, WEABER PLAIN STAGE 2 AND LAKESIDE STAGE 7 – (LANDCORP’S CURRENT KUNUNURRA PROJECTS)**

### **1.0 THE PARTIES TO THIS AGREEMENT**

- Shire of Wyndham-East Kimberley (Shire or SWEK) of Shire Administration Centre, 115 Coolibah Drive, Kununurra
- LandCorp of Level 3 Wesfarmers House, 40 The Esplanade, Perth
- The Department of Planning (DoP) of 469 Wellington Street, Perth
- Western Australian Planning Commission (WAPC) of 469 Wellington Street, Perth

### **2.0 PREAMBLE**

2.1 This Statement relates to the project known as ‘LandCorp Current Kununurra Projects’, and specifically the 4 following project areas:

- East Lily Creek Residential Area
- Bull Run Road Composite and Light Industrial Area
- Weaber Plain Stage 2 Light Industrial Area
- Lakeside Residential Area Stage 7

The above project areas are depicted on **Attachment 1** to this Statement.

2.2 The timely and effective release of land in Kununurra is a strategic priority to meet the requirements of Local, State and Federal Government. The demand for land has increased based on:

- East Kimberly Development Package;
- Ord Irrigation Expansion; and
- Growth associated with the tourism, agricultural and industrial sectors.

2.3 This Statement describes the agreed undertakings by the parties:

- 2.3.1 To deliver residential and industrial land to the market from the current ‘LandCorp Current Kununurra Projects’ within a timely manner in order to minimise/avoid land shortages;
- 2.3.2 To account for the local context whereby existing supply is limited, the seasonal window for works is limited and timeframes are set through outside factors;
- 2.3.3 To provide clear guidance to the parties, and commitment from the parties, to the agreement on objectives and achievement of timeframes set out in this Statement.

2.4 The parties will work co-operatively to facilitate the development of the project areas and lay sustainable foundations for community and workforce in Kununurra. The development will capture the spirit and character of Kununurra, integrate with the sites’ context, ecology and culture, meet the short and medium term land supply needs of Kununurra and offer a range of living and employment opportunities that cater for a diversity of household sizes, living needs, income levels and employment types and which contribute to the economic sustainability of the Town.

To achieve the project timelines will require a high level of liaison between parties on an ongoing basis. This communication needs to operate with good faith and openness at a level of detail appropriate to the stage of the planning process (see part 4).

### 3.0 STATEMENT OF OBJECTIVES

The 'LandCorp Current Kununurra Projects' will enable the delivery of the vision and objectives expressed in the Local Planning Strategy and further articulated in the "Kununurra Strategic Directions" (KSD) document which has been developed in partnership between the State Government, Local Government and Local Community.

The objectives for the 'LandCorp Current Kununurra Projects' are to endeavour to deliver where possible the following benefits as reflected in KSD:

<b>Economic Health</b>	Provide affordable housing and a mix of housing types and land solutions
	Provide a variety of industrial, commercial and employment land opportunities
	Ensure an economically viable project in the context of the Regional Development Assistance Fund, which provides opportunities for the private sector and Local Government
	Enable and promote local business opportunities to support, amongst other items, the opportunities and development provided by Ord 2
<b>Community Wellbeing</b>	Facilitate the provision of physical and social infrastructure (including local community facilities) and an accessible and safe public realm which contributes to community connectedness
	Create a range of lot sizes and housing choices to assist in the provision of housing affordability and housing choice
	Provide opportunities for the expression of cultural identity and sense of place, especially in the design of subdivision and treatment of the public realm
<b>Environmental Leadership</b>	Optimal design to maximize energy efficiency
	Water Sensitive Urban Design (WSUD) including multi use corridors and application of Local Water Management Strategies.
	Protect and manage natural environmental systems and resources, including the maximisation of natural vegetation retention and managing any potential environmental impacts.
	Design to maximize micro climate benefits for residential dwellings
<b>Design Excellence</b>	An interconnected street network for maximum flexibility
	Identification and appreciation of view corridors and application of Crime Prevention through Environmental Design (CPTED) principles within the design
	Design to achieve climate and micro-climate responsive lots and built form outcomes
	Recognise cultural sensitivity and local identity in design
	Delivery of infrastructure applying best practice standards and having account for local conditions.

### 4.0 PLANNING FRAMEWORK

4.1 The Planning Framework for Kununurra will provide a flexible and responsive basis for development and involve the concurrent lodgement, assessment and determination of applications for Structure Plans, Scheme Amendment(s), Subdivision Applications, Design Guidelines and Detailed Area Plans.

4.2 The level of detail supplied and required will be appropriate for the planning phase.

- Structure Plans – Key principles, land use and general form and structure;

- Subdivision – Lot configuration, dimensions and addressing established policy requirements of WAPC and Council;
  - Design Guidelines and DAPs – Detailed built form design requirements to achieve the design objectives including CPTED and climate responsive design.
- 4.3 Design Guidelines and DAPs will be prepared for acknowledgement by the Shire, and forwarded to the WAPC for information, and will generally be in accordance with the requirements detailed in the Model Scheme Text. Design Guidelines and DAPs will be included within the sales contracts for each relevant site by LandCorp.
- 4.4 The following table identifies the deliverables for each planning phase:

Structure Plan	Scheme Amendment	Subdivision	Design Guidelines	Detailed Area Plans (DAPs)
Overall development structure for each project area, and interface with surrounding development in accordance with Scheme and MST requirements and including design principles & objectives	Text and map changes to SWEK TPS No.7 to reflect requirements of Structure Plans and to facilitate development.	Detailed subdivision design for each project area in accordance with Structure Plans & relevant WAPC policies.	Detailed design for selected sites/areas consistent with principles set out in the Structure Plan for application through contract of sale.	Detailed design for selected individual sites in accordance with the Design Guidelines

## 5.0 PLANNING PROCESS

- 5.1 The Structure Plans form the guiding framework for the future development of the LandCorp Current Kununurra Projects and will be prepared in accordance with the provisions of the Planning Scheme and the Model Scheme Text.
- 5.2 As subdivision plans for the project areas will be progressed in parallel with the Structure Planning and amendment process in order to achieve the project timeframes, subdivision applications will be prepared and lodged concurrently with the Structure Plans and Scheme Amendment proposals, and be dealt with by the DoP and WAPC such that approval can be granted concurrently with these approvals in order to meet the target dates set out in 6.4 of this Statement.

## 6.0 IMPLEMENTATION

- 6.1 The parties agree that in the spirit of co-operation, to meet regularly to discuss and coordinate progress of the items identified in the Statement and project timetable, the content of which may be varied by mutual agreement.
- 6.2 The project timetable is compressed but necessary to ensure construction can occur during the 2011 dry season to enable lots to settle in early 2012.
- 6.3 Delivery of the Project Objectives are to be monitored and reported on through appropriate processes.
- 6.4 The parties agree to the following project timetable which identifies key items to be dealt with. The parties undertake to use their best endeavours to progress each of these matters within the timetable identified in **Attachment 2**.
- 6.5 To achieve the project timelines, LandCorp will be required to design and tender prior to subdivision conditions being issued by the WAPC. In this regard, the Shire commits to provide its conditions (and associated interpretations) prior to the end of 2010 and meet

with LandCorp's Planning, Engineering and Landscape Consultants regularly to progress concepts and detailed design of subdivisions prior to issue of conditions by WAPC.

6.6 The Shire, DoP and WAPC will liaise with other agencies to obtain their co-operation in meeting the timetable where such input is required.

6.7 The project timetable includes some items that are the subject of statutory processes, the outcome of which cannot be guaranteed. This fact is recognised and accepted by the parties to this Statement. The Shire, DoP and WAPC will, to the best of their intentions and where it is within their power deal with the statutory processes expeditiously.

**Signed** .....  
**Ross Holt**  
**Chief Executive Officer, LandCorp**

**Date** .....

**Signed** .....  
**Fred Mills**  
**Shire President, Shire of Wyndham – East Kimberley**

**Date** .....

**Signed** .....  
**Gary Gaffney**  
**Chief Executive Officer, Shire of Wyndham-East Kimberley**

**Date** .....

**Signed** .....  
**Gary Prattley**  
**Chairman, Western Australian Planning Commission**

**Date** .....

**Signed** .....  
**Eric Lumsden**  
**Director General, Department of Planning**

**Date** .....

**ATTACHMENT 1 – Landcorp Current Project Areas**



**STATEMENT OF ROLES AND RESPONSIBILITIES FOR LAND RELEASE IN KUNUNURRA**

**EAST LILY CREEK, BULL RUN ROAD, WEABER PLAIN STAGE 2 AND LAKESIDE STAGE 7**

PROJECT/MILESTONE/TASK	DATE	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11
<b>EAST LILY CREEK</b>												
Inception (Completed)	6-Jul-10											
Lodge Structure Plans (East Lily Creek) and Scheme Amendment (East Lily Creek) with Shire	30-Aug-10											
OCM to initiate Scheme Amendment and adopt Structure Plans for advertising	21-Sep-10											
Referral of Scheme Amendment for East Lily Creek to EPA	27-Sept-10 to 25-Oct-10											
Concurrent advertising period for Structure Plans and Scheme Amendment for East Lily Creek	1-Nov-10 to 25-Jan-11											
LandCorp lodge Subdivision Applications with WAPC (previously reviewed by SWEK)	30-Dec-10											
Review of submissions by LandCorp and SWEK for Structure Plans and Scheme Amendment for East Lily Creek	26-Jan-11 to 31-Jan-11											
OCM to adopt Structure Plan (East Lily Creek/Weaber Plain Road) and refer to WAPC; and adopt Scheme Amendment for East Lily Creek for final approval	15-Feb-11											
SWEK referral of Structure Plans and Scheme Amendment for East Lily Creek to WAPC	22-Feb-11											
WAPC approval to Structure Plans; endorsement of Scheme Amendment for East Lily Creek and approval to subdivision applications	29-Mar-11											
Gazettal of Scheme Amendment for East Lily Creek	20-Apr-11											
OCM for final adoption of Structure Plans and acknowledge Design Guidelines and DAPs	19-Apr-11											

<b>WEABER PLAIN STAGE 2</b>														
Lodge Structure Plan with Shire	30-Aug-10													
OCM to adopt Structure Plans for advertising	21-Sep-10													
Advertising period for structure plans	4-Oct-10 to 3-Dec-10													
LandCorp lodge Subdivision Applications with WAPC (previously reviewed by SWEK)	13-Dec-10													
OCM to adopt Structure Plan and refer to WAPC	21-Dec-10													
OCM for final adoption of Structure Plans and acknowledge Design Guidelines and DAPs	21-Dec-10													
<b>BULL RUN ROAD</b>														
Advertising for Scheme Amendment No.35 for Bull Run Road	8-Sept-10 to 4-Nov-10													
Lodge draft Structure Plan for Bull Run Road to SWEK	30-Sep-10													
OCM to adopt Structure Plan for advertising	19-Oct-10													
Advertising period for Structure Plan	25-Oct-10 to 23-Dec-10													
Review of submissions by SWEK on Scheme Amendment No.35	4-Nov-10 to 16-Nov-10													
Review of submission by SWEK on draft Structure Plan	23-Dec-10 to 21-Jan-11													
OCM to adopt Structure Plan and refer to WAPC	15-Feb-11													
WAPC consideration of final Structure plan	22-Mar-11													
OCM to adopt Scheme Amendment No.35 for Bull Run Road	21-Dec-10													
SWEK referral of Scheme Amendment No.35 for Bull Run Road to WAPC	24-Dec-10													
WAPC endorsement of Scheme Amendment for Scheme Amendment No.35 for Bull Run Road for final approval	22-Feb-11													



### 12.4.3 Lakeside Park (Stages 5 - 7) Structure Plan

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	LandCorp
<b>LOCATION:</b>	Lakeside Park Precinct
<b>AUTHOR:</b>	Nick Kearns, Director Development Services
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	43.04.17
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to consider the Lakeside Park (Stages 5 - 7) Structure Plan and whether it is satisfactory for referral to the Western Australian Planning Commission (WAPC) for consideration and endorsement.

#### **BACKGROUND**

LandCorp is currently progressing several land expansion projects in Kununurra, including:

- Finalisation of the Lakeside residential area.
- Expansion of the Weaber Plain light industrial area.
- Establishment of a new composite industry and light industrial precinct in the Bull Run Road area.
- The establishment of a new residential area in the East Lily Creek precinct.

All of these projects are being progressed to cater for the growth in demand for residential, commercial and industrial land resulting from the expansion of the Ord River agricultural area, and as the result of a number of Federal and State Government funding packages.

This report provides an overview of a Structure Plan prepared to guide the subdivision and development of Stages 5 - 7 of the Lakeside Park Precinct.

A copy of the Structure Plan is provided under separate cover at Attachment 1.

#### **Lakeside Park Precinct**

The Lakeside Park Precinct (Stages 5 - 7) is located on the western side of Victoria Highway, Kununurra. The site borders the southern boundary of the Lakeside Park residential area, the proposed future Drovers Rest Residential area to the south and Lake Kununurra and Lily Creek Lagoon to the west. The area is approximately 35 hectares.

#### **Process to Date**

This draft Structure Plan represents the finalisation of two previous structure plans for Lakeside Park; one prepared in 2007 that was advertised for public comment and adopted by Council and the WAPC, and the other prepared, (most current), in 2007 that was adopted by Council, but for reasons unclear, was not received or

subsequently endorsed by the WAPC. This previous Structure Plan (2007) is provided at Attachment 2.

### Existing Subdivision Approvals

Stages 5 and 6 of the Lakeside Park Precinct have subdivision approval, however, the road and lot layouts proposed differ from the previous structure plans prepared for the locality. The Structure Plan subject of this report rectifies these inconsistencies and reflects the subdivision layout previously approved by the WAPC.

### The Revised Lakeside Park Structure Plan

The revised Lakeside Park Structure Plan is intended to establish the broad structure, layout, appropriate land uses and key infrastructure networks required for future development of the land into a residential community.

### Envisaged Development

The Lakeside Park (Stages 5 - 7) precinct will be predominately developed for residential purposes, but will include a local centre to cater for the convenience shopping needs of the precinct as well as the wider residential area.

### Details of the Structure Plan

Lakeside Park has a number of attributes and constraints that impact on the revised Structure Plan:

- The site generally slopes towards the west with major drainage corridors provided from Victoria Highway to the south-western corner and parallel to Gardenia Drive. The drainage corridors provide an opportunity for the establishment of vegetation corridors to provide shade and a cooling effect, as well as providing a natural outlook for residential lots.
- Opportunities exist for the provision of a pedestrian dual use path system with is concurrent with the linkages provided by the open space system along Victoria Highway, providing a visual and acoustic buffer.
- The Structure Plan has been developed to support a base R-code of R20; however the plan facilitates a variety of lot sizes and housing typologies across the site to respond to site conditions. Higher densities have generally been located adjacent the main site entry, the public open space corridors and corner sites.
- The street layout is primarily from north to south to minimise the exposure to the hot western sun and maximise wet season breezes.
- A grid like street pattern with a limited number of cul-de-sacs has been proposed to provide for connectivity and permeability. The connectivity with the existing Lakeside development has been enhanced with the east-west extension of Livistona Street.
- A Mixed Use (Local Centre) site has been retained in close proximity to the intersection of Victoria Highway and Hibiscus Drive. The site is centrally located within the wider Lakeside catchment and enables maximum exposure to passing trade.
- The Department of Education (DET) is currently considering future sites for additional schooling facilities in Kununurra. There was no school site shown in the draft Lakeside Park Structure Plan previously considered by Council;

however the Department has indicated that potentially it may be provided in the adjacent Drivers Rest Residential Development. Alternatively, this may include the provision of additional facilities in the consolidated education precinct, or new facilities within other (proposed) residential areas. No final decision however, has been made.

The intent of the Lakeside Park Structure Plan is to establish principles for development of the site, however it must be noted that during the planning phase the designs may be modified to improve such considerations as climate responsiveness, housing choice and environmental and engineering conditions of the site.

## **STRATEGIC IMPLICATIONS**

### **Local Planning Strategy**

The Structure Plan is generally consistent with the recommendations of the Local Planning Strategy in providing for residential development within close proximity to the Kununurra Town Centre and to encourage a diverse range of built form outcomes that reflect the population catchment, climate and lifestyle.

### **Kununurra Strategic Directions: Town Centre Development Concept Plan and Strategic Land Use Plan**

The proposed Structure Plan is closely aligned with the intent of the Strategic Directions document. The Strategic Directions document highlights the importance of the introduction of new residential development to provide for a mix of lot sizes and to provide for housing choice, diversity and affordability. As a result, the Lakeside Park Structure Plan proposes a diversity of residential densities and dwelling types to be achieved.

The Strategic Directions document focuses on consolidating the existing urban footprint of the town, through redevelopment of the existing town centre, as well as progressing planned development at Lakeside Park.

## **STATUTORY IMPLICATIONS**

The Structure Plan is largely reflective of the structure plans previously considered by Council in 2007 and will enable the finalisation of these processes through appropriate endorsement by the WAPC. The following minor modifications nevertheless are proposed to the 2007 plan previously advertised and adopted by Council:

- Limited higher residential densities to maximise views to adjacent public open space and on street corners.
- Group housing density increased from R30 to R40 to increase the commercial catchment population adjacent to the local centre, as well as to encourage pedestrian and other forms of non-motorised transport to access local facilities.
- Removal of the south-eastern traffic connection from Victoria Highway into the estate. Detailed traffic modelling has indicated that the Hibiscus Drive entrance from Victoria Highway is sufficient to accommodate the additional residents.
- Identification of the former mixed use site as a Local Centre. Although the current TPS 7 zoning does not accommodate for this use, the Shire is

currently considering a Scheme Amendment to rezone this portion from 'Residential Development' to 'Local Centre'.

These modifications are considered minor in nature and do not materially alter the intent of the previously endorsed Structure Plans.

### **POLICY IMPLICATIONS**

There are no policy implications associated with this item.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for the Shire. Costs associated with the Structure Plan will be borne by the proponent (LandCorp).

### **COMMUNITY CONSULTATION**

The previous Structure Plan which was only recently advertised and subsequently endorsed by Council. There is no statutory requirement to publicly advertise the latest version.

### **COMMENT**

The Lakeside Park Structure Plan is considered to appropriately respond to the site specific context and current demand for additional residential land in Kununurra.

Finalisation of the Structure Plan will ensure consistency with subdivisions previously approved for the site and will provide additional certainty to both the Shire and to the WAPC as to the intended future development outcomes.

It is recommended that Council resolve that the Structure Plan is satisfactory for referral to the WAPC for consideration and endorsement.

### **ATTACHMENTS**

Attachment 1 – Proposed Lakeside (Stages 5 - 7) Structure Plan (2010) is provided under separate cover

Attachment 2 – Previous Draft Lakeside (Stage 5 - 7) Structure Plan (2007)

### **VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. Determines that the Lakeside Park (Stages 5 – 7) Structure Plan is satisfactory for referral to the Western Australian Planning Commission for consideration and endorsement.
2. Directs Shire staff to forward the Lakeside Park (Stages 5 – 7) Structure Plan to the Western Australian Planning Commission for endorsement.

## **COUNCIL DECISION**

***Minute No. 9282***

***Moved: Cr R Dessert***

***Seconded: Cr J McCoy***

***That Council:***

1. ***Determines that the Lakeside Park (Stages 5 – 7) Structure Plan is satisfactory for referral to the Western Australian Planning Commission for consideration and endorsement.***
2. ***Directs Shire staff to forward the Lakeside Park (Stages 5 – 7) Structure Plan to the Western Australian Planning Commission for endorsement.***

***Carried Unanimously 7/0***

**ATTACHMENT 1 – Proposed Lakeside (Stages 5 – 7) Structure Plan (2010)**

Will be provided under separate cover

# ATTACHMENT 2 - Previous Draft Lakeside (Stage 5 – 7) Structure Plan (2007)

urban  
plan|design  
development

LAKESIDE



<p><b>WIND ACCESS</b></p> <p>Kununurra is predominately exposed to South-Easterlies for the majority of the year.</p> <p><small>Source: 'Meteorology Data of 7507 TAFE Queensland of Sun'</small></p>	<p><b>SUMMER SOLSTICE 21ST DECEMBER</b></p> <p>Summer Sun Noon Altitude Angle: 78°20'</p> <ul style="list-style-type: none"> <li>• Aim to avoid affects of peak sunlight</li> <li>• Azimuth Angle: 226°41'05"</li> </ul>	<p><b>ORIENTATION</b></p> <ul style="list-style-type: none"> <li>• The Summer sun path is almost directly overhead</li> <li>• S/W to N/E lot alignment</li> <li>• N/W to S/E street alignment to reduce heat gain</li> <li>• Long axis house alignment to allow</li> </ul>
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**Kununurra Lakeside Structure Plan**  
 LSP 12 November 07

Scale 1:1000 (A3)

#### 12.4.4 Initiation of Amendment No. 36 to Town Planning Scheme No. 7 – Lakeside Local Centre

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	LandCorp
<b>LOCATION:</b>	Lakeside Park Precinct
<b>AUTHOR:</b>	Nick Kearns, Director Development Services
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	43.31.36
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to consider initiating an Amendment to the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 (TPS 7) – Kununurra and Environs, to:

1. Rezone a portion of the Lakeside Park residential expansion area from “No Zone” and “Residential Development” to “Local Centre” to facilitate the development of a local centre, potentially incorporating mixed-use development.
2. Applying additional uses of Art and Craft Centre, Art Gallery, Grouped Dwelling, Multiple Dwelling, Residential Building, Service Station, Single Dwelling and Veterinary Consulting Rooms or Hospital to the proposed Local Centre zone, allowing for the consideration of residential and other commercial land uses that are appropriate in a mixed-use development.

The proposed Scheme Amendment shall be known as Amendment No. 36, supporting documentation and the scheme amendment map is provided under separate cover as an attachment.

#### **BACKGROUND**

##### Purpose of Amendment

This Scheme Amendment specifically relates to the Lakeside Park precinct. Land within the area is zoned Residential Development and is otherwise not zoned under the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 (TPS 7). Subdivision and development of the area is guided by a structure plan.

The previously endorsed Structure Plans prepared for this site identified the site for mixed use, however, did not recognise that mixed use is not a zone of the Scheme and that activities considered to be mixed use are currently not permitted.

The Residential Development zone does not permit various land uses which would generally be considered appropriate in a mixed-use development, such as shop or office and other non-residential uses which would provide for a flexibility of uses on the site and appropriate with the site’s residential context. In this regard, a Local Centre zone is considered to more appropriately reflect the development intentions for the site.

## Lakeside Park Local Centre Site Precinct

The site is located approximately 1.5 kilometres from the Kununurra town site. The site is bounded by the Victoria Highway to the east, Hibiscus Drive and the existing Lakeside Park Residential Development (Stages 1-4) to the north, and the proposed Lakeside Park Residential Development (Stages 5-7) to the west and south.

### Envisaged Development

The site is proposed to be developed as a local centre incorporating a mix of commercial and residential land uses. The form of development has yet to be identified; however, the site is proposed to provide convenience services to the immediately surrounding residential areas of Lakeside Park and the proposed East Lily Creek residential area.

Residential land uses are proposed to be incorporated into the local centre, to assist in establishing a catchment population and providing for after-business hours surveillance and activation. A mixed residential and commercial development outcome will also aid in providing residential density and dwelling type diversity and choice in Kununurra, and an improved level of amenity for residents nearby.

### Land Use Details

The objectives of the Local Centre zone are set out in TPS 7:

*‘To provide for commercial and retail development in residential areas remote from the existing town centre in order to cater for local service and shopping needs in the Lakeside and associated residential areas’.*

*‘To ensure that land uses proposed within the Local Centre zone are consistent with the local residential needs and do not detract from the commercial viability of the existing town centre retail area’.*

Table 1, provides a list of the uses permitted (‘P’) under the Local Centre zone set out in TPS 7, although it should be noted that this zone hasn’t previously been applied in the town site.

All other uses classes listed under TPS 7 are prohibited within the Local Centre zone.

Please Note:

*‘P’ – means that the use is permitted provided it complies with the relevant standards and requirements laid out in the Scheme and all conditions imposed by the Council in granting Planning Approval;*

*‘IP’ – means a use that is not permitted unless such use is incidental to the predominant use of the land as determined by Council.*

*‘AA’ – means that Council may, at its discretion, permit the use;*

*‘SA’ - means that the Council may, at its discretion, permit the use after notice of application has been given in accordance with Clause 11.2.*

Table 1 – Use Classes for Local Centre Zone

<b>Use Class</b>	
Amusement Parlour	AA
Bakery – Retail	SA
Car Park	P
Convenience Store	P
Fast Food Outlet	P
Garden Centre	AA
Health Studio	AA
Laundromat	P
Lunch Bar	P
Market	SA
Office	P
Plant Nursery	AA
Restricted Premises	SA
Restaurant	P
Road House	SA
Shop	P
Caretaker's Dwelling	IP
Civic Building	AA
Club Premises	AA
Consulting Rooms	P
Day Care Centre	AA
Education Establishment	AA
Kindergarten	AA
Medical Centre	P
Public Amusement	AA
Radio and TV Installation	AA
Motor Vehicle Repair	AA
Private Recreation	AA
Public Recreation	P

The Scheme Amendment proposes to rezone the site to Local Centre and allow the following additional land uses to be considered for approval on the site:

- Art and Craft Centre
- Art Gallery
- Grouped Dwelling
- Multiple Dwelling
- Residential Building
- Service Station
- Single Dwelling
- Veterinary Consulting Rooms or Hospital.

Having these residential and commercial land uses as additional uses will provide the flexibility to allow for the consideration of mixed residential and commercial development proposals on the site.

## **STRATEGIC IMPLICATIONS**

### **Local Planning Strategy**

The Shire's Local Planning Strategy identifies that structure planning is to define the location of local shopping facilities.

This Amendment, combined with the Structure Plan, will facilitate the development of such local facilities to service the Lakeside Park Estate and proposed surrounding residential expansion areas.

### **Kununurra Strategic Directions: Town Centre Development Concept Plan and Strategic Land Use Plan**

The Kununurra Strategic Directions document identifies that Lakeside Park is one of three locations being considered for the development of local commercial facilities. This Amendment will facilitate a local commercial development outcome serving Lakeside Park.

## **STATUTORY IMPLICATIONS**

The Scheme Amendment will rezone the subject site to Local Centre and identify uses which can be considered on the site. These uses will be in addition to those able to be approved under the existing TPS 7 Zoning Table.

## **POLICY IMPLICATIONS**

No policy implications apply in the preparation of the report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications for the Shire. Costs associated with the Amendment will be borne by the proponent (LandCorp).

## **COMMUNITY CONSULTATION**

Should Council resolve to adopt the proposed Scheme Amendment, Shire staff will request the applicant to prepare formal Scheme Amendment documentation and subsequently, forward the Amendment to the Environmental Protection Authority for review, and Western Australian Planning Commission for information. Subject to the Environmental Protection Authority not requiring an environmental review, and acknowledgement of the Shire's intent to advertise the Scheme Amendment being received from the Western Australian Planning Commission, Shire staff will advertise the proposed Amendment for a period of 42 days, seeking agency and public comment.

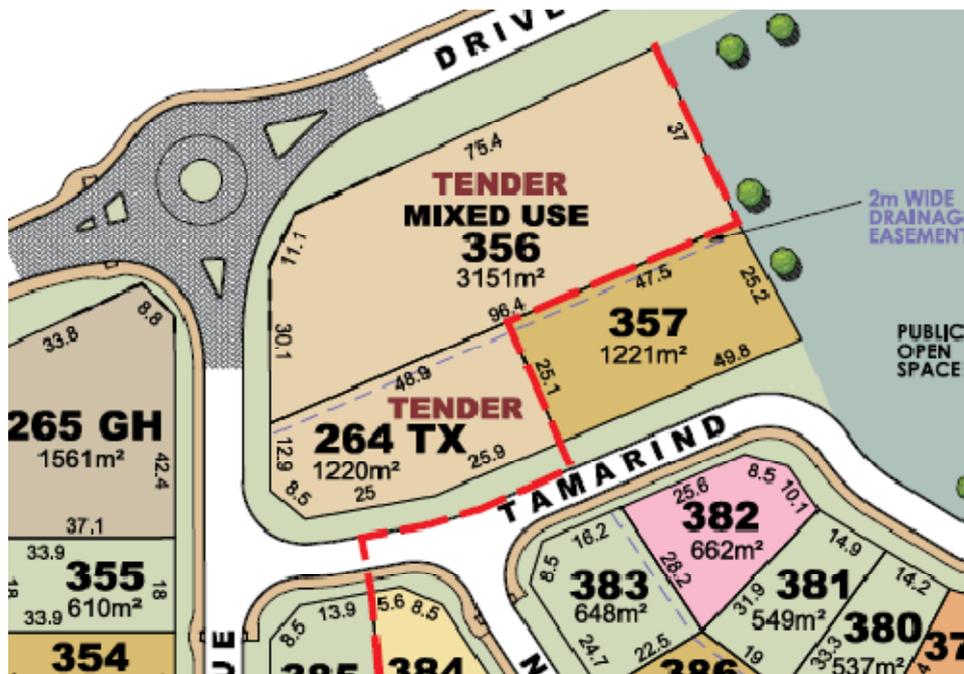
## **COMMENT**

The notion of a service centre for the area is strongly supported in relation to the amenity provided to the locality and the application of good planning principles. The inclusion of this centre nevertheless has been envisaged for some time and has been previously supported by Council.

It is acknowledged that the proposed zoning is in accordance with the previously adopted Lakeside Park Structure Plan, however there is a concern that the proposed

size and configuration of the site as indicated in the proponents request may be insufficient to be viably developed for commercial purposes, particularly having regard to road access and for on-site car parking.

LandCorp have indicated that Lot 357 Tamarind (which adjoins the site) is already committed and therefore cannot be joined into the site. Lot 264 (on the corner of Tamarind and Argentea) has, however not been committed and could therefore form part of a larger site, and would afford additional road access for deliveries and on-site car parking. The lots are shown on the plan below.



It is recommended that Council initiate the amendment to create a new local centre in Lakeside Park on the basis that it is inclusive of both Lots 356 and 264.

### **ATTACHMENTS**

Proposed Scheme Amendment No. 36 to TPS No. 7 Documentation is provided under separate cover.

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council:

1. In pursuance of Section 75 of the Planning and Development Act (2005) (as amended), amends Town Planning Scheme No. 7 – Kununurra and Environs, by:
  - (a) Rezoning Lot 356 (No. 1) and Lot 264 (No. 3) Argentea Avenue, Kununurra from “No Zone” and “Residential Development” to “Local Centre”, as indicated on the Scheme Amendment Map.

- (b) Identifying Lot 356 (No. 1) and Lot 264 (No. 3) Argentea Avenue, Kununurra as being subject to an Additional Use A4, as indicated on the Scheme Amendment Map.
- (c) Adding the following row to the Additional Uses Schedule table contained within Appendix 2A of the Scheme Text:

A4	4.	Lot 356 (No. 1) and Lot 264 (No.3) Argentea Avenue, Kununurra	Art and Craft Centre Art Gallery Community Home Grouped Dwelling Multiple Dwelling Residential Building Service Station Single Dwelling Veterinary Consulting Rooms or Hospital	Nil.
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2. Advises the applicant of its resolution and requests formal Scheme Amendment documentation to be prepared to enable referral to the Environmental Protection Authority and Western Australian Planning Commission.
3. Forwards Amendment No. 36 to Town Planning Scheme No. 7 – Kununurra and Environs to the Environmental Protection Authority for review, pursuant to Section 81 of the Planning and Development Act (2005) and the Western Australian Planning Commission for information, and subject to no environmental review being required by the Environmental Protection Authority and acknowledgment of the Shire's intention to advertise the Scheme Amendment being received from the Western Australian Planning Commission, the Amendment be advertised for public comment pursuant to Regulation 25(2) of the Town Planning Regulations (1967) for a period of 42 days.

### **COUNCIL DECISION**

**Minute No. 9283**

**Moved: Cr D Ausburn  
Seconded: Cr K Wright**

***That Council adjourns the meeting for Director Nick Kearns, to get plans to provide more detailed information regarding the current and proposed zones for this item.***

***Carried Unanimously 7/0***

**The Meeting resumed at 6.22pm**

**COUNCIL DECISION**

**Minute No. 9284**

**Moved: Cr K Wright**

**Seconded: Cr D Ausburn**

**That Council:**

- 1. In pursuance of Section 75 of the Planning and Development Act (2005) (as amended), amends Town Planning Scheme No. 7 – Kununurra and Environs, by:**
  - (a) Rezoning Lot 356 (No. 1) and Lot 264 (No. 3) and Lot 357 Argentea Avenue, Kununurra from “No Zone” and “Residential Development” to “Local Centre”, as indicated on the Scheme Amendment Map.**
  - (b) Identifying Lot 356 (No. 1) and Lot 264 (No. 3) and Lot 357 Argentea Avenue, Kununurra as being subject to an Additional Use A4, as indicated on the Scheme Amendment Map.**
  - (c) Adding the following row to the Additional Uses Schedule table contained within Appendix 2A of the Scheme Text:**

<b>A4</b>	<b>4.</b>	<b>Lot 356 (No. 1) and Lot 264 (No.3) Lot 357 Argentea Avenue, Kununurra</b>	<b>Art and Craft Centre Art Gallery Community Home Grouped Dwelling Multiple Dwelling Residential Building Service Station Single Dwelling Veterinary Consulting Rooms or Hospital</b>	<b>Nil.</b>
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- 2. Advises the applicant of its resolution and requests formal Scheme Amendment documentation to be prepared to enable referral to the Environmental Protection Authority and Western Australian Planning Commission.**
- 3. Forwards Amendment No. 36 to Town Planning Scheme No. 7 – Kununurra and Environs to the Environmental Protection Authority for review, pursuant to Section 81 of the Planning and Development Act (2005) and the Western Australian Planning Commission for information, and subject to no environmental review being required by the Environmental Protection Authority and acknowledgment of the Shire’s intention to advertise the Scheme Amendment being received from the Western Australian Planning Commission, the Amendment be advertised for public comment pursuant to Regulation 25(2) of the Town Planning Regulations (1967) for a period of 42 days.**
- 4. Requires Lots 356,357 and 264 to be amalgamated into one title to enable development as an integrated mixed use development for convenience shopping**

***Carried Unanimously 7/0***

**NOTE:**

**The Council decision differed from the Officer's Recommendation as Council wanted Lot 357 included in the 'Local Centre' rezoning, regardless of Landcorp advising the sale of this lot to the Department of Housing.**

**COUNCIL DECISION**

**Minute No. 9285**

**Moved: Cr K Wright**

**Seconded: Cr D Ausburn**

**That the CEO write to the Chairman of LandCorp with a copy to the Minister of Regional Development and Lands to express Council's absolute displeasure at the attitude of LandCorp in allocating Lot 357 for residential purposes with blatant disregard to the wishes of Council as expressed at a meeting held on 7 September 2010 in the presence of officers and consultants from LandCorp in requesting the development of Lots 356,357 and 264 as a single entity with the ability to develop convenience shopping on the south side of Victoria Highway.**

***Carried Unanimously 7/0***

**ATTACHMENT 1 – Proposed Scheme Amendment No. 36 To TPS No. 7**

Will be provided under separate

### 12.4.5 East Lily Creek Structure Plan

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	LandCorp
<b>LOCATION:</b>	East Lily Creek Precinct
<b>AUTHOR:</b>	Nick Kearns, Director Development Services
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	43.04.45
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to consider the East Lily Creek Structure Plan and whether it is satisfactory for advertising for agency and public comment.

#### **BACKGROUND**

This report provides an overview of a Structure Plan prepared to guide the subdivision and development of the East Lily Creek precinct.

#### **East Lily Creek Precinct**

The East Lily Creek precinct is located on the eastern side of Victoria Highway, Kununurra. The site is surrounded by residential land use to the north and west and is adjacent to the eastern boundary of Mirima National Park.

#### **Envisaged Development**

The East Lily Creek precinct will be predominately developed for residential purposes.

#### **Details of the Structure Plan**

The East Lily Creek site has a number of significant natural attributes that impact on the design concept:

- The site is located adjoining the Mirima National Park. Road frontage has been provided as an edge condition with lots fronting the park for outlook and surveillance; however an access management strategy and suitable interface will be required to be developed in liaison with DEC.
- Lily Creek to the north of the site provides a soft buffer, with opportunities for a pleasant outlook and access for residents. Lot levels will be set to heights that allow for the extremes of water levels in Lily Creek. Pedestrian access to the creek from the south is framed by Mirima National Park and landscape features to the north and south of the site. A pedestrian network will connect to Victoria Highway, the National Park and link to the town centre.
- Victoria Highway is a key consideration in relation to access and interface, particularly until such time as the alternative Heavy Haulage Route (stage 2) is constructed, however there is a considerable buffer provided through the existing powerlines easement. Acoustic issues need to be investigated and addressed through the planning process. There is considerable vegetation existing within the buffer and this will be retained wherever possible.

- Drainage is a significant consideration with potential for run off from Mirima, south-west across the site. Although the site is relatively flat, drainage is provided for in east-west corridors through the site. This will create an opportunity for the establishment of vegetation corridors to provide shade and a cooling effect, as well as providing a natural outlook for residential lots. Detailed drainage design will dictate the alignment and drainage widths.
- The current water storage tank is to remain and the plan accommodates the respective infrastructure within Public Open Space (POS) and road reserves, while providing an altered access road that better connects to the Structure Plan.
- A significant view corridor exists along an existing road in Lakeside Park, toward Mirima National Park. This view corridor has been preserved through the Structure Plan in an east-west green corridor.
- The design is based on best practice town planning principles and design to achieve climate responsiveness, the allowance for lots and resulting development to provide shaded outdoors areas, minimising western exposure to dwellings, and breeze corridors through the development.
- The site includes a small number of Boabs and Pandanas. Where possible, these will be integrated into road reserves and public open space areas. Where this is not possible and where of an appropriate size and condition, they will be relocated to alternative locations within the area.

The intent of the East Lily Creek Structure Plan is to establish principles for development of the site, however it must be noted that during the planning process the designs may be modified to improve such considerations as climate responsiveness, building choice and environmental and engineering conditions of the site.

A copy of the East Lily Creek Structure Plan is provided under separate cover as an Attachment.

## **STRATEGIC IMPLICATIONS**

### Local Planning Strategy

The Structure Plan is generally consistent with the recommendations of the Local Planning Strategy in providing for residential development within close proximity to the Kununurra town centre and to encourage a diverse range of built form outcomes that reflect the population catchment, climate and lifestyle.

### Kununurra Strategic Directions: Town Centre Development Concept Plan and Strategic Land Use Plan

The Strategic Directions document focuses on consolidating the existing urban footprint of the town, through redevelopment of the existing town centre, as well as progressing planned development east of Lily Creek.

## **STATUTORY IMPLICATIONS**

The East Lily Creek Structure Plan is required to be prepared having due regard for the applicable Overall Planning Area provisions for East Lily Creek, set out in Clause 6.2 of TPS 7.

It should be noted that these provisions are proposed to be revised through Amendment No. 37 to TPS 7 to ensure that planning for the East Lily Creek precinct appropriately responds to the site context and demand for new residential land.

No local commercial development is currently proposed within the East Lily Creek Structure Plan. It is considered that a mixed-use development area proposed within Lakeside will provide suitable local commercial facilities.

### **POLICY IMPLICATIONS**

There are no policy implications associated with this item.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for the Shire. Costs associated with the Structure Plan will be borne by the proponent (LandCorp).

### **COMMUNITY CONSULTATION**

Should Council resolve to advertise the East Lily Creek Structure Plan, it will be advertised for agency and public comment for a period of 60 days.

The East Lily Creek Structure Plan will also be referred to the Department of Environment and Conservation for review during the advertising process.

### **COMMENT**

It is considered that the East Lily Creek Structure Plan appropriately responds to the proposed revised Overall Planning Area provisions by:

- Providing for a range of residential densities and dwelling types; and
- Providing appropriate interface treatments with Victoria Highway, Lily Creek and the Mirima National Park.

It is therefore recommended that Council resolve that the East Lily Creek Structure Plan is satisfactory for advertising.

### **ATTACHMENTS**

East Lily Creek Structure Plan is provided under separate.

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council:

1. Pursuant to Clause 6.6.4 of the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs resolves that the East Lily creek Structure Plan is satisfactory for advertising for agency and public comment.

2. Advertises the East Lily Creek Structure Plan for agency and public comment for a period of 60 days pursuant to Clause 6.6.4 of the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs.

**COUNCIL DECISION**

***Minute No. 9286***

***Moved: Cr K Wright***

***Seconded: Cr R Dessert***

**That Council:**

1. Pursuant to Clause 6.6.4 of the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs resolves that the East Lily creek Structure Plan is satisfactory for advertising for agency and public comment.
2. Advertises the East Lily Creek Structure Plan for agency and public comment for a period of 60 days pursuant to Clause 6.6.4 of the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs.

***Carried Unanimously 7/0***

**ATTACHMENT 1 – East Lily Creek Structure Plan**

Will be provided under separate cover

## 12.4.6 Initiation of Amendment No. 37 to Town Planning Scheme No. 7 – East Lily Creek Precinct

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	LandCorp
<b>LOCATION:</b>	East Lily Creek Precinct
<b>AUTHOR:</b>	Nick Kearns, Director Development Services
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	43.31.37
<b>ASSESSMENT NO:</b>	N/A

### **PURPOSE**

For Council to consider initiating an Amendment to the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 (TPS 7) – Kununurra and Environs, to amend Scheme provisions for Overall Planning Area No. 1 – East Lily Creek Residential Expansion Area to ensure that structure planning appropriately responds to the site context and demand for residential land.

The proposed Scheme Amendment shall be known as Amendment No.37 (shown at Attachment 1).

### **BACKGROUND**

#### Purpose of Amendment

This Scheme Amendment specifically relates to the East Lily Creek precinct. Subdivision and development within the area is proposed to be guided by a structure plan prepared pursuant to Clause 6.6 of the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs (TPS 7).

Under TPS 7, structure plans are required to address specific requirements pertaining to an “Overall Planning Area”. The East Lily Creek precinct is identified as Overall Planning Area No. 1, with the requirements for structure planning stated in Clause 6.2.

#### East Lily Creek Precinct

The East Lily Creek precinct is located on the eastern side of Victoria Highway, Kununurra. The subject site is surrounded by residential land use to the north and west. Adjacent to the eastern boundary of the study area is Mirima National Park.

#### Envisaged Development

The East Lily Creek precinct will be predominately developed for residential purposes. Subdivision and development will be guided by a structure plan prepared pursuant to the Scheme.

### Details of the Amendment

The Scheme Amendment revises the Overall Planning Area provisions for the East Lily Creek precinct. Overall Planning Area provisions identify matters that need to be taken into consideration during the preparation of a structure plan. The changes will:

- Update the name of the Overall Planning Area to “East” Lily Creek, consistent with the Shire’s Local Planning Strategy.
- Remove reference to East Lily Creek being for “long-term” residential development, given the current need for additional residential land in Kununurra.
- Identify that a range of residential densities and dwelling types will be provided in accordance with a structure plan, ensuring housing choice and diversity.
- Identify that any commercial development is to serve the needs of the precinct as well as surrounding residential areas.
- Require structure planning to specifically address interface treatments with Victoria Highway, abutting drainage areas and Mirima National Park.
- Ensure the Scheme provisions correctly refer to the Department of Environment and Conservation.

### **STRATEGIC IMPLICATIONS**

#### Local Planning Strategy

The proposed Amendment is generally consistent with the recommendations of the Shire’s Local Planning Strategy in requiring structure planning to provide for a range of residential densities and dwelling types, as well as a sustainable urban form with local facilities and have regard to the adjoining Mirima National Park.

#### Kununurra Strategic Directions: Town Centre Development Concept Plan and Strategic Land Use Plan

The proposed revised Overall Planning Area provisions are closely aligned with the intent of the Strategic Directions document.

The Strategic Directions document highlights the importance of the introduction of new residential development to provide for a mix of lot sizes, housing choices, diversity and affordability. As a result, the revised Scheme provisions require a diversity of residential densities and dwelling types to be achieved.

The document highlights the importance of residential development to appropriately respond to adjacent environmentally sensitive areas. The revised Scheme provisions therefore require appropriate interface treatments between the future subdivision area and Mirima National Park in particular.

### **STATUTORY IMPLICATIONS**

The Scheme Amendment will revise the Overall Planning Area requirements for the East Lily Creek residential expansion area. Structure planning undertaken for the site will need to have regard to the Overall Planning Area provisions.

## **POLICY IMPLICATIONS**

There are no policy implications associated with this item.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications for the Shire. Costs associated with the amendment will be borne by the proponent (LandCorp).

## **COMMUNITY CONSULTATION**

Should Council resolve to adopt the proposed Scheme Amendment, Shire staff will request the applicant to prepare formal Scheme Amendment documentation and subsequently, forward the Amendment to the Environmental Protection Authority for review, and Western Australian Planning Commission for information. Subject to the Environmental Protection Authority not requiring an environmental review, and acknowledgement of the Shire's intent to advertise the Scheme Amendment being received from the Western Australian Planning Commission, Shire staff will advertise the proposed Amendment for a period of 42 days, seeking agency and public comment.

## **COMMENT**

The Scheme Amendment proposes to revise TPS 7 provisions which will guide the preparation of a structure plan for the East Lily Creek residential area. The revised provisions will ensure that structure planning appropriately responds to the site context and current demand for residential land.

## **ATTACHMENTS**

Proposed Amendment No. 37 to TPS No 7 – East Lily Creek Precinct is provided under separate cover.

## **VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. In pursuance of Section 75 of the Planning and Development Act (2005) (as amended), amends Town Planning Scheme No. 7 – Kununurra and Environs, by:
  - (a) Deleting Clause 6.2 of the Scheme and replacing it with the following text:

*6.2 Overall Planning Area No. 1 – East Lily Creek Residential Expansion Area*

*6.2.1 The area shall be established for residential development providing for a range of residential densities and dwelling types in accordance with a structure plan.*

*6.2.2 In considering a structure plan for the locality, Council will only support commercial development to a level it considers consistent with the convenience shopping needs of the projected residential population within the Overall Planning Area and surrounding residential areas.*

*6.2.3 Structure planning shall have specific regard to the need for appropriate interface treatments between Victoria Highway future subdivision area, the adjacent drainage areas to the north of the Overall Planning Area and Mirima National Park.*

*6.2.4 Structure planning will be prepared in consultation with the Department of Environment and Conservation in relation to the adjoining Mirima National Park, with particular reference to wildlife corridors between the Park and adjoining areas.*

2. Advises the applicant of its resolution and requests formal Scheme Amendment documentation to be prepared to enable referral to the Environmental Protection Authority and Western Australian Planning Commission.
3. Forwards Amendment No.37 to Town Planning Scheme No. 7 – Kununurra and Environs to the Environmental Protection Authority for review, pursuant to Section 81 of the Planning and Development Act (2005) and the Western Australian Planning Commission for information, and subject to no environmental review being required by the Environmental Protection Authority and acknowledgment of the Shire's intention to advertise the Scheme Amendment being received from the Western Australian Planning Commission, the Amendment be advertised for public comment pursuant to Regulation 25(2) of the Town Planning Regulations (1967) for a period of 42 days.

## **COUNCIL DECISION**

**Minute No. 9287**

**Moved: Cr K Wright**

**Seconded: Cr D Ausburn**

**That Council:**

1. In pursuance of Section 75 of the Planning and Development Act (2005) (as amended), amends Town Planning Scheme No. 7 – Kununurra and Environs, by:
  - (a) Deleting Clause 6.2 of the Scheme and replacing it with the following text:

***6.2 Overall Planning Area No. 1 – East Lily Creek Residential Expansion Area***

***6.2.1 The area shall be established for residential development providing for a range of residential densities and dwelling types in accordance with a structure plan.***

***6.2.2 Structure planning shall have specific regard to the need for appropriate interface treatments between Victoria Highway future subdivision area, the adjacent drainage areas to the north of the Overall Planning Area and Mirima National Park.***

***6.2.3 Structure planning will be prepared in consultation with the Department of Environment and Conservation in relation to the adjoining Mirima National Park, with particular reference to wildlife corridors between the Park and adjoining areas.***
2. Advises the applicant of its resolution and requests formal Scheme Amendment documentation to be prepared to enable referral to the Environmental Protection Authority and Western Australian Planning Commission.
3. Forwards Amendment No.37 to Town Planning Scheme No. 7 – Kununurra and Environs to the Environmental Protection Authority for review, pursuant to Section 81 of the Planning and Development Act (2005) and the Western Australian Planning Commission for information, and subject to no environmental review being required by the Environmental Protection Authority and acknowledgment of the Shire's intention to advertise the Scheme Amendment being received from the

**Western Australian Planning Commission, the Amendment be advertised for public comment pursuant to Regulation 25(2) of the Town Planning Regulations (1967) for a period of 42 days.**

***Carried (4/3)***

***For: Cr J Moulden, Cr K Wright, Cr D Ausburn, Cr R Dessert***

***Against: Cr J McCoy, Cr J Parker, Cr R Addis***

***NOTE:***

***The Council decision differed from the Officer's Recommendation due to its concern that a commercial area as presented in the 6.2.2 of the Officer's Recommendation would prove more risk to children crossing the highway than benefit the community.***

**ATTACHMENT 1 – Proposed Amendment No. 37 to TPS No. 7 – East Lily Creek  
Precinct**

Will be provided under separate cover

### 12.4.7 Weaber Plain Stage 2 Structure Plan

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	LandCorp
<b>LOCATION:</b>	Weaber Plain Light Industrial Area
<b>AUTHOR:</b>	Nick Kearns, Director Development Services
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	43.31.36
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to consider the Weaber Plain Stage 2 Structure Plan, and endorse it as satisfactory for advertising, for agency and public comment.

#### **BACKGROUND**

##### Purpose of Structure Plan

This report provides an overview of a draft Structure Plan prepared to guide the subdivision and development of the Weaber Plain Stage 2 precinct.

##### Site Context

The Weaber Plain Stage 2 precinct is located to the northeast of the Kununurra townsite and is approximately 13.6 hectares in area. Stage 2 abuts the northern portion of the existing Weaber Plain Light Industrial Area. The site is zoned Industrial under Town Planning Scheme No 7 Kununurra and Environs (TPS 7).

##### Envisaged Development

The Weaber Plain Stage 2 precinct will be predominately developed for light industrial purposes and is proposed to include the relocated Main Roads Western Australia (MRWA) depot.

A copy of the Stage 2 Structure Plan is provided at Attachment 1.

##### Site Considerations

The Weaber Plain Stage 2 site has a number of site attributes and constraints that impact on the Structure Plan:

- The site is adjoining the Mirima National Park. The park is a valuable natural attribute and important cultural asset and the structure plan acknowledges this importance and provides clearly defined boundaries to protect the park. To the east, due to the encroachment of sand mining operations, the road has been internalised to allow for future site remediation and subsequent development.
- The MRWA site has a predetermined site plan and access point to Weaber Plains Road. The location of the MRWA site incorporates a rocky outcrop that will be retained and managed by MRWA. Shire Officers understand that MRWA will develop this site independently.

- Drainage runs from the Mirima National Park north-west across the site. The current drainage corridor south of the MRWA site will be retained. Detailed drainage design will determine the preferred alignment for the drainage corridor. Concurrent investigations are also occurring with respect to drainage matters in relation to Weaber Plain Stage 1.
- The existing corridor of vegetation within the Weaber Plain Road reserve will remain, providing a visual buffer from the road to the new development.
- The lot and road layout allows for future expansion to the north of the site.
- A single access to Weaber Plain Road is provided for the new development area with an internal road for ease of vehicle movement. Separate access is proposed to be provided for the MRWA site.
- The Structure Plan is designed to support lot sizes in the vicinity of 2000m<sup>2</sup> however the detail will be determined at the subdivision stage.

The intent of the Weaber Plain Stage 2 Structure Plan is to establish principles for development of the site, however it must be noted that during the planning process the designs may be modified to improve such considerations as climate responsiveness, industrial building choice and environmental and engineering conditions of the site.

## **STRATEGIC IMPLICATIONS**

### **Kununurra Local Planning Strategy**

With regard to Weaber Plain Stage 2 Light Industrial development, the Local Planning Strategy (LPS) identifies the following:

- The Light Industrial Area (LIA), should be implemented subject to appropriate Structure Planning that specifically addresses buffer distances from rural residential areas and the geological formations of the area.
- Ensure the minimisation of land use conflicts.
- Caretakers' dwellings shall remain provided that they are incidental to the predominant industrial use of the site.

### **Kununurra Strategic Directions: Draft Development Concept Plan and Strategic Land Use Plan**

The Kununurra Strategic Directions document supports the continuation of Light Industry along the eastern side of Weaber Plain Road in proximity of the heavy haulage route, with preference for transport and logistic type uses.

It is also acknowledged that future development within this precinct is to appropriately respond to the Mirima National Park.

## **STATUTORY IMPLICATIONS**

The Weaber Plain Stage 2 Structure Plan is required to be prepared having due regard for the applicable Overall Planning Area provisions, set out in Clause 6.3 of TPS 7.

It is considered that the Weaber Plain Stage 2 Structure Plan appropriately responds to the Overall Planning Area provisions by:

- Providing an extension of the existing light industrial area.

- Addressing the interface with Mirima National park with setbacks, open space buffers and landscaping areas.
- Providing strategic access points onto Weaber Plain Road.
- Facilitating the retention of rocky outcrops and drainage lines.
- Contributing to a range of light industrial lot sizes.
- Addressing servicing matters.

### **POLICY IMPLICATIONS**

There are no policy implications associated with this item.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications for the Shire. Costs associated with the Weaber Plain Stage 2 Structure Plan will be borne by the proponent (LandCorp).

### **COMMUNITY CONSULTATION**

Should Council resolve to advertise the Weaber Plain Stage 2 Structure Plan, it will be advertised for agency and public comment for a period of 60 days.

The Weaber Plain Stage 2 Structure Plan will also be referred to the Department of Environment and Conservation for review during the advertising phase, allowing for the consideration of matters including vegetation retention.

### **COMMENT**

The Weaber Plain Stage 2 Structure Plan is considered to appropriately respond to site specific context and current demand for additional industrial land in Kununurra.

It is recommended that Council resolve that the Weaber Plain Stage 2 Structure Plan is satisfactory for advertising.

### **ATTACHMENTS**

Weaber Plain Stage 2 Structure Plan is provided under separate cover.

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council:

1. Pursuant to the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs resolves that the Weaber Plain Stage 2 Structure Plan is satisfactory for advertising for agency and public comment.
2. Directs Shire staff to advertise the Weaber Plain Stage 2 Structure Plan for agency and public comment for a period of 60 days pursuant to Clause 6.6.4 of the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs.

**COUNCIL DECISION**

**Minute No. 9288**

**Moved: Cr K Wright**

**Seconded: Cr R Addis**

**That Council:**

- 1. Pursuant to the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs resolves that the Weaber Plain Stage 2 Structure Plan is satisfactory for advertising for agency and public comment.**
  
- 2. Directs Shire staff to advertise the Weaber Plain Stage 2 Structure Plan for agency and public comment for a period of 60 days pursuant to Clause 6.6.4 of the Shire of Wyndham East Kimberley Town Planning Scheme No. 7 – Kununurra and Environs.**

***Carried (6/1)***

***For: Cr J Moulden, Cr J McCoy, Cr J Parker, Cr K Wright,  
Cr D Ausburn, Cr R Addis***

***Against: Cr R Dessert***

**ATTACHMENT 1 – Weaber Plain Stage 2 Structure Plan**

Will be provided under separate cover

## 12.4.8 Proposed Light Industry, Caretaker's Dwelling and Ancillary Display – Lot 25 Ivanhoe Road Kununurra

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Ecofficient Homes Pty. Ltd.
<b>LOCATION:</b>	Lot 25 Ivanhoe Road, Kununurra
<b>AUTHOR:</b>	Kevin Tang, Town Planning Officer
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	01.7165.02
<b>ASSESSMENT NO:</b>	A7165

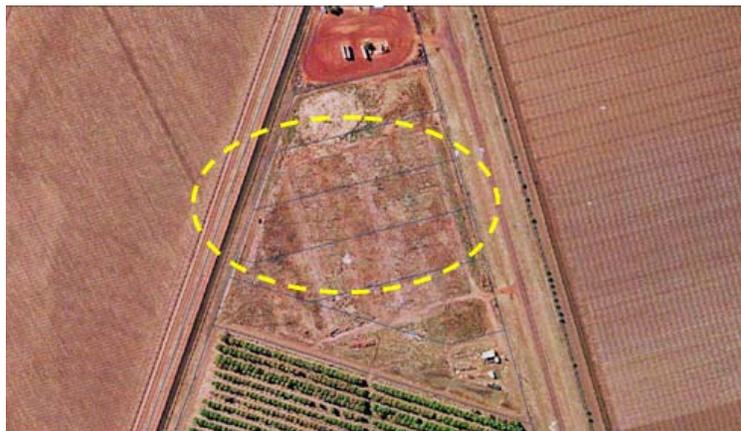
### **PURPOSE**

For Council to consider an application for planning approval for a light industry, caretaker's dwelling and ancillary display at Lot 25 Ivanhoe Road, Kununurra.

### **BACKGROUND**

Application for planning approval was lodged in July 2010 to develop a light industry, caretaker's dwelling and ancillary display by Ecofficient Homes, at Lot 25 Ivanhoe Road, Kununurra.

The subject lot has an area of 1.31 hectares and is currently vacant. The surrounding area is predominantly zoned agriculture and a transport depot is located to the north on Ivanhoe Road. The land is about 2 kilometres to the northwest of the Kununurra town centre.



Location Plan

### **Proposal**

The applicant proposes to establish a light industry, to assemble rural outbuildings and dwellings. The applicant also proposes to build a caretakers dwelling and to have an ancillary display of the portable buildings.

The proposal includes the construction of two access points to Ivanhoe Road, onsite parking and for a workshop and storage area (See Attachment 1).

An application for onsite effluent disposal system has been lodged with Shire's Environmental Health department.

### **STRATEGIC IMPLICATIONS**

The site is just beyond the area covered by the Kununurra Strategic Directions and presents no strategic implications.

### **STATUTORY IMPLICATIONS**

The land is zoned Rural Industry under the Kununurra and Environs Town Planning Scheme No. 7 (TPS7).

The objective of the Rural Industry zone is:

- (a) To create opportunities within the agricultural area for the establishment of industries related to agricultural pursuits and primary production.*

The Scheme stipulates that amenity should be protected at the front setback area in relation to the storage of materials, loading and unloading, and also includes a requirement to landscape the first 5 metres of the front setback on any lot. It is also suggested that the development assessment should have due regards to environmental buffers in relation to a range of different industrial uses.

Light Industry in the Scheme means:

*An industry-*

- (a) In which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises do not cause any injury to or adversely affect the amenity of the locality;*
- (b) The establishment or conduct of which does not, or will not, impose an undue load on any existing or proposed service for the supply or provision of essential services.*

The proposed development includes a light industrial element, which is a discretionary use (AA) subject to Council's approval. Office and caretakers residence are incidental development.

### **POLICY IMPLICATIONS**

Local Planning Policy 6 (LPP 6) – Caretaker's Dwelling in Light Industrial Areas is relevant to the proposal. Caretaker's dwelling means:

*A habitable building used by a person having the care of building, plant, equipment and grounds associated with an industrial business or use that is conducted on the same site.*

The Policy requirements can be summarised below:

- A caretaker's dwelling is to be incidental to the predominant industrial use of the site.
- Only 1 caretaker's dwelling may be supported on any one lot;
- A caretaker's dwelling shall not exceed three bedrooms and a total floor area of 100m<sup>2</sup> measured from the external face of the outer walls;
- A caretaker's dwelling shall be adequately screened from view from the street, and where possible, be located behind existing buildings on the lots; and
- The applicant for a caretaker's dwelling is to submit with an application for planning consent a Statutory Declaration that clearly acknowledges the potential for high levels of nuisance that can emanate from an industrial activity that may have an adverse effect on the residential habitation of a caretaker's dwelling.

It is noted that similar development standards should apply to all industrial zones when assessing caretaker's dwelling, even though LPP 6 only applies to the light industrial area.

There are no other policies that are relevant to the proposal.

### **FINANCIAL IMPLICATIONS**

The applicant has paid all fees.

### **COMMUNITY CONSULTATION**

The proposal has been advertised and referred to surrounding land owners for comment for a period of 21 days, from 13 August 2010 to 3 September 2010. No submissions were received that objected to the proposal.

### **COMMENT**

The development proposal complies with the requirements for a light industry and caretaker's dwelling and all setback requirements of the Scheme.

The Shire's Infrastructure Department has agreed to the proposed road access, subject to it being appropriately constructed and signed.

Parking requirements have been accommodated on site.

The proposal includes a landscaped area both at the front setback area and around the caretaker's residence, which provides reasonable amenity for the development.

It is recommended the application be approved subject to conditions.

## **ATTACHMENTS**

Site and Floor Plans

## **VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council grants planning consent for Light Industry, Caretakers dwelling and ancillary display at Lot 25 Ivanhoe Road Kununurra, subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) and subject to any modifications on the plans or 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. Prior to occupation of the buildings, areas set aside for parking and access must be constructed, drained and appropriately line-marked to the Shires satisfaction.
3. A landscaping plan must be submitted prior to the occupation of any buildings and all areas indicated for landscaping must be appropriately planted and maintained.
4. Submission of a Statutory Declaration that clearly acknowledges the potential for high levels of nuisance that can emanate from an industrial activity that may have an adverse effect on the residential habitation of a caretaker's dwelling prior to the occupation of building.

## **FURTHER COMMENT**

Due to further information becoming available please find an additional condition, inserted as dot point 5 to the original Officer's Recommendation.

## **OFFICER'S RECOMMENDATION**

That Council grants planning consent for Light Industry, Caretakers dwelling and ancillary display home at Lot 25 Ivanhoe Road Kununurra, subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) and subject to any modifications on the plans or 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. Prior to occupation of the buildings, areas set aside for parking and access must be constructed, drained and appropriately line-marked to the Shires satisfaction.

3. A landscaping plan must be submitted prior to the occupation of any buildings and all areas indicated for landscaping must be appropriately planted and maintained.
4. Submission of a Statutory Declaration that clearly acknowledges the potential for high levels of nuisance that can emanate from an industrial activity that may have an adverse effect on the residential habitation of a caretaker's dwelling prior to the occupation of building.
5. Prior to the development commencing, the permit holder must provide a certified traffic design plan, prepared by a qualified Traffic Engineer, in compliance with Australian Standards and Regulations, for the development of the vehicle access ways into the site.

*Moved: Cr D Ausburn*

*Seconded: Cr J Parker*

That Council grants planning consent for Light Industry, Caretakers dwelling and ancillary display home at Lot 25 Ivanhoe Road Kununurra, subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) and subject to any modifications on the plans or 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. Prior to occupation of the buildings, areas set aside for parking and access must be constructed, drained and appropriately line-marked to the Shires satisfaction.
3. A landscaping plan must be submitted prior to the occupation of any buildings and all areas indicated for landscaping must be appropriately planted and maintained.
4. Submission of a Statutory Declaration that clearly acknowledges the potential for high levels of nuisance that can emanate from an industrial activity that may have an adverse effect on the residential habitation of a caretaker's dwelling prior to the occupation of building.
5. Prior to the development commencing, the permit holder must provide a certified traffic design plan, prepared by a qualified Traffic Engineer, in compliance with Australian Standards and Regulations, for the development of the vehicle access ways into the site.

**Amendment**

*Moved: Cr K Wright*

*Seconded:*

*That Council amend the Officer's Recommendation to delete dot point 3.*

*LAPSED*

*The Amendment lapsed for want of a seconder.*

**COUNCIL DECISION**

**Minute No. 9289**

**Moved: Cr D Ausburn  
Seconded: Cr J Parker**

***That Council grants planning consent for Light Industry, Caretakers dwelling and ancillary display home at Lot 25 Ivanhoe Road Kununurra, subject to the following conditions:***

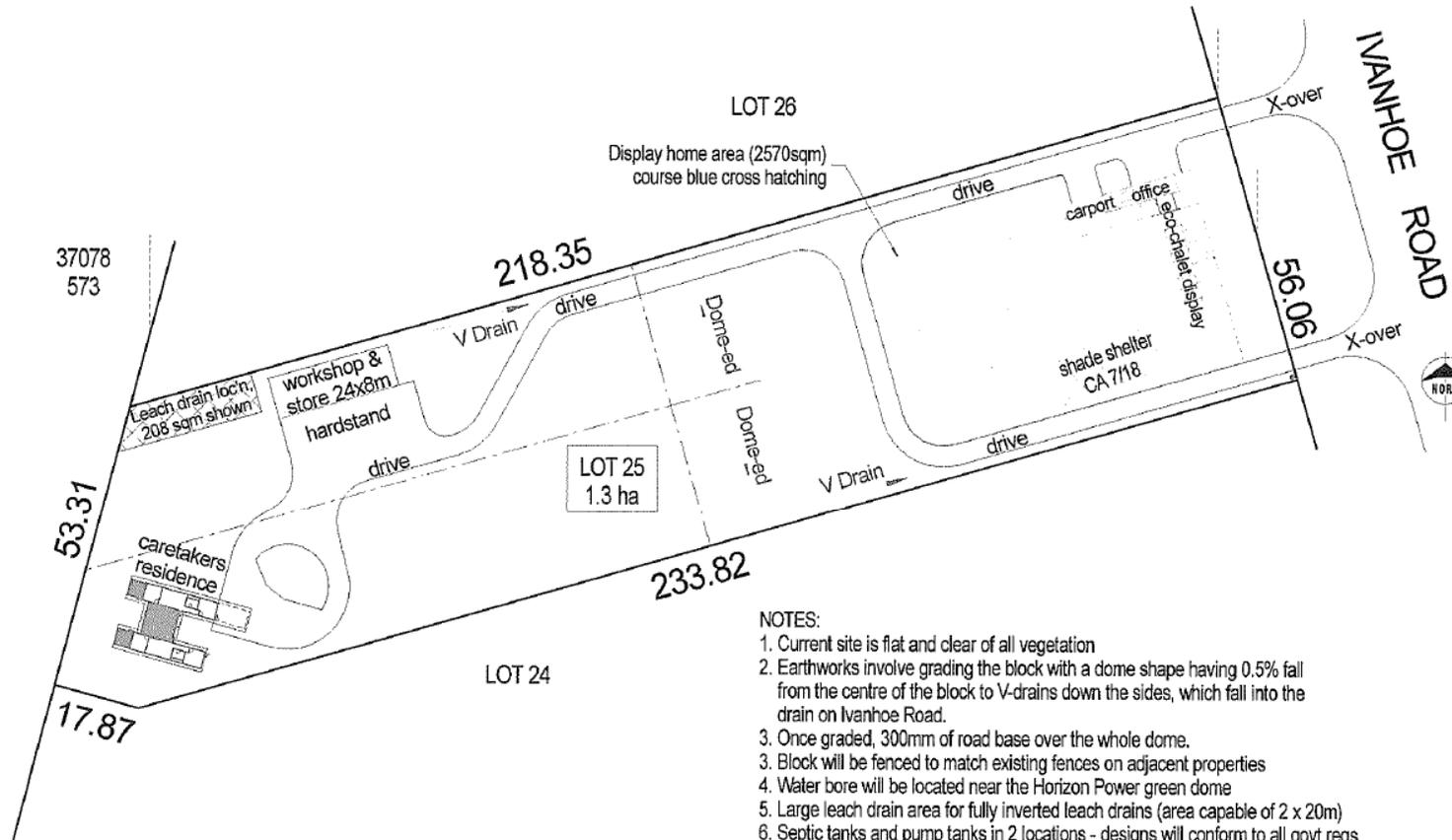
- 1. Development shall be in accordance with the attached approved plan(s) and subject to any modifications on the plans or required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.***
- 2. Prior to occupation of the buildings, areas set aside for parking and access must be constructed, drained and appropriately line-marked to the Shires satisfaction.***
- 3. A landscaping plan must be submitted prior to the occupation of any buildings and all areas indicated for landscaping must be appropriately planted and maintained.***
- 4. Submission of a Statutory Declaration that clearly acknowledges the potential for high levels of nuisance that can emanate from an industrial activity that may have an adverse effect on the residential habitation of a caretaker's dwelling prior to the occupation of building.***
- 5. Prior to the development commencing, the permit holder must provide a certified traffic design plan, prepared by a qualified Traffic Engineer, in compliance with Australian Standards and Regulations, for the development of the vehicle access ways into the site.***

**Carried (6/1)**

***For: Cr J Moulden, Cr J McCoy, Cr J Parker, Cr R Dessert,  
Cr D Ausburn, Cr R Addis***

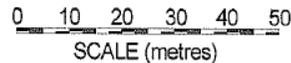
***Against: Cr K Wright***

**ATTACHMENT 1 – Site and Floor Plans**

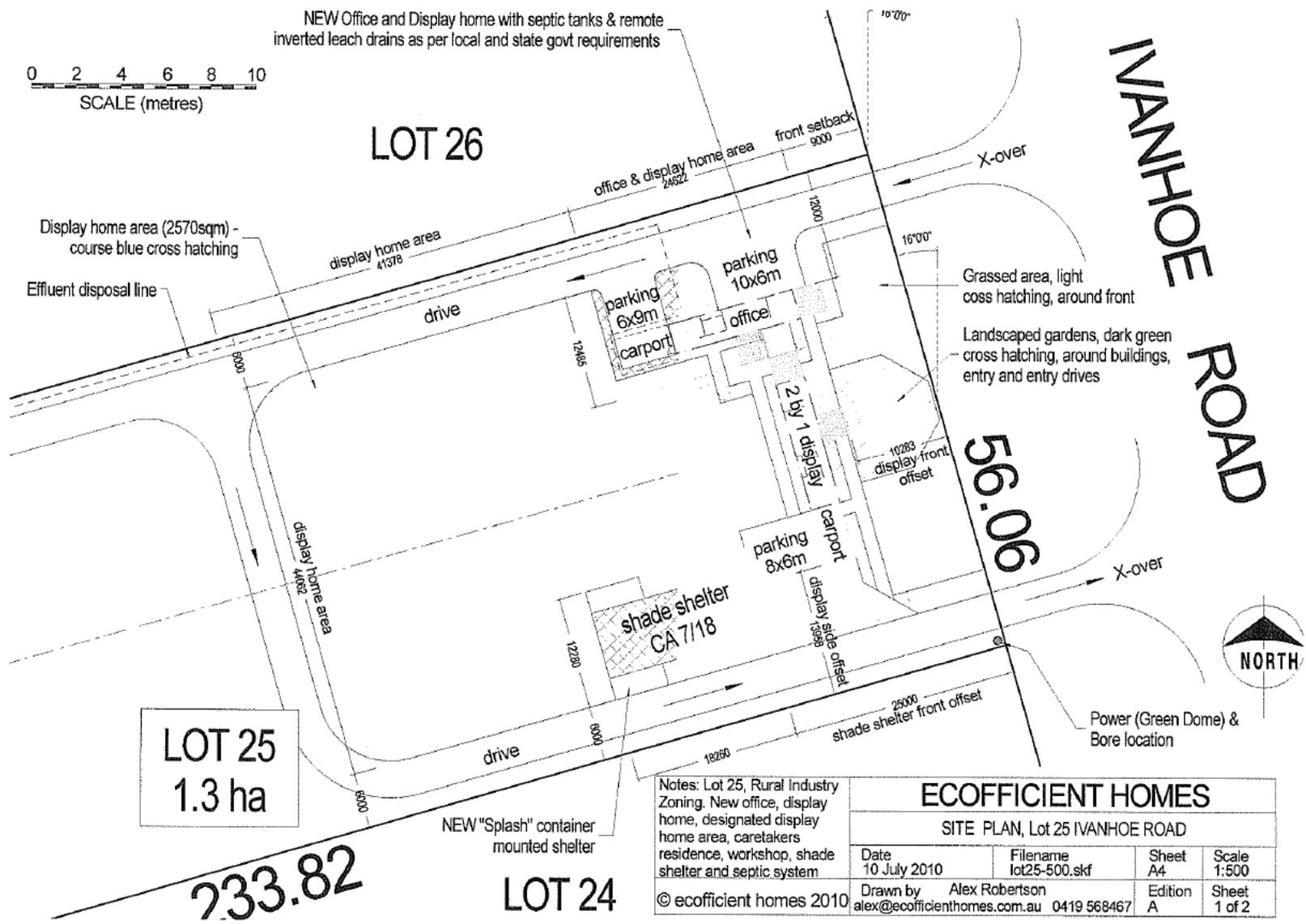


**NOTES:**

1. Current site is flat and clear of all vegetation
2. Earthworks involve grading the block with a dome shape having 0.5% fall from the centre of the block to V-drains down the sides, which fall into the drain on Ivanhoe Road.
3. Once graded, 300mm of road base over the whole dome.
3. Block will be fenced to match existing fences on adjacent properties
4. Water bore will be located near the Horizon Power green dome
5. Large leach drain area for fully inverted leach drains (area capable of 2 x 20m)
6. Septic tanks and pump tanks in 2 locations - designs will conform to all govt regs
7. Structures include Office, "eco-chalet" display, Shade shelter, Workshop, Caretakers Residence



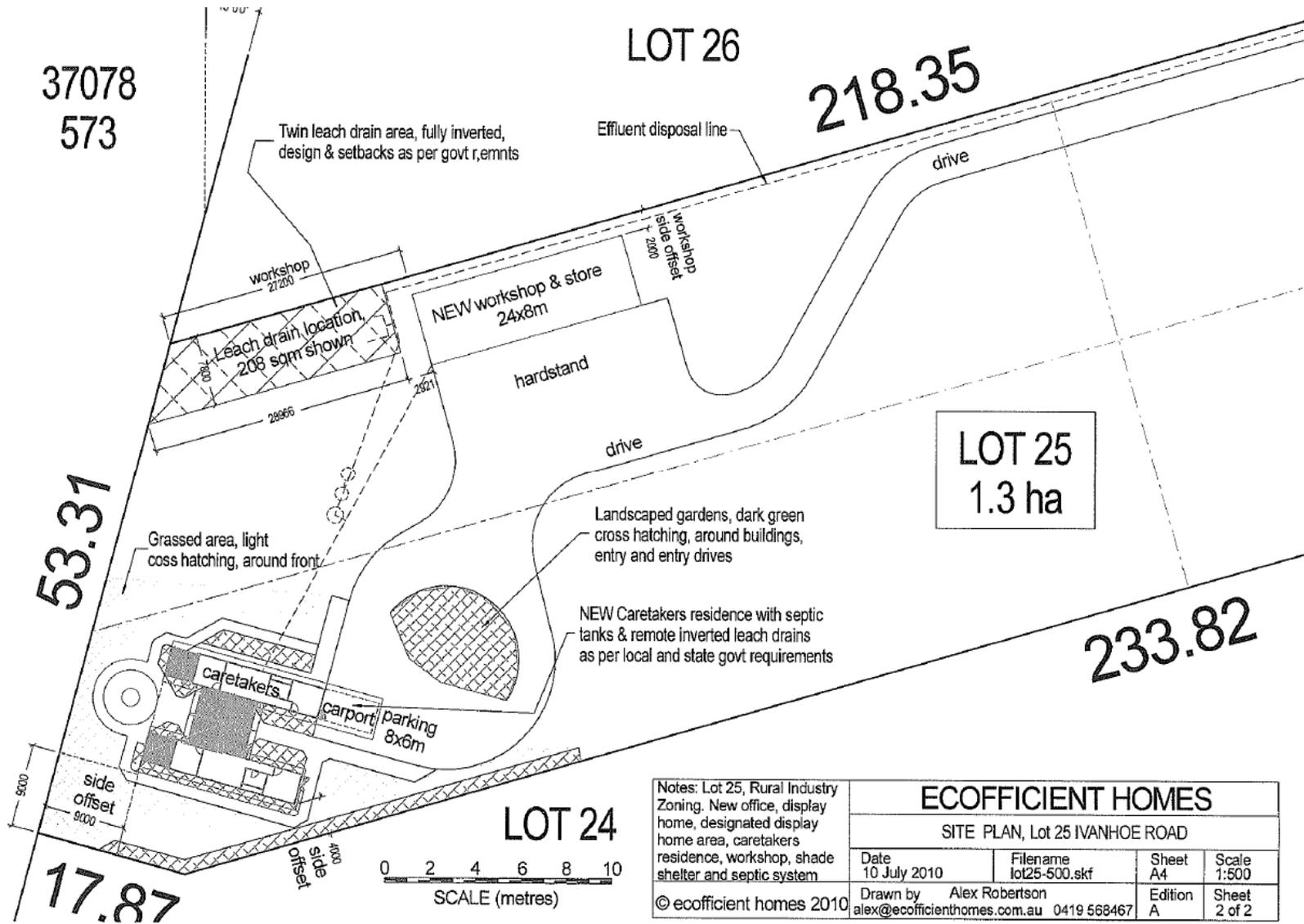
Notes: New rural industry development for "efficient homes" - manufacturer of affordable, energy efficient & quick to erect homes	LOT25 IVANHOE ROAD, KUNUNURRA			
	<b>OVERALL SITE PLAN</b>			
© ecoefficient homes 2010	Date 10 July 2010	Filename lot25-1000.skf	Sheet A4	Scale 1:1000
	Drawn by Alex Robertson alex@ecoefficienthomes.com.au		Edition A	Sheet 1 of 1



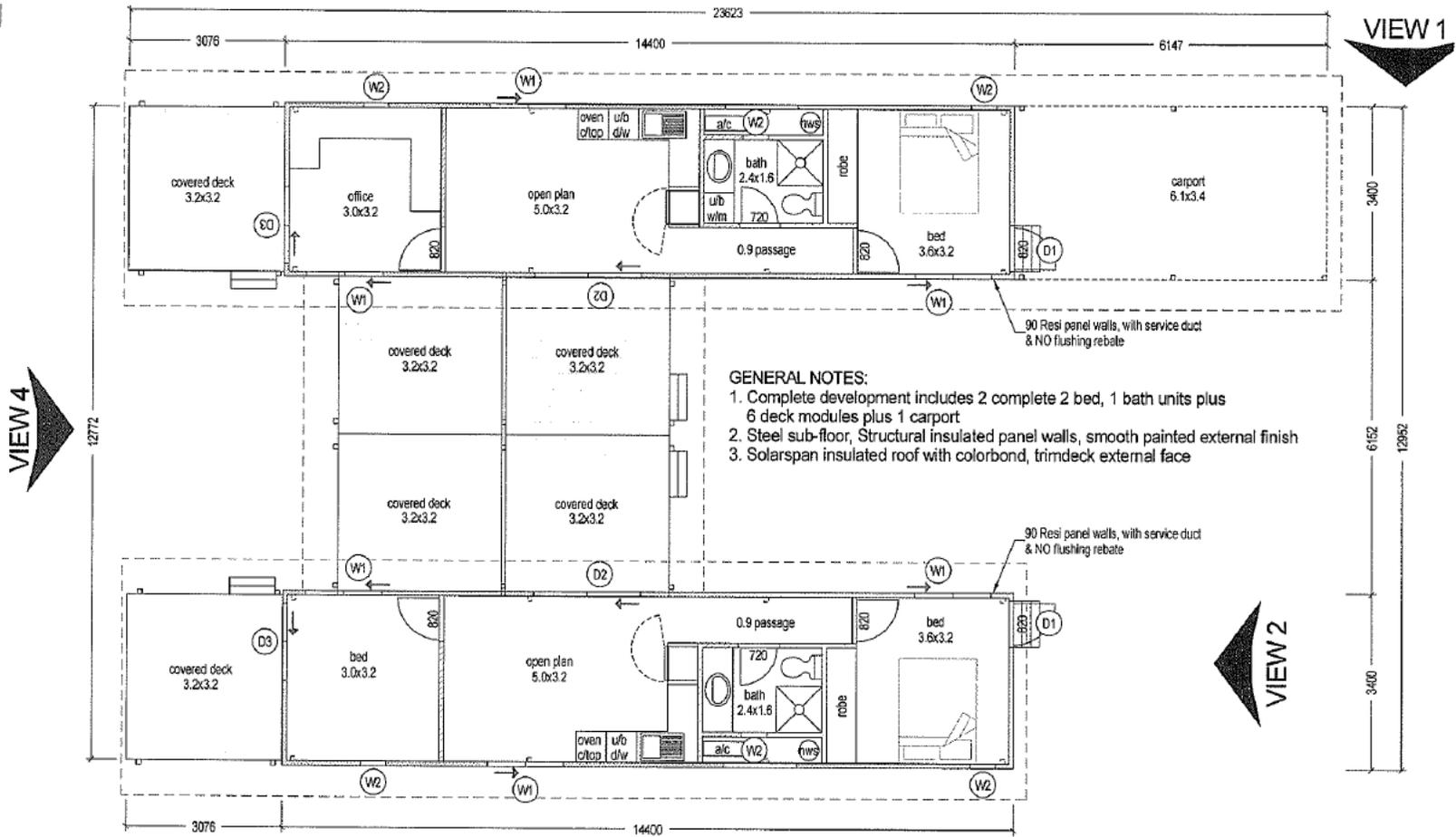
Notes: Lot 25, Rural Industry Zoning. New office, display home, designated display home area, caretakers residence, workshop, shade shelter and septic system

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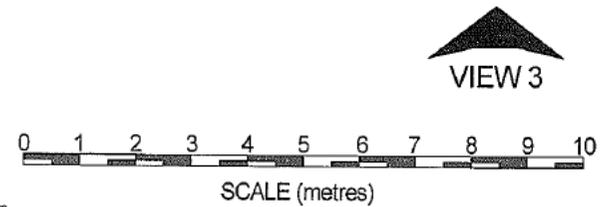
Ecoefficient Homes			
SITE PLAN, Lot 25 IVANHOE ROAD			
Date 10 July 2010	Filename lot25-500.skf	Sheet A4	Scale 1:500
Drawn by Alex Robertson alex@ecoefficienthomes.com.au	Edition A	Sheet 1 of 2	



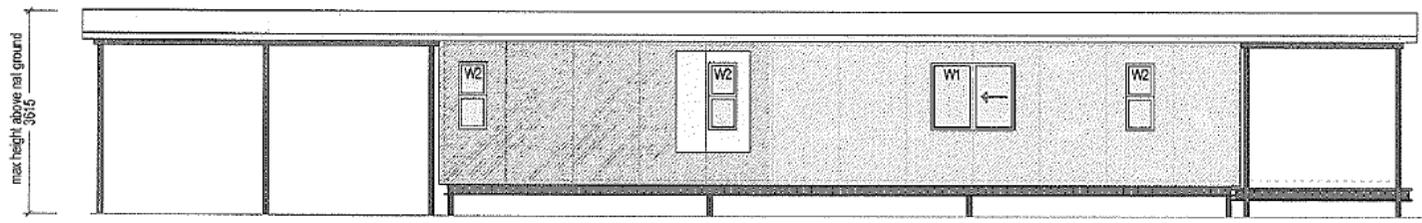
Notes: Lot 25, Rural Industry Zoning. New office, display home, designated display home area, caretakers residence, workshop, shade shelter and septic system			
<b>ECOFFICIENT HOMES</b>			
SITE PLAN, Lot 25 IVANHOE ROAD			
Date	Filename	Sheet	Scale
10 July 2010	lot25-500.skf	A4	1:500
Drawn by	Edition	Sheet	
Alex Robertson alex@ecoefficienthomes.com.au	A	2 of 2	



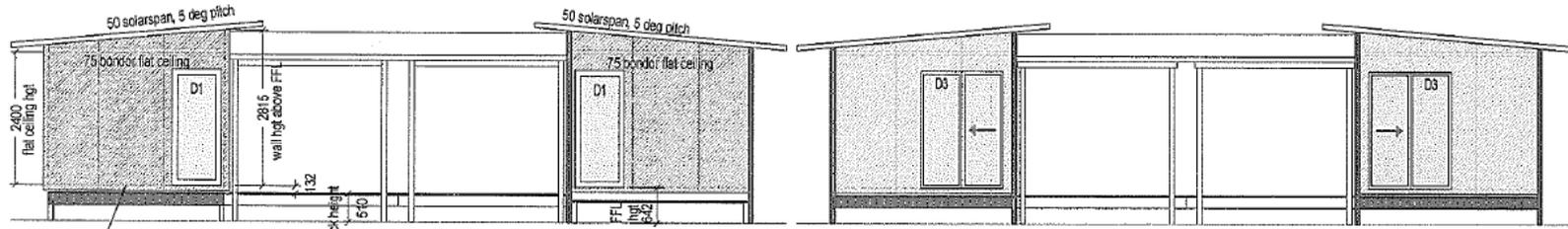
**GENERAL NOTES:**  
 1. Complete development includes 2 complete 2 bed, 1 bath units plus 6 deck modules plus 1 carport  
 2. Steel sub-floor, Structural insulated panel walls, smooth painted external finish  
 3. Solarspan insulated roof with colorbond, trimdeck external face



Notes: New office, display home, caretakers residence, workshop with associated infrastructure		Area's	sqm	<b>ECOFFICIENT HOMES</b>			
		Floor	98	<b>LOT 25 IVANHOE RD</b>			
		Roof	232	<b>CARE-TAKERS RESIDENCE</b>			
© ecofficient homes 2010		Decks	61	Date 10 July 2010	Filename lot25-100.skf	Sheet A4	Scale 1:100
				Drawn by Alex Robertson alex@ecofficienthomes.com.au	Edition A	Sheet 1 of 2	

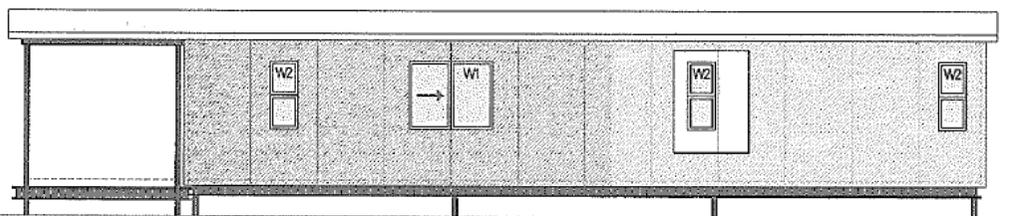


VIEW 1 - ELEVATION



VIEW 2 - ELEVATION

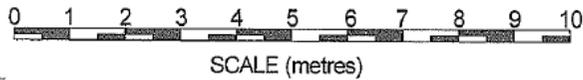
VIEW 4 - ELEVATION



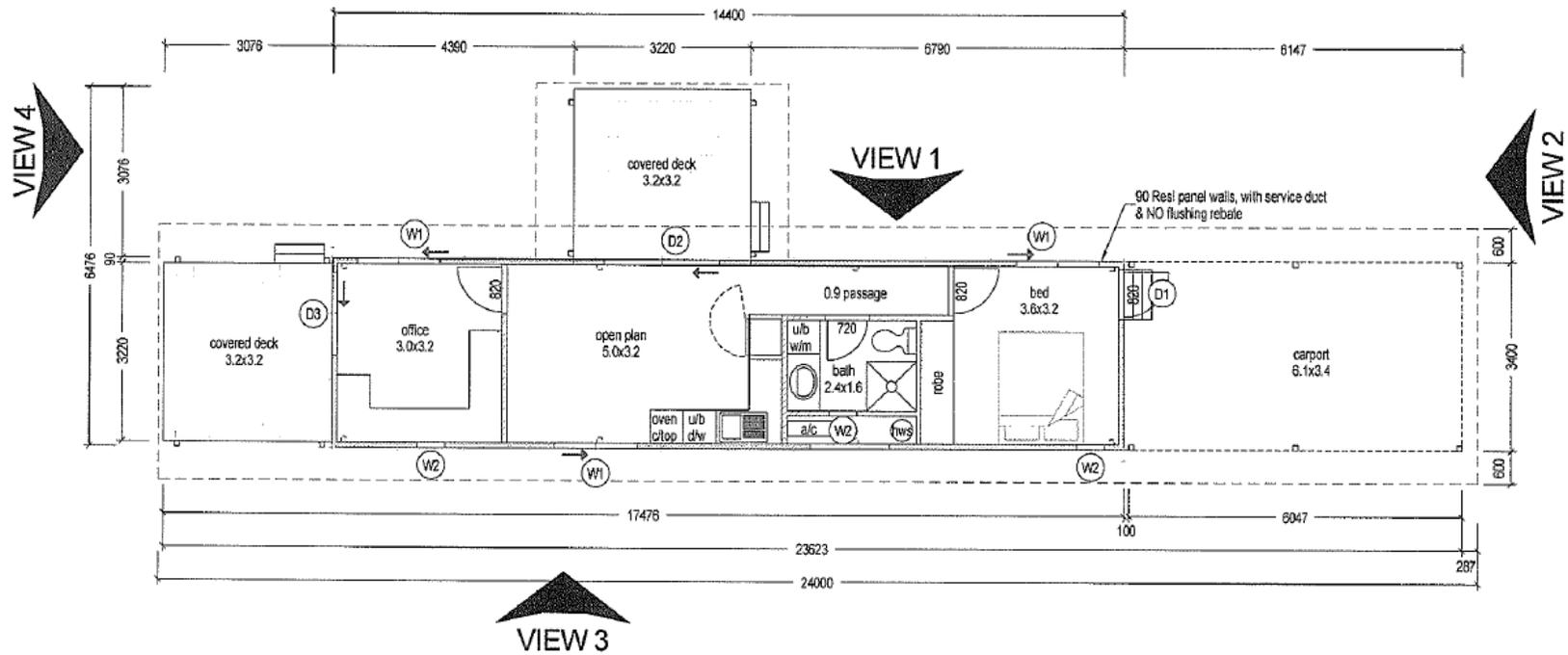
VIEW 3 - ELEVATION

GENERAL NOTES:

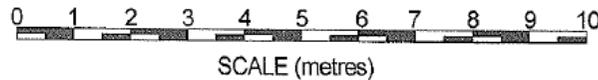
1. Complete development includes 2 complete 2 bed, 1 bath units plus 6 deck modules plus 1 carport
2. Steel sub-floor, Structural insulated panel walls, smooth painted external finish
3. Solarspan insulated roof with colorbond, trimdeck external face



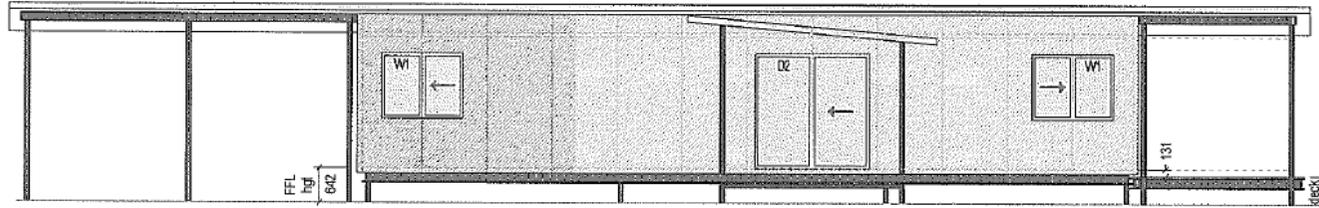
Notes: New office, display home, caretakers residence, workshop with associated infrastructure		Area's	sqm	<b>ECOFFICIENT HOMES</b>				
		Floor	n/a	<b>LOT 25 IVANHOE RD</b>				
© ecofficient homes 2010		Roof	n/a	Date 10 July 2010		Filename lot25-100.skf	Sheet A4	Scale 1:100
		Decks	n/a	Drawn by alex@ecoefficienthomes.com.au		Alex Robertson 0419 568467	Edition A	Sheet 2 of 2



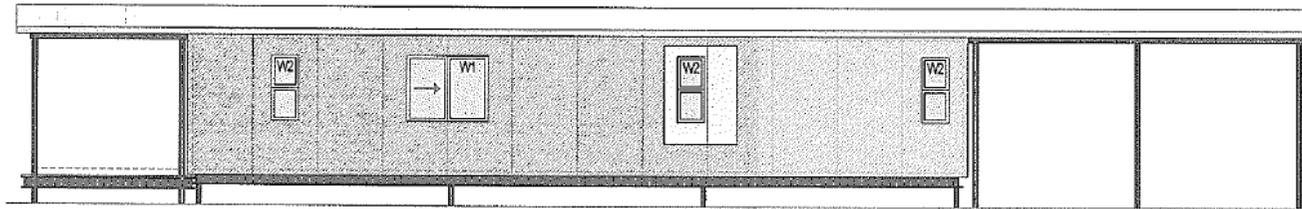
- GENERAL NOTES:
1. Complete development includes 2 complete units plus 1 deck module
  2. Steel sub-floor, Structural insulated panel walls, smooth painted external finish
  3. Solarspan insulated roof with colorbond, trimdeck external face



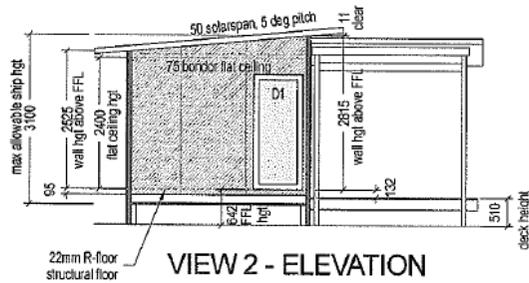
Notes:		ECOFFICIENT HOMES			
New office, display home, caretakers residence, workshop with associated infrastructure		Area's	sqm	LOT 25 IVANHOE RD	
		Floor	49	ECO-CHALET DISPLAY & OFFICE FACILITY	
© ecofficient homes 2010	Roof	123	Date	Filename	Sheet
	Decks	20	10 July 2010	lot25-100.skf	A4
			Drawn by	Edition	Scale
			Alex Robertson	A	1:100
			alex@ecoefficienthomes.com.au	0419 568467	Sheet 1 of 2



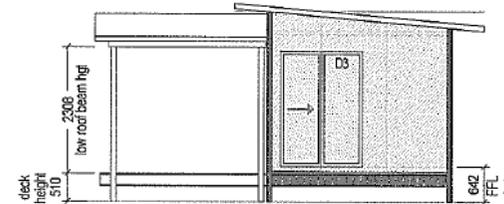
VIEW 1 - ELEVATION



VIEW 3 - ELEVATION



VIEW 2 - ELEVATION



VIEW 4 - ELEVATION

GENERAL NOTES:

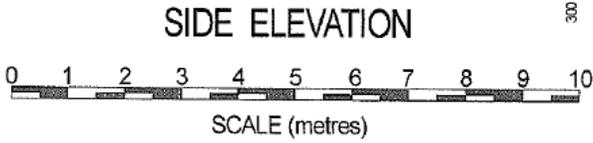
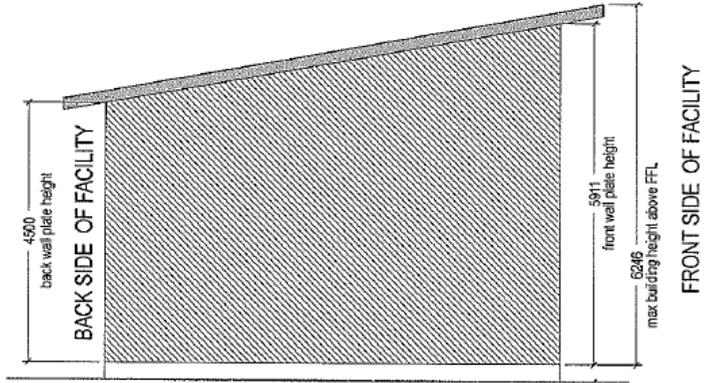
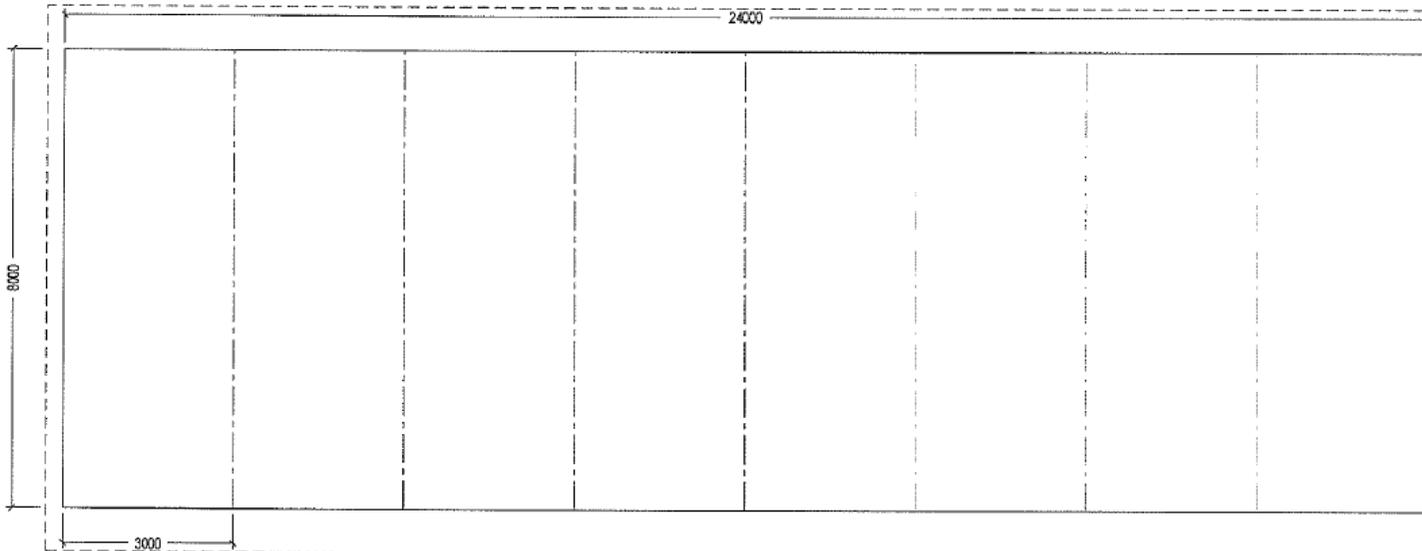
1. Complete development includes 2 complete units plus 1 deck module
2. Steel sub-floor, Structural insulated panel walls, smooth painted external finish
3. Solarspan insulated roof with colorbond, trimdeck external face



Notes:  
New office, display home, caretakers residence, workshop with associated infrastructure

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		<b>ECOFFICIENT HOMES</b>			
		<b>LOT 25 IVANHOE RD</b>			
		<b>ECO-CHALET DISPLAY &amp; OFFICE FACILITY</b>			
Area's	sqm			Sheet	Scale
Floor	n/a	Date	Filename	A4	1:100
Roof	n/a	10 July 2010	lot25-100.skf	A	
Decks	n/a	Drawn by	Alex Robertson	Edition	Sheet
		alex@ecoefficienthomes.com.au	0419 568467	A	2 of 2



- GENERAL NOTES:**
1. 8 Bay Workshop and storage facility
  2. Concrete floor, steel frame, colorbond trimdeck external walls
  3. Solarspan insulated roof with colorbond, trimdeck external face
  4. Doors to high (front side)

Notes: New office, display home, caretakers residence, workshop with associated infrastructure	Area's	sqm	<b>ECOFFICIENT HOMES</b>			
	Floor	192	<b>LOT 25 IVANHOE RD</b>			
	Roof	234	<b>WORKSHOP &amp; STORAGE FACILITY</b>			
© ecofficient homes 2010	Decks	n/a	Date 10 July 2010	Filename lot25-100.skf	Sheet A4	Scale 1:100
			Drawn by alex@ecoefficienthomes.com.au	Alex Robertson 0419 568467	Edition A	Sheet 1 of 1

## 12.4.9 Development Application For a Cottage Industry– Lot 2/631 Crossing Falls Road, Kununurra

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Amanda Dietrich
<b>LOCATION:</b>	Lot 2/631 Crossing Falls Road, Kununurra
<b>AUTHOR:</b>	Kevin Tang, Town Planning Officer
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	01.5993.02
<b>ASSESSMENT NO:</b>	A5993

### **PURPOSE**

For Council to consider an application for planning approval for a Cottage Industry at Lot 2/631 Crossing Falls Road, Kununurra.

### **BACKGROUND**

An application for planning approval was lodged in July 2010, to establish a Cottage Industry at Lot 2/631 Crossing Falls Road, Kununurra.

The property has an area of 1.46 hectares and contains two sheds and one single dwelling. No previous planning approval has been issued for the property. The land is about 15 kilometres to the south of the Kununurra town centre.



Location Plan

### **Proposal**

The proposed business, named 'Boab in the Kimberley', specialises in the production of confectionary, pickles, chutneys and preserves that incorporate the boab. The business sells its products through a number of outlets in and around Kununurra, as well as to hospitality establishments. In addition, the business has a website that promotes and sells the product through Internet sales.

The applicant intends to cook and prepare the products at Lot 2/631 Crossing Falls Road, where a commercial-standard kitchen is being installed in one of the

outbuildings on the property (see Attachment 1). The outbuilding has an area of 43 square metres.

### **STRATEGIC IMPLICATIONS**

Nil

### **STATUTORY IMPLICATIONS**

The land is zoned Rural Living under the Kununurra and Environs Town Planning Scheme No 7 (TPS7).

The objectives of the Rural Living zone are:

- (a) to provide for the provision of land for people wishing to reside on a small rural holding;*
- (b) to prohibit the use of any land which may be incompatible to or adversely affect the amenity of the surrounding land uses;*
- (c) to maintain the rural/residential character of the land;*
- (d) to ensure adequate services are provided to sustain a rural residential community;*

The use is defined as an Industry – Cottage, which is a trade or light industry producing arts and crafts goods which does not fall within the definition of a home occupation and which –

- (a) does not cause injury to or adversely affect the amenity of the neighbourhood;
- (b) where operated in a residential zone, does not employ any person other than a member of the occupier's household;
- (c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;
- (d) does not occupy an area in excess of 50 square metres; and
- (e) does not display a sign exceeding 0.2 square metres in area.

An Industry – Cottage use is an 'SA' use, which is allowable subject to the Shire giving notice of the application.

### **POLICY IMPLICATIONS**

Local Planning Policy 28 – Home Based Businesses (including Cottage Industry) is relevant to the proposal. It divides Home Based Businesses into four categories:

- Cottage Industry;
- Home Business;

- Home Occupation; and
- Home Office.

Under this policy:

- Each business must renew their approval every 12 months.
- The planning approval will be subject to the occupier, being that it is not transferable.
- Business hours will be confined to 7.30am to 5.30pm Monday to Friday and 8.30am to 1.00pm on Saturday.
- Food preparation areas must meet relevant food handling requirements.

### **FINANCIAL IMPLICATIONS**

The applicant has paid all fees.

### **COMMUNITY CONSULTATION**

The proposal has been advertised and referred to the surrounding land owners for comments for a period of 21 days, from 28 July 2010 to 18 August 2010. No submissions have been received.

### **COMMENT**

The processing of boab chutneys and preserves is unlikely to emanate excessive noise and odour. It is also considered the scale of the business activity accords with the stated definitions in the Scheme, and will not be incompatible to, or adversely impact on, the amenity of the area. Some conditions are nonetheless proposed to protect the amenity of the surrounding neighbours, as well as to reflect the intended outcomes of the Council's policy.

It is recommended that the application be approved subject to conditions.

### **ATTACHMENTS**

Site and Floor Plans

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council grants planning consent for the establishment of an Industry – Cottage on Lot 2/631 Crossing Falls Road Kununurra subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) and subject to any modifications on the plans or 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. This planning consent is issued to Amanda Dietrich (applicant). It is not transferrable to any other person or to any other land parcel.

3. Business hours are 7.30am to 5.30pm Monday to Friday and 8.30am to 1.00pm on Saturday.
4. This approval is only valid until 21 September 2011.
5. All food preparation areas must accord with the relevant Health (Food Premise) Regulations.

*Moved: Cr D Ausburn  
Seconded: Cr J Parker*

That Council grants planning consent for the establishment of an Industry – Cottage on Lot 2/631 Crossing Falls Road Kununurra subject to the following conditions:

1. Development shall be in accordance with the attached approved plan(s) and subject to any modifications on the plans or 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. This planning consent is issued to Amanda Dietrich (applicant). It is not transferrable to any other person or to any other land parcel.
3. Business hours are 7.30am to 5.30pm Monday to Friday and 8.30am to 1.00pm on Saturday.
4. This approval is only valid until 21 September 2011.
5. All food preparation areas must accord with the relevant Health (Food Premise) Regulations.

**COUNCIL DECISION**

***Minute No. 9290***

***Moved: Cr K Wright  
Seconded: Cr J Parker***

***That Council amends the Officer's Recommendation in regards to the operating hours. The amended operating hours to be from 6:00am to 6:00pm Monday to Friday and 6:00am to 1:00pm.***

***Carried Unanimously 7/0***

***The amended motion became the substantive motion.***

**COUNCIL DECISION**

**Minute No. 9291**

**Moved: Cr D Ausburn  
Seconded: Cr J Parker**

***That Council grants planning consent for the establishment of an Industry – Cottage on Lot 2/631 Crossing Falls Road Kununurra subject to the following conditions:***

- 1. Development shall be in accordance with the attached approved plan(s) and subject to any modifications on the plans or 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. This planning consent is issued to Amanda Dietrich (applicant). It is not transferrable to any other person or to any other land parcel.***
- 3. Business hours are 6.00am to 6.00pm Monday to Friday and 6.00am to 1.00pm on Saturday.***
- 4. This approval is only valid until 21 September 2011.***
- 5. All food preparation areas must accord with the relevant Health (Food Premise) Regulations.***

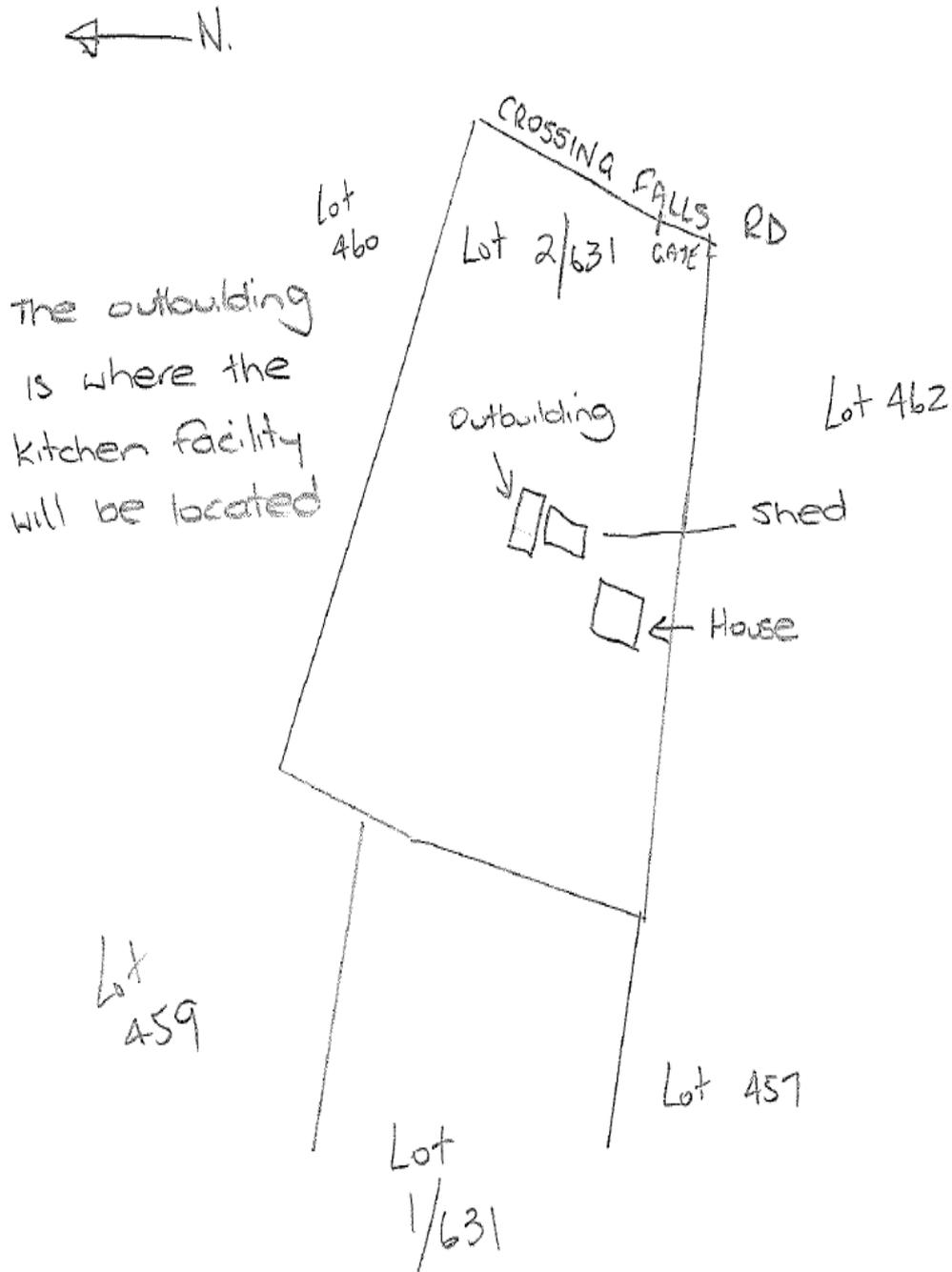
***Carried Unanimously 7/0***

**NOTE:**

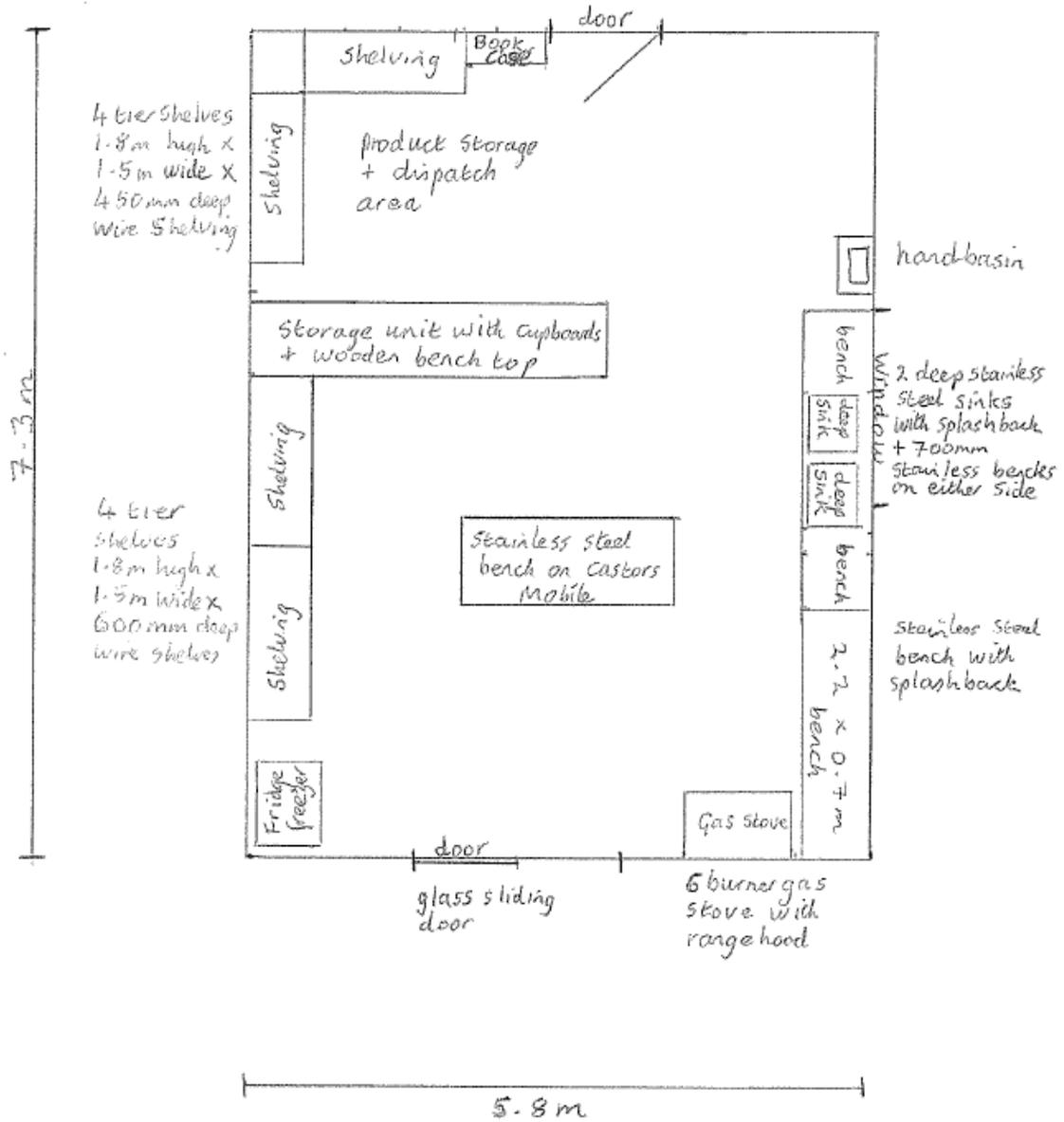
***The Council decision differed from the Officer's Recommendation because it was considered that the hours proposed in the Officer's Recommendation were too restrictive.***

ATTACHMENT 1 – Site and Floor Plans

Not To SCALE



2/631 Crossing Falls Road  
Kitchen Layout



#### **12.4.10 Crossing Falls Fire Brigade – Unallocated Crown Land – Proposed Reservation**

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire of Wyndham East Kimberley
<b>LOCATION:</b>	Crossing Falls, Wyndham
<b>AUTHOR:</b>	Jennifer Ninnette, Town Planning Officer
<b>REPORTING OFFICER:</b>	Nick Kearns, Director Development Services
<b>FILE NO:</b>	32.13.05
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to consider supporting the reservation of a site at Crossing Falls, for the Crossing Falls Volunteer Bush Fire Brigade.

#### **BACKGROUND**

The Crossing Falls Volunteer Bush Fire Brigade currently has a small single bay shed built on private property on Crossing Falls Road, which is no longer suitable for the Fire Brigade's current or future needs.

FESA has apportioned funds (\$70,000) from their 2010/2011 budget to purchase and construct a new facility for the Crossing Falls Volunteer Bush Fire Brigade, however this funding is subject to written confirmation from the Shire that an appropriate parcel of land has been made available.

The Volunteer Bush Fire Brigade has requested the Shire's assistance in securing a parcel of land for their new facility, located south of Crossing Falls Road, in the vicinity of the Ord River. A copy of their request is provided at Attachment 1.

This area of land is unallocated Crown land (PIN 638786), therefore the creation of a suitable parcel of land to be used and developed for the new fire station facility will be required to be undertaken by the Department of Regional Development and Lands (DRDL).

It is proposed to request the DRDL to create a reserve for the purpose of 'Community Fire Station' to be managed by the Shire and leased to the Crossing Falls Brigade, as is already the case for the Packsaddle and Ivanhoe Volunteer Bush Fire Brigades.

An indicative footprint plan (provided by FESA) is shown at Attachment 2, and shows a three bay shed with an area of approximately 180m<sup>2</sup>, which includes a meeting room, kitchen, storage and communications room.

The proposed reserve is restricted by an existing electricity easement, but the actual boundaries will be subject to survey.

## **STRATEGIC IMPLICATIONS**

The Shire of Wyndham East Kimberley Strategic Plan, adopted in June 2008, identifies the need for the Shire to enter into partnerships to improve fire management, in the 'Environment' key result area.

The Shire and the community rely heavily on the support and efforts of the various volunteer bush fire brigades and the development of the new facility for the Crossing Falls Fire Brigade will facilitate improved fire management for the Crossing Falls Road and Fish Farm Road areas.

## **STATUTORY IMPLICATIONS**

### **Land Administration Act 1997**

Under Section 41 of the *Land Administration Act 1997* the Minister for Land may by order reserve Crown land for one or more purposes in the public interest.

Under Section 46 of the *Land Administration Act 1997* the Minister for Land may by order place the care, control and management of a reserve to a management body (or joint management bodies), for the purpose of which it is reserved, and purposes ancillary and beneficial to that purpose, subject to such conditions as the Minister specifies.

Under Section 51 of the *Land Administration Act 1997* the Minister for Land may by order cancel, change the purpose of or amend the boundaries of, or the locations or lots comprising, a reserve.

### **Town Planning Scheme**

The proposed reserve area is reserved as 'Special Foreshore' under the Shire of Wyndham East Kimberley - Town Planning Scheme No. 7 – Kununurra and Environs.

The site will be required to be rezoned to a scheme reserve for 'Public Purposes – Community Purposes', as part of the Local Planning Scheme review that is currently underway.

## **POLICY IMPLICATIONS**

There are no policy implications associated with this item.

## **FINANCIAL IMPLICATIONS**

Creation of a reserve will require the proposed site to be surveyed, with survey costs to be the responsibility of the Shire or the Fire Brigade.

## **COMMUNITY CONSULTATION**

No community consultation was undertaken in relation to this item.

## **COMMENT**

The Shire currently holds the management of a number of reserves for the purpose of 'Community Fire Station' which are (or are proposed to be) leased to the Packsaddle and Ivanhoe Volunteer Bush Fire Brigades. Therefore it is considered appropriate to enter into a similar arrangement with the Crossing Falls Volunteer Bush Fire Brigade.

The creation of a reserve for the Community Fire Station will also allow the Bush Fire Brigade to access funding available from FESA to establish a valuable community facility.

It is considered that an area of approximately 1000m<sup>2</sup> should be adequate for the proposed 3 bay shed with meeting room, toilet and kitchenette, as well as sufficient parking and siting of water tanks, subject to survey.

A proposed reserve area is shown highlighted on the plan at Attachment 3.

## **ATTACHMENTS**

Attachment 1 – Correspondence from the Crossing Falls Volunteer Bush Fire Brigade

Attachment 2 – Indicative Floor Plan

Attachment 3 – Proposed Reserve

## **VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. Supports the proposed reservation of an approximately 1000m<sup>2</sup> portion of unallocated Crown land (PIN 638786) located along Crossing Falls Road, Kununurra, for the purpose of 'Community Fire Brigade' with a management order issued to the Shire of Wyndham East Kimberley with the power to lease.
2. Requests that the Department of Regional Development and Lands initiate action to create a reserve at PIN 638786 for the purpose of 'Community Fire Brigade' to be managed by the Shire of Wyndham East Kimberley with the power to lease.
3. Agrees in principle to lease the proposed reserve at PIN 638786 to the Crossing Falls Volunteer Bush Fire Brigade group for a term of 21 years and nominal rental amount.
4. Advises FESA that it supports the reservation of an appropriate parcel of land for the new Crossing Falls Volunteer Fire Brigade facility, and accordingly has requested the Department of Regional Development and Lands to initiate action to create a reserve for this purpose.

*Moved: Cr J Parker*  
*Seconded: Cr K Wright*

That Council:

1. Supports the proposed reservation of an approximately 1000m<sup>2</sup> portion of unallocated Crown land (PIN 638786) located along Crossing Falls Road, Kununurra, for the purpose of 'Community Fire Brigade' with a management order issued to the Shire of Wyndham East Kimberley with the power to lease.
2. Requests that the Department of Regional Development and Lands initiate action to create a reserve at PIN 638786 for the purpose of 'Community Fire Brigade' to be managed by the Shire of Wyndham East Kimberley with the power to lease.
3. Agrees in principle to lease the proposed reserve at PIN 638786 to the Crossing Falls Volunteer Bush Fire Brigade group for a term of 21 years and nominal rental amount.
4. Advises FESA that it supports the reservation of an appropriate parcel of land for the new Crossing Falls Volunteer Fire Brigade facility, and accordingly has requested the Department of Regional Development and Lands to initiate action to create a reserve for this purpose.

Amendment

*Moved: Cr K Wright*  
*Seconded:*

*That Council amend the Officer's Recommendation to delete dot point 3.*

*LAPSED*

*The Amendment lapsed for want of a seconder.*

Amendment

*Moved: Cr K Wright*  
*Seconded:*

*That Council amend the Officer's Recommendation for the land proposed to be allocated incorporates the triangular section from the end of Perch Crescent as indicated on the map to the corner of Crossing Falls Road*

*LAPSED*

*The Amendment lapsed for want of a seconder.*

**COUNCIL DECISION**

**Minute No. 9292**

**Moved: Cr K Wright**

**Seconded: Cr R Dessert**

***That Council amends the Officer's Recommendation with to point 1 by substituting the words "an approximately 1000m<sup>2</sup>" with "a" and by adding after "power to lease the words "and subject to final survey".***

***Carried Unanimously 7/0***

***The amended motion became the substantive motion.***

**COUNCIL DECISION**

**Minute No. 9293**

**Moved: Cr J Parker**

**Seconded: Cr K Wright**

**NOTE:**

***The Council decision differed from the Officer's Recommendation to enable a final survey to determine the exact portion of land to be leased.***

**ATTACHMENT 1 – Correspondence from the Crossing Falls Volunteer Bush Fire Brigade**

Paul Royce  
Secretary  
Crossing Falls Volunteer Bush Fire Brigade  
PO Box 1218  
Kununurra WA 6743

Gary Gaffney  
Chief Executive Officer  
Shire of Wyndham East Kimberley  
PO Box 614  
Kununurra WA 6743

25 May 2010

Dear Gary,

Doc No.	070892
Date	27 MAY 2010
Officer	ODE/TPO
Response	0
File	30.13.05
Cross Ref.	43.04.09

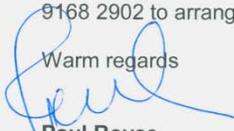
**Allocation of Land for Crossing Falls Volunteer Bush Fire Brigade Facility**

The Committee of Crossing Falls Volunteer Bush Fire Brigade wish to meet with you and relevant members of the Shire's executive team to discuss the provision of Crown or Council land to build a new volunteer bush fire brigade facility in Crossing Falls. The purpose of such a facility would be to house existing and future volunteer bush fire brigade vehicles and equipment while also providing a suitable space to initiate volunteer training, conduct fire brigade meetings and coordinate local bush fire brigade activities.

At present, Crossing Falls Volunteer Bush Fire Brigade has access to a single-bay shed on private property. Unfortunately, the continued use of this structure is no longer in the best interests of the property's new owner neither is it able to satisfy the expanding needs and requirements of the brigade. Earlier discussions with Shire and FESA staff have identified an area of land in Crossing Falls, which is centrally located, provides ample car parking and is close to electricity, pumping stations and a significant supply of water. FESA has also apportioned funds in their 2010/11 budget to purchase and construct a new facility though will require written notification from the Shire that an appropriate parcel of land has been made available before funds can be accessed through the Emergency Services Levy.

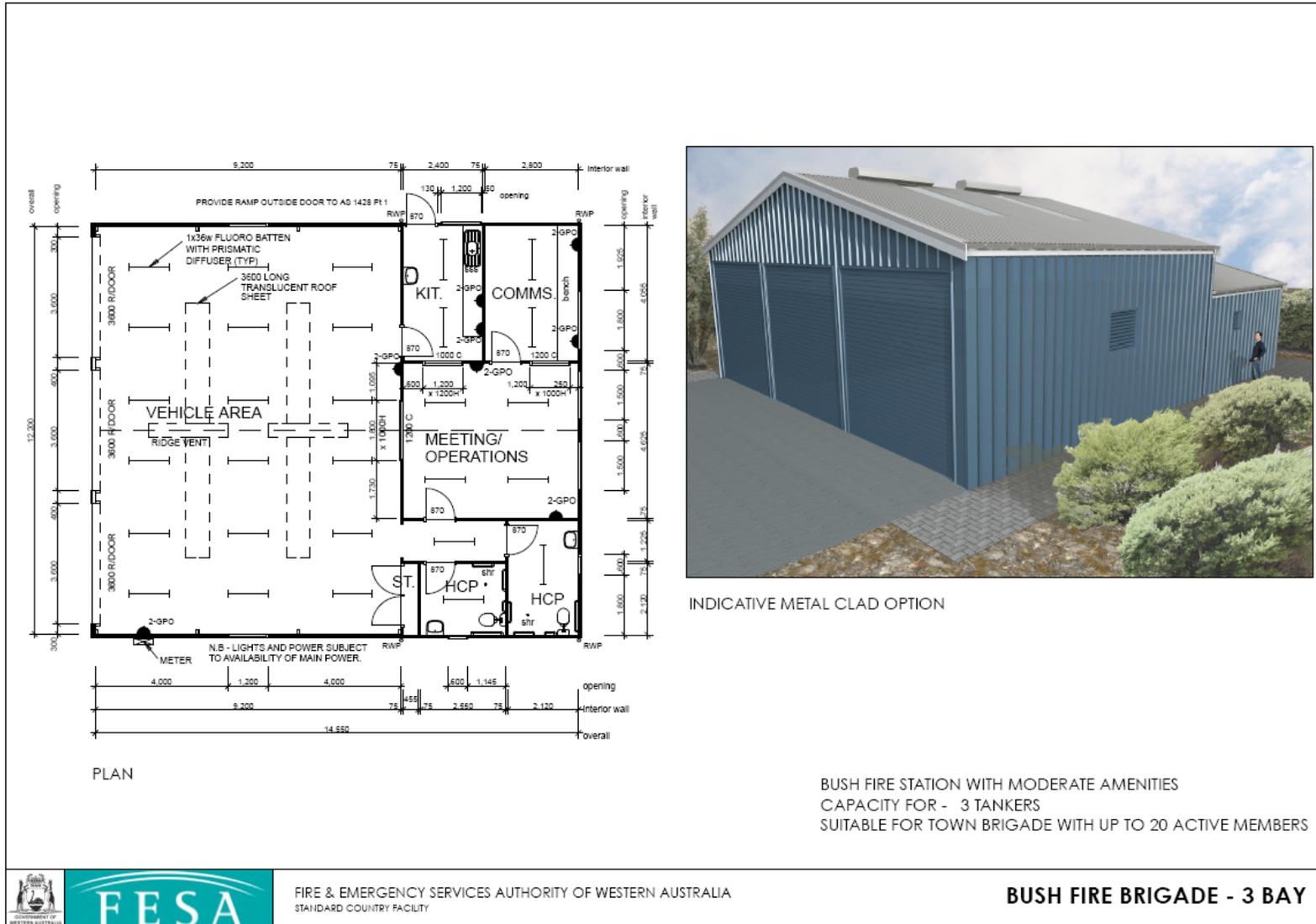
The Crossing Falls Volunteer Bush Fire Brigade would therefore like to meet at your earliest convenience to discuss the allocation of land for this new facility. While future planning and negotiations may occur at the Shire's administrative building, it may be preferable if the first of these meetings were to be held on site in Crossing Falls. Please feel free to contact me at paul.royce@cdu.edu.au or 9168 2902 to arrange a suitable time to meet.

Warm regards



Paul Royce  
Secretary  
Crossing Falls Volunteer Bush Fire Brigade

## ATTACHMENT 2 – Indicative Floor Plan



**ATTACHMENT 3 – Proposed Reserve**



## 12.5 COMMUNITY DEVELOPMENT

### 12.5.1 Aged Care Services And Accommodation Planning Study Proposal

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire of Wyndham East Kimberley
<b>LOCATION:</b>	Shire of Wyndham East Kimberley
<b>AUTHOR:</b>	Karyn Apperley, Director Community Development
<b>REPORTING OFFICER:</b>	Karyn Apperley, Director Community Development
<b>FILE NO:</b>	31.03.02
<b>ASSESSMENT NO:</b>	N/A

#### **PURPOSE**

For Council to consider implementation of an aged care services and accommodation planning study.

#### **BACKGROUND**

In 2000, the Shire partially funded, along with Rotary, and supported the Kununurra Aged Care Committee to engage a consultant to conduct an Aged Care Residential Services Needs Assessment. As a result the Kununurra District Hospital extended a wing to provide 10 additional 'high care' beds.

Since then, the matter of accommodation and services for older people and ageing in the community has been identified by Council on a number of occasions through both Council minutes and Shire planning documents.

The Council decision in May 2006 to support a land exchange between the Shire, Department of Health, FESA and SES, was to "also result in additional aged care facilities as well as a new Home and Community Care facility close to the existing hospital." The provision of these types of direct aged care services is mostly the responsibility of State or Commonwealth governments, often with funding through community based organisations.

Council subsequently resolved in April 2008 to:

*Request the Minister for Planning and Infrastructure to convert the 4.6ha 'unused' portion of Reserve 29799 to freehold title and facilitate its development for residential housing together with suitable allocation for aged care facilities, both in close proximity to key services including schools, childcare, hospital and recreational facilities.*

*Carried Unanimously: 9/0 (Minute No. 8163)*

In 2009, during consideration of the Coolibah subdivision plan, concern was expressed by a resident regarding the lack of identified land for future aged care facilities in keeping with Council's decision of April 2008. The Council received information and briefings regarding the need for aged care facilities from stakeholders and in December 2009 resolved:

*That Council:*

1. *Lodge an expression of interest with LandCorp to potentially acquire some or all of lots 2 to 6 and 9 to 12 as shown on the subdivision plan at 'construction cost' for the future provision of aged care accommodation;*
2. *Engage in discussions with the Department of Health and Department of Housing to review the 2000 Needs Analysis Study in order to formally qualify immediate and projected long term demand for age care needs in the Shire;*

*Carried: (5/4)*

*The Shire President used his casting vote to carry the motion.  
(Minute No. 8986)*

A written request was forwarded at that time to Landcorp registering the Shire's interest in the lots for the purpose of future aged care accommodation, with subsequent follow up. Landcorp have recently indicated that they will discuss potential land acquisitions in the near future.

In late 2009/early 2010 Shire staff approached local and regional Departmental representatives with limited response to engaging in a review of the 2000 Needs Assessment.

Council received a briefing on the proposal to conduct an Aged Care Services and Accommodation Planning Study and a draft project brief on 7 September 2010.

### **STATUTORY IMPLICATIONS**

There are no specific statutory implications with regard to this report.

### **POLICY IMPLICATIONS**

There are no specific policy implications with regard to this report.

### **FINANCIAL IMPLICATIONS**

There is \$15,000 available in the 2010/11 Council Budget (within the consultant budget for planning strategies) to be used for the engagement of an external consultant to conduct the study. Initial estimates suggest a project budget of \$25,000 may be more realistic for the concept proposed, and additional funding will be sought from a range of sources. However, should additional project budget resources not be able to be secured in a timely manner, the scope of the project will need to be reduced to ensure compliance with the available budget resources.

### **STRATEGIC IMPLICATIONS**

The Shire's Strategic Plan identifies the following key result area relevant to this matter:

*Key Result Area 2 – Partnerships addressing social issues in our community.*

The resulting study will also form one component of the Shire's EK@25 Strategic Plan.

### **COMMUNITY CONSULTATION**

Some community consultation occurred previously in relation to the various Council recommendations.

The proposed Planning Study provides for community consultation within the project methodology as well as the establishment of a project reference group consisting of key stakeholders.

### **COMMENT**

To assist in qualifying both immediate and projected demand for aged care services and facilities, it is proposed that the Shire conduct an Aged Care Services and Accommodation Planning Study. This study will assist in planning and development of future provision of community services by a range of local and other service providers.

There is \$15,000 available in the 2010/11 Council Budget (within the consultant budget for planning strategies) to be used for the engagement of an external consultant to conduct the study.

To implement the planning study, it is proposed that the Council endorse the project concept and establish a project reference group, chaired by the Shire with representation from key local aged care service providers with at least 2 community representatives (indigenous and non-indigenous) and that a suitably qualified consultant be engaged to conduct the planning study within available budget resources.

### **ATTACHMENTS**

There are no attachments for this item.

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council:

1. Endorses an aged care services and accommodation planning study and establish a project reference group to further refine the project brief
2. Nominates a Councillor representative/s for the project reference group
3. Investigates further funding options to increase the project budget to \$25,000
4. Reduces the scope of the project should additional funds not be secured in a timely manner and the available budget remains at \$15,000

**COUNCIL DECISION**

**Minute No. 9294**

**Moved: Cr J Parker**

**Seconded: Cr D Ausburn**

**That Council:**

- 1. Endorses an aged care services and accommodation planning study and establish a project reference group to further refine the project brief**
- 2. Nominates a Councillor representative/s for the project reference group DA nominated and accepted**
- 3. Investigates further funding options to increase the project budget to \$25,000**
- 4. Reduces the scope of the project should additional funds not be secured in a timely manner and the available budget remains at \$15,000**

**Carried Unanimously 7/0**

## 12.6 CHIEF EXECUTIVE OFFICER

### 12.6.1 Use of Common Seal

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire Of Wyndham East Kimberley
<b>LOCATION:</b>	Shire of Wyndham East Kimberley
<b>AUTHOR:</b>	Fiona Kuiper, Executive Assistant
<b>REPORTING OFFICER:</b>	Gary Gaffney, Chief Executive Officer
<b>FILE NO:</b>	60.14.02
<b>ASSESSMENT NO:</b>	N/A

### **PURPOSE**

For Council to receive this report on the application of the Shire of Wyndham East Kimberley Common Seal for the period 10 August to 13 September 2010.

Information is presented to inform Council on those documents to which the Shire's Common Seal has been applied. In the time period specified above, the following documents have had the Shire of Wyndham East Kimberley Common Seal applied:

<b>Date of Use</b>	<b>Document</b>	<b>Officer</b>
11/8/2010	Land Transfer Lot 181 on Deposited Plan 28266 - application for removal of Lease G652022	Jo-Anne Ellis
11/8/2010	Land Transfer Lot 181 on Deposited Plan 28266 - application for removal of Lease J489428	Jo-Anne Ellis
11/8/2010	Land Transfer Lot 181 on Deposited Plan 28266 - application for removal of Lease G127801	Jo-Anne Ellis
13/8/2010	Deed of Novation Sandover Pinder Pty Ltd	Tony Cheng
18/8/2010	Contract of sale of Land Part of Lot 202 on Deposited Plan 66654, Peter Reid Drive Kununurra	Jo-Anne Ellis
18/8/2010	Transfer of Land part of Lot 181 on DP 28266 now comprised Lot 202 of DP 66654	Jo-Anne Ellis
18/8/2010	Application for a new title Lot 202 on DP 66654 and Lot 313 on Plan 21744	Jo-Anne Ellis
31/8/2010	Community Layout Plan Ngallagunda Community	Kevin Tang
9/9/2010	TPS No 7 Amendment 34	Julia Hall

### **STATUTORY IMPLICATIONS**

Local Government Act 1995

Council's Standing Order Local Law makes reference to the application of the Common Seal.

### **POLICY IMPLICATIONS**

There are no policy implications associated with this item.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this item.

### **STRATEGIC IMPLICATIONS**

This report aligns with Council's focus on Governance, Key Result Area 5, in Council's Strategic Plan.

### **COMMENT**

It is the Officer's recommendation that Council formally receive a report on use of the Shire's Common Seal.

### **ATTACHMENTS**

There are no attachments for this item.

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council receives the report on the application of the Shire of Wyndham East Kimberley Common Seal for the period 10 August to 13 September 2010.

### **COUNCIL DECISION**

***Minute No. 9295***

***Moved: Cr J Parker***

***Seconded: Cr D Ausburn***

***That Council receives the report on the application of the Shire of Wyndham East Kimberley Common Seal for the period 10 August to 13 September 2010.***

***Carried Unanimously 7/0***

## 12.6.2 Delegated Authority Report

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire Of Wyndham East Kimberley
<b>LOCATION:</b>	Shire Of Wyndham East Kimberley
<b>AUTHOR:</b>	Fiona Kuiper, Executive Assistant
<b>REPORTING OFFICER:</b>	Gary Gaffney, Chief Executive Officer
<b>FILE NO:</b>	60.14.02
<b>ASSESSMENT NO:</b>	Nil

### **PURPOSE**

To report to Council on the use of Delegated Authority by Officers for the period 1 July 2010 to 31 July 2010.

### **BACKGROUND**

Use of Council approved Delegated Authority by Officers is reported to Council on a monthly basis.

The attached tables outline use of Delegated Authority by relevant Officers for the above period.

### **STATUTORY IMPLICATIONS**

Local Government Act 1995 - Sect 5.46

5.46. Register of, and records relevant to, delegations to CEO's and employees.

- (1) The CEO is to keep a register of the delegations made under this Division to the CEO and to employees.
- (2) At least once every financial year, delegations made under this Division are to be reviewed by the delegator.
- (3) A person to whom a power or duty is delegated under this Act is to keep records in accordance with regulations in relation to the exercise of the power or the discharge of the duty.

### **POLICY IMPLICATIONS**

No policy implications apply in the preparation of the report.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this item.

### **STRATEGIC IMPLICATIONS**

This report aligns with Council's focus on Governance, Key Result Area 5, in Council's Strategic Plan.

### **COMMUNITY CONSULTATION**

No community consultation was required in the preparation of this report.

### **COMMENT**

The attached report outlines the use of Delegated Authority by relevant Council Officers for endorsement by Council.

### **ATTACHMENTS**

Delegated Authority Report

### **VOTING REQUIREMENT**

Simple Majority

### **OFFICER'S RECOMMENDATION**

That Council receives the Delegated Authority Report for the period 1 August 2010 to 31 August 2010.

### **COUNCIL DECISION**

***Minute No. 9296***

***Moved: Cr D Ausburn  
Seconded: Cr J Parker***

***That Council receives the Delegated Authority Report for the period of 1 August 2010 to 31 August 2010.***

***Carried Unanimously 7/0***

**Attachment 1: Delegated Authority Report**

**BUILDING LICENCES ISSUED UNDER DELEGATED AUTHORITY – 1 – 31 August 2010**

LIC#	DATE RECEIVED	DATE LICENCED	OWNER	BUILDER	LOCATION	DESCRIPTION	NEW/ADD	EST. VALUE	COMMENT / PROCESSING TIME – WORKING DAYS
105/2010	27/07/2010	3/08/2010	S & O Oliver	Colin Wilkinson Developments Pty Ltd	Lot 310 Hibiscus Drive Kununurra	Class 1A dwelling with attached Class 10A carport & outdoor living	New	\$565,000.00	4/15 days
106/2010	27/07/2010	4/08/2010	Murray Coates	Top End Building Company Pty Ltd	Lot 360 Argentea Avenue Kununurra	Class 1A dwelling with attached Class 10A garage & outdoor living	New	\$458,500.00	5/15 days
107/2010	30/06/2007	6/08/2010	David & Christine Terrantroy	David & Christine Terrantroy	Lot 257 (7) Whitewood Street Kununurra	Class 10B swimming pool (below ground) & shade sail	New	\$25,000.00	26/15 days
108/2010	18/05/2010	9/08/2010	Starcrest Holdings	MI Building Technology	Lot 100 (16) Riverfig Avenue Kununurra	Class 5 Offices (7 units)	New	\$869,275.00	
109/2010	4/08/2010	10/08/2010	Shire of Wyndham - East Kimberley	Pindan Contracting Pty Ltd	King Loc 327 (Lot 181) Victoria Highway Kununurra	Class 9B Public Building - Airport Terminal	Add	\$8,461,548.00	3/15 days
110/2010	9/08/2010	11/08/2010	M & J Recklies	Kununurra Pools & Spas	Lot 50 Harrier Close Kununurra	Class 10B swimming pool (below ground) & shade sail	New	\$40,000.00	1/15 days
111/2010	5/08/2010	12/08/2010	S & O Oliver	S & O Oliver	Lot 310 Hibiscus Drive Kununurra	Class 10A Non-Habitable Shed	New	\$17,500.00	4/15 days
112/2010	3/08/2010	13/08/2010	John Moulden	John Moulden	Lot 473 Crossing Falls Road Kununurra	Class 10B swimming pool (below ground) & shade sail	New	\$31,000.00	7/15 days

113/ 2010	6/08/2010	17/08/2010	Frontier Services - Marlgu Village	Frontier Services - Marlgu Village	Lot 1735 (27) Coverley Street Wyndham	Class 10A Non- Habitable Shed	New	\$10,000.00	6/15 days
114/ 2010	19/05/2010	9/02/2010	Ord River Sailing Club	Ord River Sailing Club	Lot 504 "Ord River Sailing Club Foreshore Lease" Millington Road Kununurra	Class 10A shed	New	\$50,000.00	
115/ 2010	1/07/2010	19/08/2010	East Kimberley Medical Service (OVAHS)	Franmor Constructions	Lot 1125 Ironwood Drive Kununurra	Class 5 Office (2 storey)	New	\$1,393,074.00	34/15 days
116/ 2010	6/07/2010	23/08/2010	Sophie Crow	Glendale Homes Pty Ltd	Lot 359 Argentea Avenue Kununurra	Class 1A dwelling with attached Class 10A verandah/decks and Carport	New	\$282,583.00	
117/ 2010	5/08/2010	24/08/2010	Bruce Mathers	Bruce Mathers	Lot 1251 (1) Rosella Close Kununurra	Class 10A Patio	Add	\$15,000.00	12/15 days
118/ 2010	2/07/2010	30/08/2010	Johnson Kirby	Johnson Kirby	Lot 196 Chamberlain Drive Kununurra	Class 10A non- Habitable Shed without ablution	New	\$30,000.00	
119/ 2010	18/08/2010	31/08/2010	David Bird	David Bird	Lot 730 (Strata Lot 2) (2/12) Silverbox Avenue Kununurra	Class 10A - Non- habitable garage with storage	New	\$20,000.00	8/15 days
								<b>\$12,268,480.00</b>	

**RECORD PURPOSES ONLY DOCUMENTATION - NO BUILDING LICENCE ISSUED**

LIC#	DATE RECEIVED	DATE LICENCED	OWNER	BUILDER	LOCATION	DESCRIPTION	EST. VALUE
71710	23/01/1900	N/A	Kimberley TAFE	John Holland	Lot 79 Coolibah Drive Kununurra	Kununurra TAFE – BMW Project No 4836009 Class 9B 2xclassrooms, workshop extension, ablutions and office, refurbishment to existing machinery shed, horticulture shed, vehicle compound, carport roofs.	\$7,000,000.00

**DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY – 1 – 31 AUGUST 2010**

DEMO LIC#	DATE APPLIC RECVD	DATE LICENCED	ASSESS NO.	OWNER	BUILDER/ DEMOLITION CONTRACTOR	BUILDER ADDRESS	DEMO CLASS (1, 2 or 3 - WARA)	WAD CLASS/ LIC NO	LOCATION	DESCRIPTION	Comments (Asbestos)
DL 011/ 2010	2/08/2010	2/08/2010	A1948	R & D Finckh	KMS Pty Ltd	PO Box 2481 Kununurra	WARA	WARA 199 K.M.S Pty Ltd	Lot 750 (35) Weaber Plain Road Kununurra	Partial demolition of Class 1A dwelling	Timber frame - asbestos clad
DL 012/ 2010	16/08/2010	18/08/2010	A1282	Department of Housing & Works	Maglion Enterprises	PO Box 977 Kununurra	WARA	WARA 267 Exp: 10.08.13 Peter Harvey 0408 448 216	Lot 263 Riverfig Avenue Kununurra	Demolition of Class 1A dwelling	Timber frame - asbestos clad
DL 013/ 2010	16/08/2010	18/08/2010	A1341	Department of Housing & Works	Maglion Enterprises	PO Box 977 Kununurra	WARA	WARA 267 Exp: 10.08.13 Peter Harvey 0408 448 216	Lot 756 Silverbox Avenue Kununurra	Demolition of Class 1A dwelling	Timber frame - asbestos clad
DL 014/ 2010	31/08/2010	31/08/2010	A2431	Shire of Wyndham - East Kimberley	Shire of Wyndham - East Kimberley	PO Box 614 Kununurra	N/A	N/A	Lot 914 (10) Coverley Street Wyndham	Demoliton of Class 10A transportable ablution	Timber frame - steel clad

**THERE WERE NO SIGN LICENCES ISSUED UNDER DELEGATED AUTHORITY – 1 – 31 AUGUST 2010**

**DEVELOPMENT APPLICATION DELEGATED APPROVALS FROM 1 - 31 AUGUST 2010**

<b>DA Number</b>	<b>Type</b>	<b>Application Date</b>	<b>Applicant</b>	<b>Owner</b>	<b>Property Address</b>	<b>Proposed Development</b>	<b>A'sst No.</b>	<b>Approval Date</b>	<b>Comment</b>
92/10	P	5/02/2010	Franmor Contructions	Franmor Contructions	Lot 117 Salacca Loop, Kununurra	New shed and caretakers residence	7101	2/08/2010	Approved by Nick Kearns
102/10	HOCC	14/07/2010	Renee Chapman	Department Of Housing	4 Mistletoe Street, Kununurra	Home Occ application - The Admin Chick	964	2/08/2010	Approved by Nick Kearns
98/10	P	14/07/2010	Ryan Chinnery	Ryan Chinnery	Lot 36 Egret Close, Kununurra	Shed	7073	3/08/2010	Approved by Nick Kearns
89/10	COU & EPH	29/06/2010	Save the Children	SWEK	Kununurra Town Oval	Events application for Kimberley Croc Festival	2153	4/08/2010	Approved by Nick Kearns
104/10	P	22/07/2010	Sophie Crow	Sophie Crow	Lot 359 Argentea Avenue, Kununurra	Privacy screening	7187	9/08/2010	Approved by Nick Kearns REVISED 30/08/2010
108/10	P	27/07/2010	Michael O'Shea	Michael O'Shea	Lot 222 Ghost Gum Street, Kununurra	Addition of mezzanine floor on Unit B	7014	9/08/2010	Approved by Nick Kearns
97/10	P	14/07/2010	Paul Hutton	Paul Hutton	Lot 1056 Woolybutt Place, Kununurra	Addition of a carport	850	17/08/2010	Approved by Nick Kearns

38/10	P	19/03/2010	Mark Albers	SWEK road reserve at Coles	Lot 2252 Konkerberry Drive, Kununurra	A' frame sign	1952	20/08/2010	Approved by Nick Kearns
114/10	P	9/08/2010	Mathew McMahon & Kyla Lester	Mathew McMahon & Kyla Lester	Lot 1983 Waterlily Place, Kununurra	Outdoor living, shed & carport	1161	20/08/2010	Approved by Nick Kearns
124/10	P	18/08/2010	Moonamang Joint Venture	Landcorp	Garrjang Village, Kununurra	Placement of Sea Container	7154	20/08/2010	Approved by Nick Kearns
122/10	EPH	12/08/2010	Kununurra Water Ski Club	SWEK	Ski Beach, Kununurra	Events package-Dam to Dam Dingy Race 2010	2860	23/08/2010	Approved by Nick Kearns
100/10	P	15/07/2010	Sarah Searle	Sarah Searle	Lot 1099 Poinciana Street, Kununurra	Proposed office	1168	23/08/2010	Approved by Nick Kearns
112/10	P	5/08/2010	Bruce Mathers	Bruce Mathers	1 Rosella Close, Kununurra	Patio addition	860	26/08/2010	Approved by Nick Kearns
120/10	P	12/08/2010	Johnson Kirby	Johnson Kirby	Lot 196 Chamberlain Drive, Kununurra	New residence and shed	7318	26/08/2010	Approved by Nick Kearns
115/10	P	9/08/2010	Peter & Vanessa Walker	Peter & Vanessa Walker	Lot 186 Berkeley Crescent, Kununurra	New residence and shed	7320	31/08/2010	Approved by Nick Kearns

**COMMUNITY QUICK GRANTS DELEGATED AUTHORITY APPROVALS – 1 July – 31 August 2010**

<b>Approval Date</b>	<b>Organisation</b>	<b>Purpose of Quick Grant</b>	<b>Total Project Cost</b>	<b>Amount Requested</b>	<b>Amount Approved</b>
14-7-2010	Kimberley Individual & Family Support Association	Supporting young men with Disabilities to attend the gymnasium	\$2,000	\$500 in kind	\$500 in kind
20-7-2010	EKFL	Equipment hire for medal count event	\$2,200	\$180 in kind	\$180
2-8-2010	KDHS	Tournament of minds team T-shirts	\$10,334	\$500	\$500
3-8-2010	Kununurra Speedway	Program printing costs	\$670	\$500	\$500
23-8-2010	Save the Children	Kimberley Croc Fest	\$22,500	\$500	\$500

## 12.7 ELECTED MEMBER REPORTS

### Cr Di Ausburn

14 Sept Audit Meeting  
16 Sept Tender Opening Shire Offices  
17 Sept Citizenship Ceremony  
21 Sept Kimberley Aged & Community Care Services Reference Group

### Cr John Moulden

23 Aug EME Working Group  
24 Aug CRG Meeting  
25 Aug Leadership Team Meeting  
26 Aug Minister Redman Reception  
1 Sept OLW Fire Demonstration  
2 Sept CRG Public Forum  
6 Sept M1 Channel Public Meeting  
13 Sept Bio Security Investment Forum

## 13. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

## 14. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

## 15. URGENT BUSINESS APPROVED BY THE PERSON PRSIDING OR BY DECISION

### **COUNCIL DECISION**

***Minute No. 9297***

***Moved: Cr R Addis***

***Seconded: Cr J Parker***

***That Council consider Item 15.1 Acting Fire Chief as matters of urgent business.***

***Carried Unanimously 7/0***

## 15.1 Acting Chief Bush Fire Officer

<b>DATE:</b>	21 September 2010
<b>PROPONENT:</b>	Shire of Wyndham East Kimberley
<b>LOCATION:</b>	Shire of Wyndham East Kimberley
<b>AUTHOR:</b>	Mark Crumblin, Ranger
<b>REPORTING OFFICER:</b>	Tony Cheng, Director Infrastructure
<b>FILE NO:</b>	32.13.13

### **PURPOSE**

For Council to appoint Mark Crumblin, Ranger, as Acting Chief Bush Fire Control Officer for the period of 27 August 2010 to 29 November 2010.

### **BACKGROUND**

Gary King, Chief Bush Fire Officer for the Shire of Wyndham East Kimberley went on leave starting 23 August 2010 and returning on 29 November 2010.

On 27 August 2010 Mark Crumblin, Ranger was asked to take on the role of Acting Chief Bush Fire Control Officer in Gary King's absence by the Director Infrastructure as an interim measure. The appointment of the Acting Chief Bush Fire Officer required a Council decision.

### **STRATEGIC IMPLICATIONS**

Key Result Area 5 - Governance

Effective Emergency Management strategies and partnerships

### **STATUTORY IMPLICATIONS**

Under section 38 (2) (c) of the Bush Fires Act 1954 "the local government shall fill any vacancy in the office of Chief Bush Fire Control Officer within one month after the vacancy occurs.

### **FINANCIAL IMPLICATIONS**

There are no financial implications in the appointment of the Acting Chief Bush Fire Control Officer

### **POLICY IMPLICATIONS**

There are no policy implications in the appointment of the Acting Chief Bush Fire Control Officer.

### **COMMUNITY CONSULTATION**

Under section 38 (2) (a) of the Bush Fires Act 1954 notification of the appointment of the Acting Chief Bush Fire Control Officer is to be published in the Kimberley Echo and the Bastion newspapers.

### **COMMENT**

The four local Bush fire brigades and FESA have been notified of the proposed appointment and have no objections.

### **ATTACHMENTS**

Nil

### **VOTING REQUIREMENT**

Simple majority

### **OFFICER'S RECOMMENDATION**

That Council appoint Mark Crumblin, Ranger, as the Acting Chief Bushfire Control Officer for the period of 27 August 2010 to 29 November 2010.

### **COUNCIL DECISION**

***Minute No. 9298***

***Moved: Cr R Addis***

***Seconded: Cr J Parker***

***That Council appoint Mark Crumblin, Ranger, as the Acting Chief Bushfire Control Officer for the period of 27 August 2010 to 29 November 2010.***

***Carried Unanimously 7/0***

### **16. MATTERS BEHIND CLOSED DOORS**

Nil

### **17. CLOSURE**

With all matters of business complete the Deputy Shire President declared the meeting closed at 7:18pm.