

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

Shire President

Date



SHIRE OF WYNDHAM | EAST KIMBERLEY

MINUTES ORDINARY COUNCIL MEETING

26 July 2016

C O N T E N T S

01. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS.....	4
02. RECORD OF ATTENDANCE / APOLOGIES / LEAVE OF ABSENCE (PREVIOUSLY APPROVED)	4
03. DECLARATION OF INTEREST	5
04. REPOSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	6
05. PUBLIC QUESTION TIME	6
06. APPLICATIONS FOR LEAVE OF ABSENCE	8
07. PETITIONS	8
08. CONFIRMATION OF MINUTES.....	8
09. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION	9
10. MATTERS FOR WHICH THE MEETING MAY BE CLOSED	9
11. DEPUTATIONS / PRESENTATIONS / SUBMISSIONS.....	9
12. REPORTS.....	10
12.01. MATTERS ARISING FROM COMMITTEES OF COUNCIL.....	10
12.02. CHIEF EXECUTIVE OFFICER	10
12.02.1. Standing Item - Outstanding Actions from Council Resolutions	10
12.02.2. Standing Item - Use of the Common Seal.....	22
12.02.3. Request to attend OCM 30 August 2016 via Electronic Means	25
12.03. COMMUNITY DEVELOPMENT.....	31
12.03.1. Applicant for Grant of Caravan Park Licence - Kununurra Agricultural Society	31
12.03.2. Development Application - Lot 501 Victoria Hwy - Temporary Workers Accommodation (Camp)	42
12.03.3. Lot 107 (No. 14) Nutwood Crescent - Home Business (Retail Trade by Appointment) renewal	101
12.03.4. Development Levels - Lake Kununurra.....	109
12.04. CORPORATE SERVICES.....	116
12.04.1. 2016/17 Budget - Differential General Rates and Minimum Payments - Consideration of Public Submissions	116
12.04.2. Interim Monthly Statement of Financial Activity for the Period Ended 30 June 2016.....	324
12.04.3. List of Accounts Paid from Municipal Fund and Trust Fund.....	337
12.05. INFRASTRUCTURE	355
12.05.1. Directional Signage.....	355
12.05.2. Loan of Can Crushing Machine to a Community Group	367
13. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	374
14. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	374
15. URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION.....	374
16. MATTERS BEHIND CLOSED DOORS.....	381
17. CLOSURE	381

**SHIRE OF WYNDHAM EAST KIMBERLEY
ORDINARY COUNCIL MEETING MINUTES
KUNUNURRA COUNCIL CHAMBERS
HELD ON 26 JULY 2016 AT 5:00PM**

01. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Shire President declared the meeting open at 5:01pm.

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

Cr J Parker	Shire President
Cr K Wright	Deputy Shire President
Cr B Robinson	Councillor
Cr D Spackman	Councillor
Cr S Rushby	Councillor
Cr E Bolto	Councillor
Cr N Perry	Councillor
Cr S Cooke	Councillor
Cr A Petherick	Councillor
C Askew	Chief Executive Officer
N Octoman	Director Corporate Services
D Klye	Director Infrastructure
L Gee	Director Community Development
D McCallum	Governance Administration Officer (Minute Taker)
M LeRiche	Executive Assistant to the Chief Executive Officer

GALLERY

L Hannagan	SWEK
W Richards	SWEK
G Castledine	Castledine Gregory
C Dupe	The Kimberley Echo
S Becke	Resident
J Kroeger	Ratepayer
C Biorac	Ratepayer
V Biorac	Ratepayer
S Lehen	Resident
S Lester	Resident
J Spragg	Ratepayer
R Guerinoni	RPA
D Bird	RPA
D Carter	Resident
C Adams	Resident
R Harbes	Resident
K Ryan	Kununurra Ag Society
I Gross	Kununurra Ag Society

D Aladin Resident (did not sign the guest book however asked a question at public question time)
W Shaw Resident (did not sign the guest book however asked a question at public question time)

APOLOGIES

Nil

LEAVE OF ABSENCE PREVIOUSLY APPROVED

Nil

03. DECLARATION OF INTEREST

- Financial Interest

Councillor/Officer	Item	Title	Description of Interest
Cr D Spackman	12.3.2	Development Application, Lot 501 Victoria Highway	Family have an outlet
Cr D Spackman	12.3.3	Lot 107 (No. 14) Nutwood Crescent - Home Business	Family has retail
Cr K Wright	12.3.2	Development Application, Lot 501 Victoria Highway	Director of a company that is a shareholder of Seafarms Australia (Project Seadragon)

- Impartiality Interest

Councillor/Officer	Item	Title	Description of Interest
Cr S Cooke	12.2.3	Request to attend OCM 30 August 16 via electronic means	Item pertains to me
Cr E Bolto	12.3.1	Application for Caravan Park licence	Member of KAS
Cr K Wright	12.3.1	Application for Caravan Park licence	Life member of KAS

- Proximity Interest

Nil

04. REPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

05. PUBLIC QUESTION TIME

Danny Carter, Kununurra

Could the Council please urgently write a letter to the Health Minister urging him to be at the community forum for water fluoridation in early September?

Response – Cr J Parker

“Yes, I am happy to write to the Minister regarding the public forum on water fluoridation”.

Rhonda Guerinoni, Kununurra

Fuel Trans are now renting Plant Hire Services old yard in Stockman Road. Has that yard been now rezoned to a fuel farm for their use?

The question is taken on notice.

Donna Aladin, Kununurra

Why have the street signs around town been erected and why have they been taken down and what expense to the Shire?

The question is taken on notice.

Warren Shaw, Kununurra

1. *Is the shire council aware that SWEK currently has the second highest rates in the nation, second only to the Shire of Peppermint Grove?*

The Shire is not privy to the valuations that are provided by the Valuer-General's Office to other Shires, however the Council is aware that based on the rate in the dollar, which is the portion of rates that are imposed by the Council, that it is lower for residential properties than many other local governments across the State.

2. *If Yes; or If no, now that you are aware; Does it concern the shire that it has not, and is failing to in the future, to enacting sound fiscal management, as the Shire proposes even further rate rises?*

Sound fiscal management incorporates many aspects for which rates are only one portion.

3. *Can the Shire please advise or provide me and all other ratepayers with the factual information regarding what our prospective rates would be under the GRV rating system in comparison to the Differential system (including the newly proposed rise)? If no, please provide a rationale.*

It is unclear as to what is being referred to by the GRV rating system, however if this is the transition outlined in the Strategic Rating Policy for the UV Rural Residential and UV Commercial/Industrial rating categories to be valued as GRV in the future, then this would be dependent upon the valuations set by the Valuer-General, however the intention would be that they would remain similar to the current levels in order to achieve a comparative rates yield to the Shire.

4. *Does the Shire believe that current exorbitantly high rates and proposal to raise them further is providing ratepayers with anywhere near the level of services and amenities that some of the top 10 or 20 most expensive rated shires in the nation? If yes, can these please be identified. If no, does this concern the Shire?*

Service levels are a decision of the Council in establishing the budget, and may form part of the deliberation during tonight's Council meeting.

5. *Is the Shire aware that according to the 2015 Regional Price index, costs associated with living in the Kimberley region are 15% higher than the capital city?*

The Council is aware of this as the costs for the Shire to provide services, facilities and infrastructure are also higher. It should be pointed out however that the Regional Price Index utilises a basket of goods as the measurement (similar to CPI), whereas a local government needs to consider the building aspects also given the infrastructure and facilities that it manages. It has been highlighted to the Council and the community, that the costs for the provision of services, infrastructure and facilities exceeds the 15% outlined in this report when compared to a capital city, however tonight's agenda item proposes to place the Kimberley loading in respect to rates on hold for 2016/17 and may be discussed further during tonight's deliberations.

6. *If Yes; or If no, now that you are aware; Does it concern the Shire that remaining on the differential system and raising SWEK rate yet again will place increasingly undue and unwarranted financial pressure on local residents and businesses to be able to continue to afford to live in the Shire? If no, please explain your rationale.*

The differential rating system on GRV properties has been in place since 2002/03 with differential rating on UV properties commencing as early as 2008/09. As outlined in Council's Strategic Rating Policy, the Council has a diverse mix of geographically located and land use properties, and the Council therefore applies differential rating to ensure greater equity and contribution from rates according to land use, zoning or a combination of these. Within tonight's agenda, it has been proposed not only to place the rating multipliers on hold for commercial and industrial properties in an effort to recognise the effects of the downturn in the economy, but to also put the 70% Kimberley loading on hold also in an attempt to minimise the financial pressures felt within the community.

7. *Does the Shire believe that the differential rating system and the further proposed rate rise is in the 'best interest' of local residents and businesses? If yes, please explain your rationale.*

This is a matter for deliberation during tonight's Council meeting.

8. *With regards to the differential rating system and the proposed rate increase; is the Shire confident that they are making these decisions and taking these actions as a direct result, and is reflective of the wishes and consent of SWEK ratepayers? If Yes, please explain your rationale.*

This is a matter for deliberation during tonight's Council meeting when Council consider the public submissions.

9. *Does the Shire consider that the implementation of the Differential rating system and the newly proposed rate increase has been agreed to and accepted by ratepayers because of their silence and lack of opposition to their implementation and proposal? Yes or No, Please explain your rationale.*

This is a matter for deliberation during tonight's Council meeting when Council consider the public submissions.

10. *Is it true that as we live in accordance with democratic rule, the decision around the implementation of the differential rating system can be challenged and reverted back to the nominal Gross Rental Value (GRV) rating system, is this correct? If no, please explain.
If yes, what does the minimum requirement the Shire needs in order that a proposal for the return to GRV system can be re-established in SWEK?*

This is a decision of Council.

06. APPLICATIONS FOR LEAVE OF ABSENCE

Cr K Wright applies for a leave of absence for the 30 August Ordinary Council Meeting.

COUNCIL DECISION

Minute No: 11429

Moved: Cr B Robinson

Seconded: Cr N Perry

Cr K Wright applies for a leave of absence for the 30 August Ordinary Council Meeting.

Carried unanimously 9/0

07. PETITIONS

Nil

08. CONFIRMATION OF MINUTES

OFFICER'S RECOMMENDATION

That Council confirms the Minutes of the Ordinary Council Meeting held on 28 June 2016.

COUNCIL DECISION

Minute No: 11430

Moved: Cr K Wright

Seconded: Cr B Robinson

That Council confirms the Minutes of the Ordinary Council Meeting held on 28 June 2016.

Carried unanimously 9/0

Note: The Minutes of the Ordinary Council Meeting held on 28 June 2016 are provided under separate cover via www.swek.wa.gov.au

09. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

The Shire President took the opportunity to remind visitors to the meeting to sign the guest book.

10. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

11. DEPUTATIONS / PRESENTATIONS / SUBMISSIONS

Nil

12. REPORTS

12.01. MATTERS ARISING FROM COMMITTEES OF COUNCIL

Nil

12.02. CHIEF EXECUTIVE OFFICER

12.02.1. Standing Item - Outstanding Actions from Council Resolutions

DATE:	26 July 2016
AUTHOR:	Meagan Le Riche, Executive Assistant
RESPONSIBLE OFFICER:	Carl Askew, Chief Executive Officer
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council Notes the report - Outstanding actions from Council Resolutions.

COUNCIL DECISION

Minute No: 11431

Moved: Cr B Robinson
Seconded: Cr K Wright

That Council Notes the report - Outstanding actions from Council Resolutions.

Carried unanimously 9/0

PURPOSE

To report to Council on progress of implementing Council resolutions and provide comment on outstanding actions from Council resolutions.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Leader - plan and provide direction through policy and practices

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

At each meeting of Council, resolutions are made which require actions to be taken by officers to implement those resolutions. This monthly update advises the Council as to the status of the implementation of resolutions.

STATUTORY IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Not applicable as referenced in individual reports presented.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 1: Strong leadership and governance that underpins a more strategic approach to community engagement, regional development and organisational sustainability

Objective 1.4: Business innovation, efficiency and improved services

Strategy 1.4.1 : Ensure legislative compliance and follow best practice principles in planning and service delivery

RISK IMPLICATIONS

Nil

COMMUNITY ENGAGEMENT

No community engagement is required.

COMMENTS

This report includes actions from June resolutions (Attachment 1). Attachment 2 summarises all actions that are outstanding from previous Council resolutions (before July 2016).

ATTACHMENTS - Item 12.02.1

Attachment 1 - Council Actions Register - June

Attachment 2 - Outstanding Actions from Previous Council Resolutions

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 28/06/16	Carl Askew	Review of WALGA Membership	That Council acknowledge the significant financial savings and service benefits of WALGA Membership and agree to continuation of the Shire's current membership arrangements.	Purchase order created and invoice in payment run	19-Jul-16	Completed
OCM 28/06/16	Carl Askew	Bush Fire Brigade Local Law	That Council, pursuant to Section 3.12 of the Local Government Act 1995, give state-wide public notice that it intends to make the Shire of Wyndham East Kimberley Bush Fire Brigade Local Law 2016 as contained in the attachment to this item, the purpose of which is to make provisions about the organisation, establishment, maintenance and equipment of bush fire brigades. The effect of this Local Law is to align existing local laws with changes in law and operational processes.	Awaiting a response from Department of Local Government prior to advertising	19-Jul-16	In progress
OCM 28/06/16	Carl Askew	Fencing Local Law	That Council, pursuant to Section 3.12 of the Local Government Act 1995, give state-wide public notice that intends to make the Shire of Wyndham East Kimberley Fencing Local Law 2016 as contained in the attachment to this item, the purpose of which is to prescribe a sufficient fence and the standard for the construction of fences throughout the district. The effect of this Local Law is to establish the minimum requirements for fencing within the district.	Awaiting a response from Department of Local Government prior to advertising	19-Jul-16	In progress
OCM 28/06/16	Carl Askew	Recording of Council, Committee and Elector Meetings	That Council: 1. Adopt the draft policy (as per Attachment 1) for Recording of Council, Committee and Electors Meetings for public advertising for a period of 28 days; 2. Subject to the feedback received in the public advertising period proceed with the acquisition of a wireless audio recording system at a cost of approximately \$35,000 with the inclusion video recording	Public advertising in progress. Seeking quotes for audio and video recording systems	19-Jul-16	In progress
OCM 28/06/16	Louise Gee	Draft Kununurra Civic and East Lily Creek Precinct Structure Plans	That Council requests the Chief Executive Officer to advertise the draft Kununurra Civic Precinct and East Lily Creek Structure Plans in accordance with Schedule 2, Part 4, Clause 18 of the Planning and Development (Local Planning Schemes) Regulation 2015.	The draft Structure Plans are on public exhibition until 3 August 2016.	07-Jul-16	In progress
OCM 28/06/16	Louise Gee	Transportable Accommodation Units Located at Wyndham Works Depot	That Council request the Chief Executive Officer to authorise the Deed of Transfer for the two transportable accommodation units gifted to the Shire of Wyndham East Kimberley by the WA Housing Authority.	Deed of Transfer signed by CEO & Shire President, returned to WA Housing Authority to be executed. Awaiting an original signed copy to be returned to the Shire.	19-Jul-16	In progress
OCM 28/06/16	Louise Gee	Kununurra Agricultural Society Temporary Caravan Park Licence	That Council grant a temporary caravan park licence to Kununurra Agricultural Society Incorporated for 40 short stay sites and 5 campsites from 1 July to 12 July 2016 subject to the following conditions: 1. Only event staff associated with the Agricultural Show are to be accommodated in the park. 2. The following minimum ablution facilities are to be available for the duration of the licence: 6 toilets, 3 hand basins, and 3 showers. 3. All wastewater (including sullage water) is to be collected and disposed of at an approved wastewater dump point. 4. Rubbish bins are to be sealed and provided within 90 metres of every site. All rubbish to be removed from site. 5. Fire extinguisher/s are to be located within 90 metres of every site.	Licence Issued	08-Jul-16	Completed
OCM 28/06/16	Louise Gee	Kununurra Bushmen's Rodeo Association Temporary Caravan Park Licence	That Council grant a temporary caravan park licence to Kununurra Bushmen's Rodeo Association for 30 camp sites from 26 July to 1 August 2016 subject to the following conditions: 1. Only event participants and staff associated with the Campdraft are to be accommodated in the park. 2. The following minimum ablution facilities are to be available for the duration of the licence: 4 toilets, 2 hand basins, and 2 showers. 3. All wastewater (including sullage water) is to be collected and disposed of at an approved wastewater dump point. 4. Rubbish bins are to be sealed and provided within 90 metres of every site. All rubbish to be removed from site. 5. Fire extinguisher/s are to be located within 90 metres of every site.	Licence Issued	11-Jul-16	Completed
OCM 28/06/16	Louise Gee	Land Exchange - Lots 826 & 828 Koolama Street, Wyndham	That Council consents to the revocation of the Management Order for Reserve 28976 (Day Care Centre) to allow the amendment of the reserve by the excision of Lot 828 on Deposited Plan from Reserve 28976 and the amalgamation of Lot 826 on Deposited Plan into Reserve 28976.	DoL advised of Council resolution and awaiting preparation of the conveyance and amalgamation documentation.	20-Jul-16	Completed
OCM 28/06/16	Louise Gee	Review of Council Policy CP/COM 3582 Community Grant Scheme	That Council endorse the reviewed CP/COM 3582 Community Grant Scheme to be advertised for public comment for a minimum of 28 days.	Policy has been advertised with the closing date for feedback 11 August		In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 28/06/16	Louise Gee	Community Engagement Policy Review	That Council endorse the draft reviewed CP/GOV-3100 Community Engagement Policy to be advertised for public comment for a period of 28 days.	Policy has been advertised with the closing date for feedback 11 August		In progress
OCM 28/06/16	Louise Gee	Council Policy Review - Trading in Public Places - Mobile Food Vehicle	That Council note the public submission received during the public submission period and adopts the draft "Trading in Public Places - Mobile Food Vehicle" Policy.	Adopted by Council at the 28 June 2016 Ordinary Council Meeting.	28-Jun-16	Completed
OCM 28/06/16	Louise Gee	Council Policy Review - Radio Masts, Antennae & Satellite Dishes	That Council advertise draft Policy CP/PMG-3783 - Communication Antennae for public comment for a period of 28 days.	Draft policy to be advertised in the Kimberley Echo for comment for a period of 28 days.	20-Jul-16	In progress
OCM 28/06/16	Natalie Octoman	Write Off Sundry Debtor Balances of \$500 or Less as at May 2016	That Council approve the write-off of \$985.53 exclusive of GST in accordance with the Local Government Act 1995 Section 6.12 (1) (c) and the Council's Delegation Register 2015/16 section 11.	Debts written off 30/06/2016	30-Jun-16	Completed
OCM 28/06/16	David Klye	Ivanhoe Crossing	That Council; 1. Request a regulatory review of the crossing by Main Roads Western Australia with a view to implementing; a. A speed limit of 10 km/h on the crossing, b. The Installation of "Give Way" signs on the crossing. c. Prohibition of stopping on the crossing other than for stopping at the passing bay to allow the passage of oncoming vehicles. 2. Notes that establishment of the speed limit referred to in the decision above may necessitate the establishment of step down limits on both sides of Ivanhoe Crossing. 3. Prohibit the use of the crossing by pedestrians. 4. Prohibit the public from alighting from vehicles on the crossing. 5. Designate Ivanhoe crossing as a single lane crossing. 6. Install signage advising of risks associated with, fast flowing water and strong currents, a slippery or slippery when wet road surface, unprotected edges and drop offs and to drive into the water slowly. 7. Erect appropriate signage to advise and manage the implementation of decisions 1, 3, 4, 5, 6 and 7 above including the meaning and use of the depth markers on the crossing, at an estimated cost of \$6,500 which shall be charged to the Ivanhoe Crossing Reconstruct account. 8. Notes that the additional signage referred to in decisions 1, 3, 4, 5, 6 and 7 above will cost an estimated \$6,500 which shall be funded from the 2015/16 forecast budget surplus. 9. Request the CEO to formally acknowledge and thank the representatives from Water Corporation, Department of Parks and Wildlife and Main Roads Western Australia for their attendance at the public forum and for assisting the Shire in its community consultation.	Awaiting Main Roads Western Australia response to a request for speed limit assessment of the crossing. Letters to representatives sent.	29-Jun-16	In progress
OCM 28/06/16	David Klye	Local Emergency Management Arrangements and Recovery Plan	That Council endorse: 1. The Shire of Wyndham East Kimberley Local Emergency Management Arrangements; and 2. The Shire of Wyndham East Kimberley Local Recovery Plan.	No further action required	29-Jun-16	Complete
OCM 28/06/16	David Klye	Disposal of Asset; Weed Harvester	That Council authorise the disposal of the Shire's Weed Harvester (Boat Licence C1471, Plant Number P485) by tender in accordance with the Local Government Act 1995 Section 3.58 with the funds going into the Foreshore Reserve.	Disposal documentation being prepared	29-Jun-16	In progress
OCM 28/06/16	David Klye	Roadwise	That Council; 1. Approve the installation of two (2) Headlights Save Lives signs on each of the following roads: • Kalumburu Road, • Parry Creek Road, and • Duncan Road. 2. Note that the cost of the sign boards will be met by the Roadwise program. 3. Note that the cost of the posts, hardware, installation and ongoing maintenance of the signs will be funded by the Shire from the appropriate maintenance accounts. 4. Elects not to install Roadwise Entry signage at this time.	Roadwise coordinator notified of Council's decision. Awaiting delivery of signs for installation.	29-Jun-16	In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 28/06/16	David Klye	Recreational Boating Facilities Scheme - Grant Funding	That Council; 1) Note the terms of the Recreational Boating Facilities Scheme Funding Agreement, 2) Authorise the Shire President and the Chief Executive Officer to execute the Funding Agreement grant offer of \$60,000 under the Recreational Boating Facilities Scheme from the Department of Transport for the Wyndham Boat Launching Facility Planning and Feasibility Study, and 3) Allocate \$20,000 in the 2016/2017 Budget as a co-contribution to the grant.	Agreement executed	30-Jun-16	Complete
OCM 28/06/16	David Klye	Funeral Director's Annual Licence Renewal	That Council approves the issuing of an annual Funeral Directors licence to Derby Funeral Services for a period of one year from 1 July 2016 to 30 June 2017 in accordance with the Cemeteries Act 1986.	Licence issued	29-Jun-16	Complete
OCM 28/06/16	Carl Askew	CEO Performance Review	That Council appoint John Phillips Consulting to assist Council complete the CEO Performance Review, assist Council to establish a formal process including comprehensive guidelines and detailed Terms of Reference documentation and refer for consideration in the 2016/17, and future budgets, a recurrent allocation of \$10,000 per annum in order to appoint an independent facilitator to undertake the CEO's annual performance review.	Flights booked for Consultant to attend Kununurra	19-Jul-16	In progress
OCM 28/06/16	Louise Gee	Tender 06 15/16 Commercial Cleaning Services	That Council accept the tender submitted by Delron Cleaning Pty Ltd for Tender 06 – 15/16 for the Commercial Cleaning Services for the Shire of Wyndham East Kimberley – Kununurra sites only, for the lump sum price of \$562,750 Ex. GST in accordance with the Request for Tender documentation.	Contract has been executed with service to begin on 1 August 2016.	20-Jul-16	Completed

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
Aug-12	Louise Gee	Matters arising from committees of council	That the Audit (Finance and Risk) Committee recommends to Council to require A501 to: 1. Either a. meet their outstanding rates debt on assessment A501 within 60 days; or b. enter into a suitable payment plan approved by the Chief Executive Officer; and 2. Formalise the lease of Lot 472 Great Northern Highway, Wyndham with the Shire within 90 Days	Correspondence provided to A501 and a suitable payment plan has been entered into, with payments commenced. Lease discussions may now commence as the payment plan is in place.	Ongoing	In progress
OCM 24/02/15	Louise Gee	Management of Proposed Reserve - Packsaddle Creek	That item 13.4.7 Management of Proposed Reserve – Packsaddle Creek be deferred to a briefing session.	Matter was discussed at March Briefing Session. Subsequent information has been sought from Department of Lands and Department of Parks and Wildlife (DPaW). Further information to be presented to Council at a future 2016 briefing session.	20-Jun-16	In progress
OCM 24/03/15	Louise Gee	Unnamed Creek Crossing - Victoria Highway	That Council: 1. Directs the Acting Chief Executive Officer to write to the MG Corporation to seek advice from the relevant Traditional Owners on the proposed formal naming of 'Philchowski Crossing', and potential indigenous naming of the creek. 2. Directs the Acting Chief Executive Officer to undertake research and compile supporting documentation to demonstrate Philchowski's contribution to the community or historical significance. 3. Endorses the proposed formal naming of 'Philchowski Crossing', and advises the Geographic Names Committee of its endorsement, subject to adequate supporting documentation being compiled and no objection being received from Traditional Owners.	Letter sent to MG Corporation dated 20 April to seek advice from relevant Traditional Owners. MG Corporation have acknowledged receipt of this letter and advised that the matter will be referred to the relevant MG Entity and Traditional Owner for comment, and a response will be provided in due course. Correspondence received from MG Corporation dated 1 March 2016 advising that the board does not support the formal naming of "Philchowski Crossing", and have nominated an alternative name. Officers are undertaking further research, prior to the matter being considered at a future OCM.	19-Apr-16	In progress
OCM 28/04/15	David Klye	Confidential - Legal Claim	That Council; 1. Notes the officer's confidential report and the progress of the General Procedure Claim, 2. Directs the CEO, or their delegate, to legally defend the matter on behalf of the Shire in the abovementioned General Procedure Claim, 3. Approves sufficient provision in the budget to allow for associated legal fees, and 4. Directs the CEO, or their delegate, to provide a report to Council on the status of the matter at the earliest opportunity.	Point 2 is still in progress. Issue listed for Hearing on 1 & 2 November 2016.	26-Jun-15	In Progress
OCM 23/06/15	David Klye	East Kimberley Regional Airport Proposed Runway Extension Business Case	That Council notes the Chief Executive Officer's intention to appoint GHD Consulting Engineers for the Lump Sum price of \$140,740.00 ex GST in accordance with the current budget to: 1. Prepare a Business Case to support grant opportunities including an application to a future round of the National Stronger Regions Fund; 2. Investigate the ground soil conditions for the proposed runway extension and associated taxiways and passenger terminal apron at East Kimberley Regional Airport to determine their structural adequacy to accommodate B737 and A320 aircraft.	Report to be presented to Council for endorsement at its August ordinary meeting.	25-Jun-15	In progress
OCM 28/07/15	Louise Gee	Request for Lease – Kimberley Action Sports Inc.	That Council request the Chief Executive Officer to commence negotiations with Kimberley Action Sports Inc. for a 10 year lease over a portion of Reserve 30290, Lot 707 Drovers Road Kununurra, subject to the approval of the Minister of Lands.	Letter has been forwarded to Kimberley Action Sports Inc. advising of Council resolution. Draft Lease sent to Kimberley Action Sports 10/2/16	17-Aug-15	In progress
OCM 28/07/15	Louise Gee	Request for Lease – Kununurra Dragon Boat Club Inc.	That Council request the Chief Executive Officer to enter into negotiations with the Kununurra Dragon Boat Club Inc. for a 10 year lease over a portion of Reserve 41812, Lot 2371 Old Darwin Road Kununurra, subject to the approval of the Minister of Lands.	Letter has been forwarded to Kununurra Dragon Boat Club Inc. advising of Council resolution. Draft Lease sent to Dragon Boat Club 10/2/16	17-Aug-15	In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 28/07/15	Carl Askew	Mediterranean Fruit Fly Eradication Program	That Council consider entering into a Memorandum of Understanding with DAFWA and industry on the following basis: 1. DAFWA continues to fund and maintain the current medfly surveillance program. 2. SWEK will fund medfly eradication programs from its biosecurity reserve, with a maximum exposure being those funds available in the reserve in excess of \$200,000 i.e. currently approximately \$67,000. 3. If an eradication program reduces the reserve balance to below \$200,000, industry will make good the difference to restore the reserve to a balance of \$200,000 (mechanism yet to be determined). 4. The biosecurity reserve be maintained with a balance for now of a minimum \$200,000, to serve as a form of insurance against future pest or disease incursions. 5. A reference group to be established with members from SWEK, DAFWA and industry. The role of the group would be to recommend expenditure from the reserve and to formulate policy in the event of future pest crises. SWEK Council approval would still be required before the reserve could be accessed for response to threats other than medfly.	Letter sent to DAFWA advising of the decision and requesting advice on how to proceed with the eradication program, including indicative cost, and an invoice. Advice also given that SWEK will be in contact shortly to commence the consideration of entering into a MOU. The baiting program is complete and area freedom was reinstated for the area on 5th October. Industry has been notified. Invoice has been paid. In relation to the MOU, DAFWA have requested for an interim group to be formed to progress this - feedback from industry has been minimal. ORDCO are interested in assisting where possible and have volunteered to talk with growers to get some industry participation. This will also be discussed at the incident debrief. There is no date for the debrief yet.	12-Oct-15	In progress
OCM 25/08/15	Louise Gee	Proposed Gravel Reserves	That Council: 1. Requests the Chief Executive Officer to consult with the Darwulah Aboriginal Corporation to obtain written consent for the surrender of the proposed 'King River' gravel area from Lease I837493, and support the realignment of the dedicated road reserve to correspond with the physical location of the constructed King River Road. 2. Requests the Chief Executive Officer to advise the Department of Lands that the Shire of Wyndham East Kimberley: a. agrees to proceed with a future act process to facilitate the creation of reserves for the purpose of gravel supply for road building purposes over the sites identified as 'Afghan Cemetery', 'Mount Albany' and 'Parry Creek', and proposed easement to provide legal access to the 'Afghan Cemetery'. b. indemnifies the Minister for Lands against any costs arising from the future act process. 3. Requests the Chief Executive Officer to advise the Department of Lands that the Shire of Wyndham East Kimberley agrees to pay survey costs associated with: a. the creation of 'Gravel' reserves over the four areas referred to as 'King River', 'Afghan Cemetery', Mt Albany and 'Parry Creek', b. the creation of an easement to provide access to the area referred to as 'Afghan Cemetery'; and c. the realignment of the dedicated road reserve to correspond with the physical location of the constructed King River Road. d. that the estimated total survey costs be acknowledged as \$19,600.	Correspondence sent to DoL advising of Council resolution. Correspondence also sent to Darwulah Aboriginal Corporation in relation to the gravel source along King River Road and the proposed realignment of the dedicated road reserve. The Senior Planning Officer met with Darwulah representatives on 6 October 2015 to discuss the matter. The Senior Planning Officer and Director Infrastructure met again with representatives of the Darwulah Aboriginal Corporation on 18 March 2016. Darwulah Aboriginal Corporation have requested another meeting with the Senior Planning Officer and Shire President.	01-Jun-16	In progress
OCM 25/08/15	Louise Gee	Transient Accommodation - Lot 411 Minjiljirga Lane, Kununurra	That Council request the Chief Executive Officer to undertake further investigation as part of the Local Planning Scheme review, to consider the introduction of a new or amended use class to appropriately provide for rural workers accommodation and preparation of a subsequent Local Planning Policy.	Officers have commenced desktop audit of accommodation on rural properties.	15-Jan-16	In progress
OCM 22/09/15	Louise Gee	Request for Community Lease – Kununurra Bushmen's Rodeo Association	That Council request the Chief Executive Officer to enter into negotiations with the Kununurra Bushmen's Rodeo Association for a lease over a portion of Reserve 30290, Lot 707 Drovers Road Kununurra, subject to the approval of the Minister of Lands.	KBRA have been notified of the intent to commence negotiations. Draft Lease sent to KBRA 10/2/16	01-Oct-15	In progress
OCM 22/09/15	Louise Gee	Request for Community Lease – Ord Pistol Club	That Council request the Chief Executive Officer to enter into negotiations with the Ord Pistol Club for a lease over a portion of Reserve 31780, Lot 375 Drovers Road Kununurra, subject to the approval of the Minister of Lands.	OPC have been notified of the intent to commence negotiations. Draft Lease has been sent to the Pistol Club (18/1/16).	01-Oct-15	In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 15/12/15	Carl Askew	Notice of Motion from Cr D Spackman: That every Shire vehicle display a standard design, Shire Council approved decal of approximate size 400mm x 300mm (or other council approved size) of which clearly illustrates the Shire logo. Decals are to be on both left and right hand doors or panels where it is appropriate for that type of machinery. Decals are not to be magnetic or removable.	That Council defers the motion from Cr D Spackman to 2016, to be considered prior to budget considerations.	Deferred until budget considerations		Not Complete
OCM 27/01/16	Louise Gee	Western Australian Housing Authority Utilisation of Wyndham Administration Centre	That Council:- 1. Requests the Chief Executive Officer to advise the Western Australia Housing Authority that it accepts its offer of \$5,000.00 per annum to utilise the Wyndham Administration Centre as outlined in Attachment 1. 2. Requests the Chief Executive Officer to advise the Western Australia Housing Authority that the Shire will not contribute any direct costs towards the placement of the Authority's officer and service within the Wyndham Administration Centre i.e. additional furniture, technology and communication equipment, display stands, signage.	Draft MoU forwarded to WA Housing Authority. Letter and MoU forwarded to WA Housing for execution.	12-Feb-16	In progress
OCM 23/02/16	Louise Gee	Wyndham CRC	That Council: 1. Continue to provide Community Resource Network services in accordance with its agreement with the Department of Regional Development. This agreement is for the provision of Community Resource Network services for a period of three years from 1 July 2014 to 30 June 2017. 2. Request the CEO to call for Expressions Of Interest from the Wyndham community for the production of the Community Newsletter - The Bastion Bulletin.	Expression of Interest being drafted.	21-Apr-16	In progress
OCM 23/02/16	David Klye	Directional Signage Policy	That Council 1. Repeal Council Policy E9 - Traffic Signs - Directional Signage 2. Adopt draft Policy CP/OPS-3655 - Directional Signage 3. Request the CEO to investigate options for the Shire to charge an annual fee for the provision of Business Directional signage.	Item drafted to be presented to Council's July ordinary meeting.	24-Feb-16	In progress
OCM 23/02/16	Louise Gee	Dual Naming - Barnett River Gorge	That Council resolve to undertake community consultation in relation to the proposal for dual naming or renaming of the Barnett River Gorge.	Community Consultation commenced 22 April 2016. Comment from relevant organisations also being sought.	19-Apr-16	In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 23/02/16	David Klye	Wyndham Reticulation	That Council request the Chief Executive Officer to provide a report to Council on the Wyndham reticulation system for inclusion in the 2016/17 budget considerations. The report shall include details on the cost to replace the aging public open space reticulation system with an integrated, automatic system. The report should provide budget estimates for the project to be undertaken in stages of between approximately \$100,000 and \$150,000 per annum for consideration in the forthcoming budget deliberations.	Report in progress for future consideration. An allocation has been included in the 2016/17 Draft Budget.	24-Feb-16	In progress
OCM 29/03/16	David Klye	Airport Sculpture	That Council; 1. That the sculpture be placed airside at a site determined by the CEO in accordance with the discussion at Council on 29 March 2016. 2. Note that on completion of the associated signage the sculpture be installed and a formal unveiling organised that includes representatives from Waringarri Aboriginal Arts and local Aboriginal groups.	The sculpture has been installed airside. The artist has been contacted with a request to supply the sign.	26-May-16	In progress
OCM 29/03/16	Louise Gee	Request for Lease - Ord River Magpies	That Council request the Chief Executive Officer to enter into negotiations with the Ord River Magpies for a lease over a portion of Lot 504 on Reserve 29799, Kununurra, subject to approval of the Minister of Lands	Awaiting outcomes of lease policy review	21-Apr-16	In progress
OCM 29/03/16	Louise Gee	Request for extension of Development Approval - Lot 507 Chestnut Ave - 1	That Council: 1. Extend the Kununurra Neighbourhood House Development Approval (DA) 6/14 at Lot 507, Chestnut Drive Kununurra for a further two years. 2. Request the Chief Executive Officer to enter into lease negotiations with Kununurra Neighbourhood House; the lease to include agreed development milestones and timeframes.	1) DA06/14 extension sent. 2) Letter drafted 20/04/16. Draft Lease developed and forwarded to Neighbourhood House. Comment received from Neighbourhood House 1 July.	21-Apr-16	In progress
OCM 29/03/16	Louise Gee	Request for extension of Development Approval - Lot 507 Chestnut Ave - 2	That Council: 3. Request the Chief Executive Officer to investigate alternate options for expansion of the Child Care facility on lot 506, Chestnut Drive; and 4. Request the Chief Executive Officer to investigate alternate options for the construction of a new Kununurra Neighbourhood House facility. 5. Request the Chief Executive Officer to bring the report on future expansion of child care facilities to Council at a future Briefing Session.	Priority focus has been given to the finalisation of lease negotiations with Kununurra Neighbourhood House.	21-Apr-16	In progress
OCM 29/03/16	Carl Askew	Annual General Electors Motions 1	That Council: 1. Notes that the WA Department of Health will be scheduling a public information session for Kununurra prior to the proposed implementation of fluoridation of the town's water supply. 2. Request that Chief Executive Officer write to the Minister for Health requesting that public consultation sessions be conducted in Kununurra to determine community support for the fluoridation of the water supply. These sessions must be conducted prior to a determined implementation date to ensure there is sufficient time for the community to make an informed decision about the fluoridation or otherwise of their drinking water supply.	Letter sent 26/04/2016. Response received 31/05/2016. Department of Health to hold a community information forum tentatively set for September 2016.	20-Apr-16	In progress
OCM 29/03/16	Carl Askew	Annual General Electors Motions 2	That Council note that a Regional Price Preference Policy is currently being prepared for consideration by Council.	Draft Policy will go to August Briefing	21-Apr-16	In progress
OCM 29/03/16	Carl Askew	Annual General Electors Motions 3	That Council request the development of a Community Facilities Strategy to assess the use of existing community facilities and the opportunities for collocated facilities to meet the needs of existing and future community groups, and this be included in the Shire's 2016/17 Corporate Business Plan.	Development of a Community Facilities Strategy has been included in draft Corporate Business Plan.	19-Apr-16	In progress
OCM 29/03/16	Carl Askew	Annual General Electors Motions 4	That Council note that an Indigenous Employment Organisational Directive will be drafted.	Organisational Directive is currently being researched.	21-Apr-16	In progress
OCM 26/04/16	Carl Askew	Intent to Review Local Laws	That Council undertake a review of all of its Local Laws in accordance with the <i>Local Government Act 1995 s.3.16</i> and give statewide and local public notice of its intent to undertake a review.	Advertising has taken place and review is under way.	26-May-16	In progress
OCM 26/04/16	Carl Askew	Meeting Procedures Local Law 2016	That Council, pursuant to Section 3.12 of the Local Government Act 1995, give statewide public notice that it intends to make the Shire of Wyndham East Kimberley Meeting Procedures Local Law 2016 as contained in the attachment to this item, with the amendment to section 17.1 (3) (b) replacing the words "Absolute Majority" to "Simple Majority", the purpose of which is to provide procedures which apply to the conduct of meetings of Council, its committees and to meetings of electors. The effect of the Local Law is to control the operation of Council, committee and electors meetings.	Advertising has taken place and review is under way. Email received from DLGC advising that the Dept are reviewing the local law and comments will be provided by August 2016	26-May-16	In progress
OCM 31/05/16	Natalie Octoman	Our Town Television Show	That Council refer for consideration in the 2016/17 Budget an allocation of \$20,000 as a contribution towards the production of an episode of Our Town, subject to financial support from other organisations within the Shire of Wyndham East Kimberley.	Presented to Council as part of the Draft 2016/17 Budget Report going to Council July 2016	21-Jun-16	In progress
OCM 31/05/16	Louise Gee	Mosquito Management Plan	That Council endorse the draft Mosquito Management Plan provided in Attachment 2 for public comment for a period of 28 days.	Plan has been advertised for comment. Submissions closed 15/07/2016. Report to go back to Council August 2016.		In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 31/05/16	Louise Gee	Policy Review - CP/PMG 3780 Leasing of Council Managed Reserve - Community	That Council endorses the reviewed CP/PMG 3780 Leasing of Council Managed Reserve Land Community for public advertising for a period of 28 days.	Policy has been advertised and forwarded to all community lessees and potential community lessees for comment. Meeting with current and future lessees held 7 July.		In progress
OCM 31/05/16	Louise Gee	Request for Approval to Sublease - Ord River Sports Club	That Council grants approval for the Ord River Sports Club Inc. Sublease of the caretaker dwelling at Lot 2313 Chestnut Avenue, Kununurra with the following conditions: 1. The execution of the Lease between the Shire of Wyndham East Kimberley and the Ord River Sports Club Inc. 2. All terms of the relevant sublease clause within the executed lease are to be met. 3. Approval from the Minister of Lands.	Awaiting execution of the lease.		In progress
OCM 31/05/16	Louise Gee	Request to Sublease Wyndham Childcare Centre	That Council: 1. Authorises an amendment to the Lease for Reserve 28976, 44 Koolama St, Wyndham. This amendment is to remove "for non-profit making community purposes" from clause 24.3 (a), subject to approval from One Tree Community Services and the Minister for Lands. 2. Requests the Chief Executive Officer to write to the Department of Lands to seek consent on behalf of the Minister for Lands for the sub lease of Reserve 28976, 44 Koolama St, Wyndham for the purposes of providing long day care child care services.	All parties notified of the outcome. Sublease has been received for approval and this has been forwarded to Department of Lands.	20-Jun-16	In progress
OCM 31/05/16	Natalie Octoman	Draft Council Policy CP/FIN-3217 Regional Price Preference for Community Engagement	That the Council: 1. Endorses the Draft CP/FIN 3217 Regional Price Preference Policy for public comment; 2. Endorses statewide public notice of the Shire's intention to adopt a regional price preference policy and invite comment on the draft policy for a four (4) week public comment period; and 3. Endorses public consultation in accordance with the community engagement plan.	Draft Policy will go to August Briefing.	20-Jun-16	In progress
OCM 31/05/16	Natalie Octoman	Rates Exemptions and Concessions for 2016/17 and 2017/18	That Council:- 1. Approves the following rates concessions for the 2016/17 financial year, therefore waiving rates of approximately \$55,894.89 in accordance with the following table: Assessment Number Name Concession Applied Estimated Concession Based on 2015/16 Rates A4993 Lake Kununurra Golf Club Inc 100% Concession \$9,406.60 A7561 Ord River Sailing Club Inc. 100% Concession \$2,183.68 A2859 Kununurra Race Club Inc. 100% Concession \$3,359.50 A7620 Kununurra Agricultural Society 100% Concession \$3,487.68 A1160 Ord River Sports Club 100% Concession \$9,676.04 A1072 Kununurra Progress Association 100% Concession \$20,067.74 A502 Wyndham Gardens Inc. 100% Concession \$1,948.75 A2866 Ord Pistol Club Inc. 100% Concession \$2,203.83 A5621 Kununurra Speedway Inc. 100% Concession \$1,767.10 A5616 Kununurra Motorcross Club Inc. 100% Concession \$1,793.97 TOTAL \$55,894.89 2. Notes that the amounts above will be adjusted once the 2016/17 rates are finalised, whereby it is likely that the rates concessions may vary. 3. Notes that the application for rates concession from Kununurra Water Ski Club was received after the closing date of 31 March 2016 and therefore has not been considered for a rates concession for the 2016/17 year in accordance with Council's Policy. 4. Notes that eligible organisations that commence a lease with the Shire during the 2016/17 financial year will be considered for a rates concession or exemption for the period from the commencement date of the lease through to 30 June 2018, and that these organisations will be required to submit an application for rates concession/exemption within 30 days of the date of commencement of the lease. 5. Notes the intention to review the current rating Policies to ensure alignment with the draft Council Policy CP/COM-3580 Community Development whereby Council is a partner in empowering and strengthening the community through building capacity and encouraging groups to become self-sustainable. 6. Notes the current rates exemptions outlined in Attachment 1. 7. Approves the modification to the current Council Policy CP/FIN-3209 Rates Concession (Rateable Land) to ensure that rates concessions are only approved for one (1) year instead of the current two (2) years given the review that is intended to align rates concessions to the annual community grants program.	Correspondence is being drafted and will be distributed shortly.	20-Jun-16	In progress
OCM 31/05/16	David Klye	Weero Road Speed Limit Review	That Council request the CEO to contact Main Roads Western Australia seeking a change in road speed limits as follows: 1) Change the speed limit to 60 km/h for approximately the first 850 m of Weero Road from Victoria Highway; 2) Change the speed limit to 80 km/h for the remainder of the sealed section of Weero Road; 3) The unsealed section of Weero Road to remain unchanged at 110 km/h (drive as per the conditions of the road); 4) Change the speed limit to 80 km/h for Chamberlain Drive from Weero Road almost to the intersection of Berkeley Court; and 5) Change the speed limit to 60 km/h for the remainder of Chamberlain Drive, Pentecost Elbow, Berkeley Crescent and Drysdale Approach.	Letter sent to Main Roads Western Australia	08-Jun-16	In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 28/06/16	Carl Askew	Bush Fire Brigade Local Law	That Council, pursuant to Section 3.12 of the Local Government Act 1995, give state-wide public notice that it intends to make the Shire of Wyndham East Kimberley Bush Fire Brigade Local Law 2016 as contained in the attachment to this item, the purpose of which is to make provisions about the organisation, establishment, maintenance and equipment of bush fire brigades. The effect of this Local Law is to align existing local laws with changes in law and operational processes.	Awaiting a response from Department of Local Government prior to advertising	19-Jul-16	In progress
OCM 28/06/16	Carl Askew	Fencing Local Law	That Council, pursuant to Section 3.12 of the Local Government Act 1995, give state-wide public notice that intends to make the Shire of Wyndham East Kimberley Fencing Local Law 2016 as contained in the attachment to this item, the purpose of which is to prescribe a sufficient fence and the standard for the construction of fences throughout the district. The effect of this Local Law is to establish the minimum requirements for fencing within the district.	Awaiting a response from Department of Local Government prior to advertising	19-Jul-16	In progress
OCM 28/06/16	Carl Askew	Recording of Council, Committee and Elector Meetings	That Council: 1. Adopt the draft policy (as per Attachment 1) for Recording of Council, Committee and Electors Meetings for public advertising for a period of 28 days; 2. Subject to the feedback received in the public advertising period proceed with the acquisition of a wireless audio recording system at a cost of approximately \$35,000 with the inclusion video recording	Public advertising in progress. Seeking quotes for audio and video recording systems	19-Jul-16	In progress
OCM 28/06/16	Louise Gee	Draft Kununurra Civic and East Lily Creek Precinct Structure Plans	That Council requests the Chief Executive Officer to advertise the draft Kununurra Civic Precinct and East Lily Creek Structure Plans in accordance with Schedule 2, Part 4, Clause 18 of the Planning and Development (Local Planning Schemes) Regulation 2015.	The draft Structure Plans are on public exhibition until 3 August 2016.	07-Jul-16	In progress
OCM 28/06/16	Louise Gee	Transportable Accommodation Units Located at Wyndham Works Depot	That Council request the Chief Executive Officer to authorise the Deed of Transfer for the two transportable accommodation units gifted to the Shire of Wyndham East Kimberley by the WA Housing Authority.	Deed of Transfer signed by CEO & Shire President, returned to WA Housing Authority to be executed. Awaiting an original signed copy to be returned to the Shire.	19-Jul-16	In progress
OCM 28/06/16	Louise Gee	Review of Council Policy CP/COM 3582 Community Grant Scheme	That Council endorse the reviewed CP/COM 3582 Community Grant Scheme to be advertised for public comment for a minimum of 28 days.	Policy has been advertised with the closing date for feedback 11 August		In progress
OCM 28/06/16	Louise Gee	Community Engagement Policy Review	That Council endorse the draft reviewed CP/GOV-3100 Community Engagement Policy to be advertised for public comment for a period of 28 days.	Policy has been advertised with the closing date for feedback 11 August		In progress
OCM 28/06/16	Louise Gee	Council Policy Review - Radio Masts, Antennae & Satellite Dishes	That Council advertise draft Policy CP/PMG-3783 - Communication Antennae for public comment for a period of 28 days.	Draft policy to be advertised in the Kimberley Echo for comment for a period of 28 days.	20-Jul-16	In progress
OCM 28/06/16	David Klye	Ivanhoe Crossing	That Council; 1. Request a regulatory review of the crossing by Main Roads Western Australia with a view to implementing; a. A speed limit of 10 km/h on the crossing, b. The Installation of "Give Way" signs on the crossing. c. Prohibition of stopping on the crossing other than for stopping at the passing bay to allow the passage of oncoming vehicles. 2. Notes that establishment of the speed limit referred to in the decision above may necessitate the establishment of step down limits on both sides of Ivanhoe Crossing. 3. Prohibit the use of the crossing by pedestrians. 4. Prohibit the public from alighting from vehicles on the crossing. 5. Designate Ivanhoe crossing as a single lane crossing. 6. Install signage advising of risks associated with, fast flowing water and strong currents, a slippery or slippery when wet road surface, unprotected edges and drop offs and to drive into the water slowly. 7. Erect appropriate signage to advise and manage the implementation of decisions 1, 3, 4, 5, 6 and 7 above including the meaning and use of the depth markers on the crossing, at an estimated cost of \$6,500 which shall be charged to the Ivanhoe Crossing Reconstruct account. 8. Notes that the additional signage referred to in decisions 1, 3, 4, 5, 6 and 7 above will cost an estimated \$6,500 which shall be funded from the 2015/16 forecast budget surplus. 9. Request the CEO to formally acknowledge and thank the representatives from Water Corporation, Department of Parks and Wildlife and Main Roads Western Australia for their attendance at the public forum and for assisting the Shire in its community consultation.	Awaiting Main Roads Western Australia response to a request for speed limit assessment of the crossing. Letters to representatives sent.	29-Jun-16	In progress
OCM 28/06/16	David Klye	Disposal of Asset; Weed Harvester	That Council authorise the disposal of the Shire's Weed Harvester (Boat Licence C1471, Plant Number P485) by tender in accordance with the Local Government Act 1995 Section 3.58 with the funds going into the Foreshore Reserve.	Disposal documentation being prepared	29-Jun-16	In progress

Meeting	Responsible Officer	Item	Resolution	Progress Comment	Date Actioned	Completed
OCM 28/06/16	David Klye	Roadwise	<p>That Council;</p> <p>1. Approve the installation of two (2) Headlights Save Lives signs on each of the following roads:</p> <ul style="list-style-type: none"> • Kalumburu Road, • Parry Creek Road, and • Duncan Road. <p>2. Note that the cost of the sign boards will be met by the Roadwise program.</p> <p>3. Note that the cost of the posts, hardware, installation and ongoing maintenance of the signs will be funded by the Shire from the appropriate maintenance accounts.</p> <p>4. Elects not to install Roadwise Entry signage at this time.</p>	Roadwise coordinator notified of Council's decision. Awaiting delivery of signs for installation.	29-Jun-16	In progress
OCM 28/06/16	Carl Askew	CEO Performance Review	That Council appoint John Phillips Consulting to assist Council complete the CEO Performance Review, assist Council to establish a formal process including comprehensive guidelines and detailed Terms of Reference documentation and refer for consideration in the 2016/17, and future budgets, a recurrent allocation of \$10,000 per annum in order to appoint an independent facilitator to undertake the CEO's annual performance review.	Flights booked for Consultant to attend Kununurra	19-Jul-16	In progress

12.02.2. Standing Item - Use of the Common Seal

DATE:	26 July 2016
AUTHOR:	Meagan Le Riche, Executive Assistant
RESPONSIBLE OFFICER:	Carl Askew, Chief Executive Officer
DISCLOSURE OF INTERESTS:	Nil

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 24 February 2016 to 26 July 2016.

COUNCIL DECISION

Minute No: 11432

**Moved: Cr B Robinson
Seconded: Cr K Wright**

That Council receives the report on the application of the Shire of Wyndham East Kimberley Common Seal for the period 24 February 2016 to 26 July 2016.

Carried unanimously 9/0

PURPOSE

For Council to receive this report on the application of the Shire of East Kimberley Common Seal for the period 24 February 2016 to 26 July 2016.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Regulator - enforce state legislation and local laws

STATUTORY IMPLICATIONS

Local Government Act 1995

9.49A. Execution of documents

- (1) A document is duly executed by a local government if —
 - (a) the common seal of the local government is affixed to it in accordance with subsections (2) and (3); or
 - (b) it is signed on behalf of the local government by a person or persons authorised under subsection (4) to do so.
- (2) The common seal of a local government is not to be affixed to any document except as authorised by the local government.
- (3) The common seal of the local government is to be affixed to a document in the presence of —
 - (a) the mayor or president; and
 - (b) the chief executive officer or a senior employee authorised by the chief executive officer, each of whom is to sign the document to attest that the common seal was so affixed.
- (4) A local government may, by resolution, authorise the chief executive officer, another employee or an agent of the local government to sign documents on behalf of the local government, either generally or subject to conditions or restrictions specified in the authorisation.
- (5) A document executed by a person under an authority under subsection (4) is not to be regarded as a deed unless the person executes it as a deed and is permitted to do so by the authorisation.
- (6) A document purporting to be executed in accordance with this section is to be presumed to be duly executed unless the contrary is shown.
- (7) When a document is produced bearing a seal purporting to be the common seal of the local government, it is to be presumed that the seal is the common seal of the local government unless the contrary is shown.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 1: Strong leadership and governance that underpins a more strategic approach to community engagement, regional development and organisational sustainability

Objective 1.4: Business innovation, efficiency and improved services

Strategy 1.4.1 : Ensure legislative compliance and follow best practice principles in planning and service delivery

RISK IMPLICATIONS

Nil

COMMUNITY ENGAGEMENT

No community engagement is required.

COMMENTS

The following documents have had the Shire of Wyndham East Kimberley Common Seal applied:

Date of Use	Document
30/06/2016	Final Signed Contract: Recreational Boating Facilities Scheme (RBFS) round 21 - Funding Agreement (contract) for Wyndham Boat Launching Facility Planning and Project Supervisors' Handbook
20/07/2016	Town Planning Scheme 7 - Amendment 41
20/07/2016	Town Planning Scheme 6 - Amendment 20

ATTACHMENTS

Nil

Cr Cooke declares an impartiality interest in item 12.02.3

12.02.3. Request to attend OCM 30 August 2016 via Electronic Means

DATE:	19 July 2016
AUTHOR:	Lisa Hannagan, Senior Governance & Risk Officer
RESPONSIBLE OFFICER:	Carl Askew, Chief Executive Officer
FILE NO:	GN.06.7
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council approve Cr Cooke's participation in the OCM to be held 30 August 2016 via simultaneous communications (telephone) from the location of 51 Mottram Road CARMEL, WA 6076.

COUNCIL DECISION

Minute No: 11433

**Moved: Cr K Wright
Seconded: Cr B Robinson**

That Council approve Cr Cooke's participation in the OCM to be held 30 August 2016 via simultaneous communications (telephone) from the location of 51 Mottram Road CARMEL, WA 6076.

Carried unanimously 9/0

PURPOSE

Cr Cooke has advised the Chief Executive Officer that she will be in Perth at the time of the August Ordinary Council Meeting (30 August 2016) and that she will therefore need to participate via simultaneous communications - telephone.

Cr Cooke will participate for the entire Ordinary Council Meeting.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Leader - plan and provide direction through policy and practices

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

Cr Cooke has previously sought to participate in a Council meeting via instantaneous communication (December 2014/January 2015) however on that occasion she was inter-State and unable to participate, in accordance with the requirements of the Act.

Cr Cooke has provided the current request in the correct format (writing) and included required details (clearly identified location).

STATUTORY IMPLICATIONS

Local Government Act 1995 Section 5.25(1)(ba) and 5.25(2)

5.25. Regulations about council and committee meetings and committees

- (1) *Without limiting the generality of section 9.59, regulations may make provision in relation to*
 - (a) *the matters to be dealt with at ordinary or at special meetings of councils; and*
 - (b) *the functions of committees or types of committee; and*
 - (ba) *the holding of council or committee meetings by telephone, video conference or other electronic means; and*
 - (c) *the procedure to be followed at, and in respect of, council or committee meetings; and*
 - (d) *methods of voting at council or committee meetings; and*
 - (e) *the circumstances and manner in which a decision made at a council or a committee meeting may be revoked or changed (which may differ from the manner in which the decision was made); and*
 - (f) *the content and confirmation of minutes of council or committee meetings and the keeping and preserving of the minutes and any documents relating to meetings; and*
 - (g) *the giving of public notice of the date and agenda for council or committee meetings; and*
 - (h) *the exclusion from meetings of persons whose conduct is not conducive to the proper conduct of the meetings and the steps to be taken in the event of persons refusing to leave meetings; and*
 - (i) *the circumstances and time in which the unconfirmed minutes of council or committee meetings are to be made available for inspection by members of the public; and*
 - (j) *the circumstances and time in which notice papers and agenda relating to any council or committee meeting and reports and other documents which could be —*
 - (i) *tabled at a council or committee meeting; or*
 - (ii) *produced by the local government or a committee for presentation at a council or committee meeting, are to be made available for inspection by members of the public.*

(2) Regulations providing for meetings to be held by telephone, video conference or other electronic means may modify the application of this Act in relation to those meetings to the extent necessary or convenient to facilitate the holding of those meetings in that way.

[Section 5.25 amended by No. 64 of 1998 s. 28.]

Local Government (Administration) Regulations 11(a) and 14A

11. Minutes, content of (Act s. 5.25(1)(f))

The content of minutes of a meeting of a council or a committee is to include —

- (a) the names of the members present at the meeting; and
- (b) where a member enters or leaves the meeting during the course of the meeting, the time of entry or departure, as the case requires, in the chronological sequence of the business of the meeting; and
- (c) details of each motion moved at the meeting, the mover and the outcome of the motion; and
- (d) details of each decision made at the meeting; and
- (da) written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70 (but not a decision to only note the matter or to return the recommendation for further consideration); and
- (e) a summary of each question raised by members of the public at the meeting and a summary of the response to the question; and
- (f) in relation to each disclosure made under section 5.65 or 5.70 in relation to the meeting, where the extent of the interest has also been disclosed, the extent of the interest.

[Regulation 11 amended in Gazette 23 Apr 1999 p. 1717.]

14A. Attendance by telephone etc. (Act s. 5.25(1)(ba))

(1) A person who is not physically present at a meeting of a council or committee is to be taken to be present at the meeting if —

- (a) the person is simultaneously in audio contact, by telephone or other means of instantaneous communication, with each other person present at the meeting; and
- (b) the person is in a suitable place; and
- (c) the council has approved* of the arrangement.

(2) A council cannot give approval under subregulation (1)(c) if to do so would mean that at more than half of the meetings of the council, or committee, as the case may be, in that financial year, a person who was not physically present was taken to be present in accordance with this regulation.

(3) A person referred to in this regulation is no longer to be taken to be present at a meeting if the person ceases to be in instantaneous communication with each other person present at the meeting.

(4) In this regulation —

suitable place means a place that the council has approved* as a suitable place for the purpose of this regulation and that is located —

- (a) in a townsite or other residential area; and

- (b) 150 km or further from the place at which the meeting is to be held under regulation 12, measured along the shortest road route ordinarily used for travelling;

townsite has the same meaning given to that term in the Land Administration Act 1997 section 3(1).

* Absolute majority required.

[Regulation 14A inserted in Gazette 31 Mar 2005 p. 1031.]

Land Administration Act 1997 - section 3 (1)

3. Terms used

- (1) In this Act, unless the contrary intention appears —

townsite means townsite referred to in section 26(1);

26. Land districts and townsites, constitution etc. of

- (1) In this section —
townsite —

- (a) means townsite constituted under subsection (2); and
(b) except in subsection (2)(a), includes land referred to in clause 37 of Schedule 9.3 to the Local Government Act 1995.
- (2) Subject to section 26A, the Minister may by order —
- (a) constitute land districts and townsites; and
(b) define and redefine the boundaries of, name, rename and cancel the names of, and, subject to this section, abolish land districts and townsites; and
(c) name, rename and cancel the name of any topographical feature, road or reserve.
- (3) An order made under subsection (2) may include such matters enabled to be effected under an order made under another provision of this Act as the Minister thinks fit.

[Section 26 amended by No. 38 of 2005 s. 8.]

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 1: Strong leadership and governance that underpins a more strategic approach to community engagement, regional development and organisational sustainability

Objective 1.4: Business innovation, efficiency and improved services

Strategy 1.4.1 : Ensure legislative compliance and follow best practice principles in planning and service delivery

RISK IMPLICATIONS

Risk: Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

COMMUNITY ENGAGEMENT

No community engagement is required.

COMMENTS

Section 5.25(ba) of the Local Government Act provides for the holding of council or committee meetings by telephone, video conference or other electronic means. The record of meeting attendance must contain the name and other required details of any member not physically present who has been approved by council (absolute majority required) to attend a council or committee meeting by telephone, video conference or by other electronic means (Administration regulations 11(a) and 14A).

For the purposes of Administration regulation 14A, a person who is not physically present at a council or committee meeting is to be taken to be present if;

- the person is simultaneously in audio contact with each other person present at the meeting by telephone or other instantaneous communication means;
- the person is in a suitable place (approved by absolute majority); and
- the council has approved (by absolute majority) of the arrangement.

For a person to not physically attend a council or a committee meeting, the council has to approve (by absolute majority) a suitable place for the person to be physically present at during the course of the specific meeting. A suitable place prescribed by Administration regulation 14A(4), is one that is located;

- in a townsite (as defined under section 3(1) of the *Land Administration Act 1997*) or other residential area; and
- 150 km or further from the place at which the meeting is to be held, in accordance with the notice calling the meeting.

The minutes of a meeting, where an approval is granted relating to a member's attendance at a council or committee meeting by telephone, video conference or other electronic means, must clearly show that the council has approved of the arrangement and clearly identify the approved suitable place. The minutes must also confirm that such approval was adopted by absolute majority.

ATTACHMENTS - Item 12.02.3

Attachment 1 - Written application by Cr Cooke

From: Cr Sophie Cooke
Sent: Tuesday, 19 July 2016 1:15 PM
To: Carl Askew <Carl.Askew@swек.wa.gov.au>
Cc: Cr Jane Parker <Jane.Parker@swек.wa.gov.au>
Subject:

Carl
I am going to be attending a conference in Perth from the 28th August -1st Sept. I would like to attend the OCM via video link during this time.
Could you please provide me with assistance to get that organised.

I will be at 51 Mottram Road CARMEL, WA 6076.

Many thanks

Cr Sophie Cooke
Councillor

SHIRE of WYNDHAM | EAST KIMBERLEY

[20 Coolibah Drive, PO Box 614 Kununurra WA 6743](https://www.swек.wa.gov.au) | T: [\(08\) 9168 4100](tel:(08)91684100) | F: [\(08\) 9168 1798](tel:(08)91681798) | M: 040734439 | www.swек.wa.gov.au

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Please consider the environment before printing this e-mail

On 19 Jul 2016, at 1:06 PM, Carl Askew <Carl.Askew@swек.wa.gov.au> wrote:

Cr E Bolto and Cr K Wright declare an impartiality interest with item 12.03.1

12.03. COMMUNITY DEVELOPMENT

12.03.1. Applicant for Grant of Caravan Park Licence - Kununurra Agricultural Society

DATE:	26 July 2016
AUTHOR:	Ebony Daniell, Environmental Health Officer
RESPONSIBLE OFFICER:	Louise Gee, Director Community Development
ASSESSMENT NO:	A7620
FILE NO:	PH.12.5
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council;-

- 1. Grant a Caravan Park licence to Kununurra Agricultural Society Inc. for 1 long stay site and 23 short stay sites, subject to compliance with the *Caravan Parks and Camping Grounds Regulations 1997*.**
- 2. Request the Chief Executive Officer to advise Kununurra Agricultural Society that in accordance with *Clause 8.4, Change of Authorised Use* of the lease between Kununurra Agricultural Society Inc. and the Shire of Wyndham East Kimberley that prior to the operation of the caravan park the Kununurra Agricultural Society Inc. are to seek the Shire's approval to amend the Authorised Use as stated in the existing lease to include "caravan park and camping ground". This will require the variation of the lease terms and rental, and is subject to the Minister of Lands consent.**

COUNCIL DECISION

Minute No: 11434

Moved: Cr B Robinson

Seconded: Cr S Cooke

That Council;-

- 1. Grant a Caravan Park licence to Kununurra Agricultural Society Inc. for 1 long stay site and 23 short stay sites, subject to compliance with the *Caravan Parks and Camping Grounds Regulations 1997*.**
- 2. Request the Chief Executive Officer to advise Kununurra Agricultural Society that in accordance with *Clause 8.4, Change of Authorised Use* of the lease between Kununurra Agricultural Society Inc. and the Shire of Wyndham East Kimberley that prior to the operation of the caravan park the Kununurra Agricultural Society Inc. are to seek the Shire's approval to amend the Authorised Use as stated in the existing lease to include "caravan park and camping ground". This will require the variation of the lease terms and rental, and is subject to the Minister of Lands consent.**

Carried unanimously 9/0

PURPOSE

For Council to consider an Application for Grant of Licence from the Kununurra Agricultural Society Inc. for a caravan park at Lot 504 Coolibah Drive, Kununurra.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Regulator - enforce state legislation and local laws

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

In 2001 Council approved the Kununurra Agricultural Society Inc. (KAS) to use the oval surrounds at Lot 504 Coolibah Drive as a caravan park and camping ground during the peak tourist season. Justification for the approval was to accommodate big rigs and people travelling with pets when all other parks were full. This initial approval went through a number of changes over the following years.

In 2014 the KAS held a licence for 40 short stay sites and 5 campsites to operate between 1 April and 30 November. The Shire received complaints in 2014 regarding the licensing of the KAS park outside of peak tourist periods as the KAS park did not comply fully with the Regulations. The Shire facilitated several meetings in late 2014 between representatives of the KAS and local caravan park operators to discuss options for the future licensing of the KAS park. As a result of these meetings it was agreed that a temporary licence was no longer suitable and KAS would work towards full compliance with the Regulations to enable them to be licensed as a permanent park.

At the request of the KAS, Shire Officers provided a report in November 2014 detailing the requirements for the park to be licensed permanently. The report detailed 17 required actions to bring the facility into compliance with the Regulations.

In June 2015 Council granted development consent (DA17/15) for the KAS caravan park (Minute No. 11003).

This approval (Attachment 2) was subject to additional plans being provided:

1. An amended site plan to show:
 - a. Proposed caravan bays and dimensions, with setback distances of the bays from lease boundaries or existing buildings (With no bays to be located within 20 metres of the oval boundary)
 - b. Dimension and setback of proposed ablution block dimensions from boundaries or existing buildings.
 - c. Visitor parking area (minimum 4 bay required to be provided onsite)
2. Floor plans and elevations of the proposed ablution block(s).

An amended site plan has been provided as part of this application, and although not indicated on the amended plan to date, setback distances of the bays from lease boundaries or existing buildings have been measured. Similarly, the amended plan indicates a general visitor parking area, however does not specifically delineate the minimum 4 bays which are required under the Caravan Parks and Camping Ground regulations.

At this stage the KAS do not propose to develop additional ablution block(s), and therefore these are not shown on the amended site plan, nor are floor plans and elevations required at this time.

STATUTORY IMPLICATIONS

Caravan Parks and Camping Grounds Act 1995 (the Act)

- s. 7(5) *Before granting a licence a local government must ensure that —*
- (a) *the applicant has complied with the requirements of this Act;*
 - (b) *the applicant is the owner of the land on which the facility is situated, or is to be situated, or has the written approval of the owner of that land to apply for a licence.*

Caravan Parks and Camping Grounds Regulations 1997 (the Regulations)

- r. 47. *Applications not dealt with within time are taken to be refused*
- (1) *If within —*
- (a) *63 days of receiving an application for a licence; or*
 - (b) *35 days of receiving an application for a renewal of a licence, the local government to which the application was made has not informed the applicant whether or not the application has been granted, the applicant may give the chief*

executive officer of the local government a notice requiring the local government to inform the applicant, within 14 days, whether or not the application is granted.

(2) If within 14 days after receiving a notice referred to in subregulation (1), the local government has not informed the applicant whether or not the application is granted, the local government is to be taken to have refused the application and the applicant may make an application for review to the State Administrative Tribunal under section 27 of the Act.

POLICY IMPLICATIONS

No policy implications.

FINANCIAL IMPLICATIONS

If the KAS is granted a licence they will be invoiced for an annual licence fee of \$200.

The following was provided as an advice note on the planning approval granted to KAS in June 2015:

“Attention is drawn to the terms of the Lease between Kununurra Agricultural Society Inc. and the Shire of Wyndham East Kimberley in particular clause 8.4 Change of Authorised Use. The current Authorised Use is "Community use , including recreation, equestrian and agricultural show activities". The Rent will be reassessed to an amount determined by the Lessor (acting reasonably) to take into account the new Authorised Use to include caravan park and camping ground. This Change of Authorised Use will be initiated on the issuance by the Shire of Wyndham East Kimberley of a Caravan and Camping Ground Licence to Kununurra Agricultural Society Inc. Such change of rent is to take effect on the date that the Minister of Lands grants his approval.”

Therefore if Council grants a permanent caravan park licence, the rental amount charged will be required to be reassessed and a Variation of Lease document prepared, in accordance with Clause 8.4 of the Lease, which reads as follows:

8.4 Change of Authorised Use

- (a) The Lessee may, at any time during the Term of this Lease, seek the Lessor's approval to amend the Authorised Use specified in item 1 of Schedule 1 to include “caravan park and camping ground” and the Lessor must give its approval if the following conditions are fulfilled:
 - (i) The Lessee holds the necessary consent, licence or authority under any Law, including the *Caravan Parks and Camping Grounds Act 1995 (WA)* to lawfully operate a caravan park and camping ground at the Leased Premises;
 - (ii) The Rent is re-assessed to an amount determined by the Lessor (acting reasonably) to take into account the new Authorised Use, such change of rent to take effect on the date that the Minister of Lands grants his approval;

(iii) A variation of lease prepared by the Lessor's solicitor is duly executed by the Lessee and delivered to the Lessor to record the following variations which will take effect on the date that the Minister of Lands grants his approval:

a. The new Rent payable as provided in clause 8.4(a)(ii) above;

b. A new clause 8.2(d) to be inserted as follows:

"If the carrying on of the Authorised Use at the Leased Premises is permissible only with the consent, licence or authority under any Law, including the Caravan Parks and Camping Grounds Act 1995 (WA), the Lessee shall obtain and maintain the currency of that consent, licence or authority and comply with that Law."

c. The following words to be added at the end of clause 10.1(i):

"for the avoidance of doubt, occupants of the caravan park may use small radio and television aerials mounted on their vehicles or caravans. Free standing aerials and antennas greater than three (3) metres in height must be approved by the Lessor acting reasonably"

d. The following words to be added at the end of clause 12(c):

"for the avoidance of doubt, occupiers of the caravan park may use small radios, television sets and similar in their vehicles or caravans. Free standing aerials and antennas greater than three (3) metres in height must be approved by the Lessor acting reasonably"

e. The Authorised Use specified in item 1 of Schedule 1 to be amended as follows:

*"(a) Community use, including recreation, equestrian and agricultural show activities
(b) Caravan park and camping ground"*

f. All other lease covenants are to remain unchanged.

(iv) The Lessor's valuation costs (if any) and legal costs in relation to the preparation and execution of the variation of lease must be paid by the Lessee including any stamping or registration fees; and

(v) The condition precedent that the Minister of Lands grants his consent to the variation of the lease under this clause 8.4(a).

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 2: Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure

Objective 2.4: Access to appropriate health, family and community services

Strategy 2.4.2 : Ensure community compliance with Environmental Health regulations

RISK IMPLICATIONS

Risk: Failure to comply with minimum health and safety standards resulting in illness or injury to members of the public.

Control: Inspection by Shire Officer and compliance with minimum legislative requirements.

COMMUNITY ENGAGEMENT

No community engagement is required.

COMMENTS

The KAS has applied for a caravan park licence for 29 short stay sites and 1 long stay site to accommodate a caretaker. The KAS intend for the park to cater to big rigs (caravans over 23ft) and people travelling with pets, however this will not form part of the licence conditions. Although it is understood that KAS may choose not to operate year-round, there will not be any restrictions on operating periods as the park will be licensed permanently.

Shire Officers have inspected the facility for compliance with the Regulations. At the inspection it was noted that some short stay sites were located more than 90m away from the ablution block. As noted in the November 2014 report provided to the KAS, the Regulations require that there be at least one toilet and one shower within 90m of each site on a facility. As a result only the sites within 90m have been recommended for inclusion in the Caravan Park licence. The recommendation is for Council to grant a licence for 1 long stay site to accommodate a caretaker and 23 short stay sites. The layout of the facility is shown on the site plan provided at attachment 1.

At the time of inspection there were still some minor items outstanding, however the KAS have advised that these will be completed prior to opening. Shire Officers will complete a final inspection to confirm prior to issuing the licence.

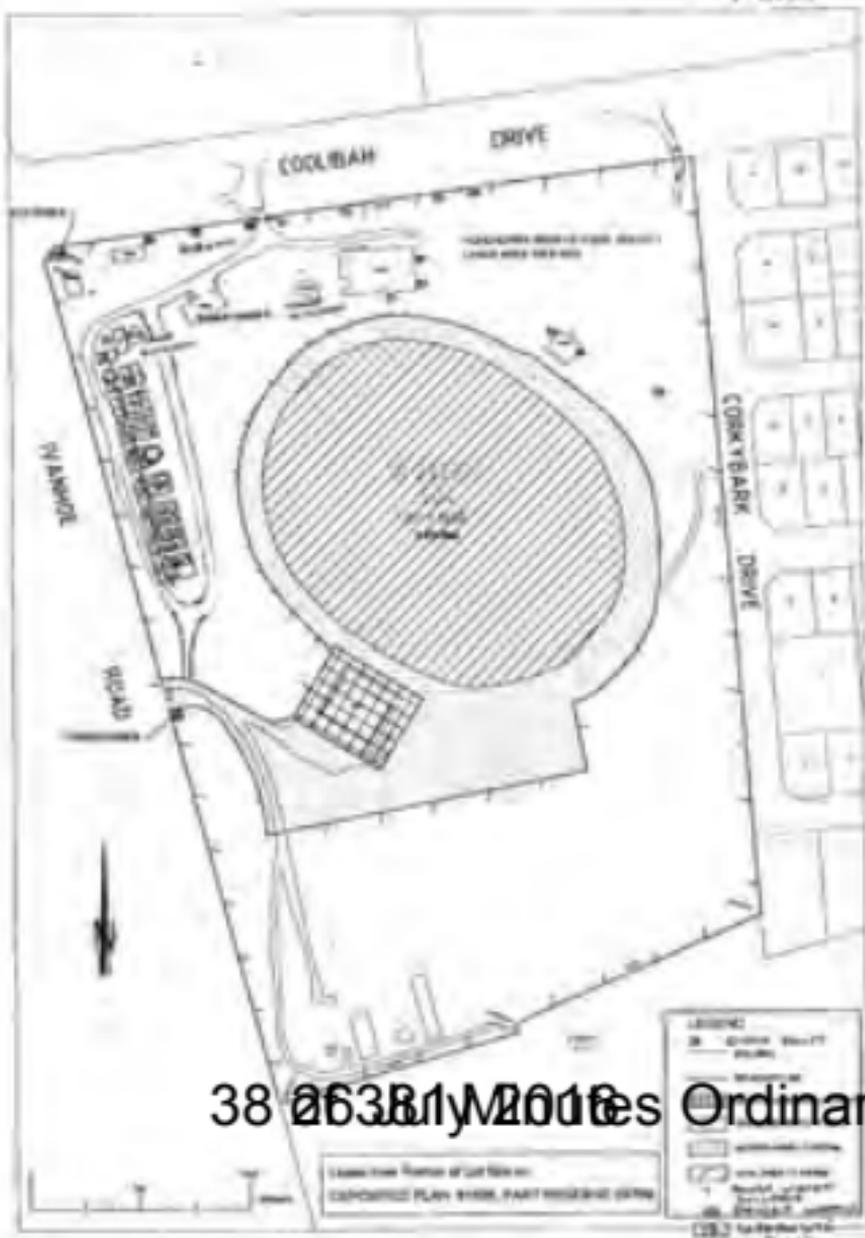
It is also noted that an amended site plan is required to be approved in accordance with the development consent granted in June 2015, and to date the plan submitted requires additional details. However, it is also acknowledged that the site plan may be required to be further amended in light of Council's determination of the caravan park licence.

Shire Officers will therefore ensure that an amended site plan is resubmitted with the required information, and any modifications required as a result of the number of sites approved by Council, to be approved prior to the Shire issuing the caravan park licence.

ATTACHMENTS - Item 12.03.01

Attachment 1 - KAS Caravan Park Site Plan

Attachment 2 - Planning Approval DA17/15



38 26381/M/2016 Ordinary Co

38 26381/M/2016 Ordinary Co

LEGEND

- Pool
- Deck
- Building
- Other



Our Ref: 101633: TP3374: A7620P
Enquiries: Jennifer Ninnette

30 June 2015

Kununurra Agricultural Society Inc
PO Box 271
Kununurra WA 6743

Dear Sir/Madam,

Approval for Development Application – Caravan Park – Lot 504 Coolibah Drive, Kununurra

Thank you for your development application for a permanent Caravan Park at the above address. This matter was considered by Council on 23 June 2015 (Minute No.11002 & 11003) where it was approved subject to conditions. Accordingly a planning approval is attached, consistent with the above decision and setting out these conditions.

Please note that it is a requirement of the Planning and Development Act 2005 that ALL development must occur in accordance with the submitted plans unless otherwise required or directed by any conditions included in the approval. Any modifications to the approved development must be submitted to Council for re-assessment and issuance of a revised planning approval.

In accordance with conditions 1 and 2, please note that amended and detailed site plans are required to be submitted. When approved the plans will be endorsed and form part of the approval.

Additionally, as outlined in Advice note 4, use and development shall be in accordance with the Caravan Parks and Camping Grounds Regulations 1997, and a Caravan Park Licence will be required for this development.

Please do not hesitate to contact Council's Planning Officer on 9168 4100 should you have any further enquiries regarding this determination.

Yours sincerely,


Jennifer Ninnette
Senior Planning Officer

Enc. Planning Approval No. 17/15

KUNUNURRA
20 COOLIBAH DRIVE

WYNDHAM
KOOLAMA STREET

HOURS
8.00am - 4.00pm
Monday to Friday

SWEK



SHIRE OF WYNDHAM - EAST KIMBERLEY

DECISION ON APPLICATION FOR PLANNING APPROVAL

Application/Delegated Authority No. 17/15

The Local Government, having considered the application submitted by the Kununurra Agricultural Society Incorporated (KAS) for the permanent development of a Caravan Park - 504 Coolibah Drive, Kununurra:

Hereby advises that it has decided to GRANT approval to:

[i] Use land for the purpose of: Caravan Park

Subject to the following conditions:

1. An amended detailed site plan, drawn to scale, is to be submitted and approved by the Shire to show:
 - Proposed caravan bays and dimensions, and setback distances of the bays from lease boundaries or existing buildings
 - Dimension and setback of proposed ablution block dimensions from boundaries or existing buildings
 - Visitor parking area.
2. Additional plans must be submitted and approved by the Shire to show the floor plans and elevations of proposed ablution blocks. When approved the plans will be endorsed and form part of the approval. The plans must be drawn to scale and be in line with the amended site plan to be submitted.
3. No caravan bays shall be located within 20 metres of the oval boundary.
4. A minimum of 4 visitor car parking bays, constructed to a minimum compact gravel standard and line marked, shall be provided onsite and are to be maintained to the satisfaction of the Shire.
5. All internal roads and access ways shall be constructed to the satisfaction of the Shire.
6. Landscaping and treatments to the site should ensure the development presents well to Ivanhoe Road, Coolibah Drive and the oval, as well as providing reasonable amenity for the development.

7. The site is to be kept clean and tidy to the satisfaction of the Shire.
8. Obtain separate Shire approval for the erection of any advertising signs.

ADVICE TO APPLICANT:

1. If the applicant and/or owner are aggrieved by this decision, as a result of a condition of approval or by a determination of refusal, you may have a right of review through the State Administrative Tribunal in accordance with section 252(1) of the Planning and Development Act 2005. The application for review must be lodged with the State Administrative Tribunal, Perth, within 28 days of the date of this decision.
2. Clause 11.7 of Town Planning Scheme No 7 – Kununurra & Environs//Planning and Development Act (2005) provides that a Planning Approval can be amended or revoked. Accordingly, should the applicant consider that the Planning Approval, or a condition of the Planning Approval, is egregious, the applicant may, on written application from the landowner, request Council amend or revoke the planning approval or a condition thereof. Such application must be made prior to commencement of development or use of the land.
3. Attention is drawn to the terms of the Lease between Kununurra Agricultural Society Inc. and the Shire of Wyndham East Kimberley in particular clause 8.4 Change of Authorised Use. The current Authorised Use is "Community use, including recreation, equestrian and agricultural show activities". The Rent will be reassessed to an amount determined by the Lessor (acting reasonably) to take into account the new Authorised Use to include caravan park and camping ground. This Change of Authorised Use will be initiated on the issuance by the Shire of Wyndham East Kimberley of a Caravan and Camping Ground Licence to Kununurra Agricultural Society Inc. Such change of rent is to take effect on the date that the Minister of Lands grants his approval.
4. The permitted use and development shall be in accordance with the *Caravan Parks and Camping Grounds Regulations 1997* (as amended). A Caravan Park Licence will be required to be issued by the Shire prior to the operation of a caravan park from the site.
5. A building permit is required prior to the commencement of development.
6. **This approval is valid for a period of two (2) years.** A new application will be required to be submitted if development has not been substantially commenced within this time.



Jennifer Minyette
Senior Planning Officer

1 July 2015

Enc. Planning Approval No. 17/15

5:24pm – Cr K Wright leaves the meeting due to financial interest with item 12.03.2

5:25pm – Cr D Spackman leaves the meeting due to financial interest with item 12.03.2

12.03.2. Development Application - Lot 501 Victoria Hwy - Temporary Workers Accommodation (Camp)

DATE:	26 July 2016
AUTHOR:	Jennifer Ninnette, Senior Planning Officer
RESPONSIBLE OFFICER:	Louise Gee, Director Community Development
ASSESSMENT NO:	A7154
FILE NO:	A7154P
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council grant development approval for the use of a 232 person Temporary Workers Accommodation Camp at Lot 501 Victoria Highway Kununurra, subject to the following:

Conditions:

- 1. Use and Development shall be in accordance with the approved plans and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without written consent of local government.**
- 2. This approval authorises the use as Temporary Workers Accommodation for a period of 3 years only from the date of this notice, unless otherwise approved by the local government.**
- 3. The Temporary Workers Accommodation shall be occupied by workers associated with Project Sea Dragon and any associated road upgrade/ construction projects.**
- 4. The Temporary Workers Accommodation shall provide and maintain the following communal facilities:**
 - a. An uncovered outdoor activity area, of which part may be shaded;**
 - b. Commercial kitchen and dining with ablution facilities;**
 - c. A wet mess with ablution facilities;**
 - d. A recreation/games/activity room with ablution facilities;**
 - e. Laundry and associated facilities;**
 - f. A designated hardstand/compound area to compact gravel standard for parking of boats and other larger vehicles as required; and**

- g. The internal road network and carriageways shall be maintained to a minimum compact gravel standard to the satisfaction of the local government.
5. A designated bus parking and collection/drop off area to accommodate a minimum of three 13 metre buses shall be maintained to a minimum compact gravel standard to the satisfaction of the local government.
 6. A minimum of 70 car parking bays shall be provided on-site to a minimum compact gravel standard and maintained to the satisfaction of the local government.
 7. The proponent is to ensure a maximum speed limit of 20km/hour within the facility is adhered to and appropriate measures are taken to ensure dust suppression.
 8. External lighting shall be provided and maintained for all internal roads, pathways, parking areas and outdoor communal areas to provide for adequate safety and security of patrons.
 9. A detailed landscaping plan shall be submitted showing the location of communal lawn areas and soft/hard landscaping (types/species of native plants) around buildings and infrastructure, access and parking areas, and forming a buffer to the Mirima National Park, with the plan to be endorsed by the local government prior to initial occupation.
 10. The provision of a 6.0 metre wide strategic fire break (or similar) constructed to a four wheel drive trafficable standard around the perimeter of the site.
 11. 240 litre rubbish bins shall be provided for each accommodation 'block' and at least one bin in each of the common areas.
 12. A designated bin storage/waste collection area shall have the capacity to store a minimum of twenty (20) 240 litre rubbish bins and one (1) skip bin.
 13. The keeping of pets within the Temporary Workers Accommodation is not permitted.
 14. At the expiration of this approval the site shall be decommissioned and all buildings that do not form part of a redundant development or use as approved by the local government shall be removed within a three (3) month period from the date of closure.

Advice:

- (a) The Temporary Workers Accommodation is required to comply with all relevant legislation, including but not limited to, the WA Construction Camp Regulations 2004, the Food Act 2008, Health Act 1911, the Building Code of Australia, the Environmental Protection Act 1986 and Noise Regulations 1997, Liquor Licensing Act 1988 and the Shire of Wyndham East Kimberley local laws;
- (b) With respect to Condition 2 the proponent may submit a written request to the local government for a two year extension to the approval period a minimum of sixty (60) days from the date of expiry.

Cr A Petherick moves the Officer's Recommendation with the removal of point 4c. A wet mess with ablution facilities. Seconded by Cr Rushby.

Cr S Cooke against the amendment.

COUNCIL DECISION

Minute No: 11435

Moved: Cr A Petherick

Seconded: Cr S Rushby

That Council grant development approval for the use of a 232 person Temporary Workers Accommodation Camp at Lot 501 Victoria Highway Kununurra, subject to the following:

Conditions:

- 1. Use and Development shall be in accordance with the approved plans and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without written consent of local government.**
- 2. This approval authorises the use as Temporary Workers Accommodation for a period of 3 years only from the date of this notice, unless otherwise approved by the local government.**
- 3. The Temporary Workers Accommodation shall be occupied by workers associated with Project Sea Dragon and any associated road upgrade/ construction projects.**
- 4. The Temporary Workers Accommodation shall provide and maintain the following communal facilities:**
 - a. An uncovered outdoor activity area, of which part may be shaded;**
 - b. Commercial kitchen and dining with ablution facilities;**
 - c. A recreation/games/activity room with ablution facilities;**
 - d. Laundry and associated facilities;**
 - e. A designated hardstand/compound area to compact gravel standard for parking of boats and other larger vehicles as required; and**
 - f. The internal road network and carriageways shall be maintained to a minimum compact gravel standard to the satisfaction of the local government.**
- 5. A designated bus parking and collection/drop off area to accommodate a minimum of three 13 metre buses shall be maintained to a minimum compact gravel standard to the satisfaction of the local government.**
- 6. A minimum of 70 car parking bays shall be provided on-site to a minimum compact gravel standard and maintained to the satisfaction of the local government.**
- 7. The proponent is to ensure a maximum speed limit of 20km/hour within the facility is adhered to and appropriate measures are taken to ensure dust suppression.**
- 8. External lighting shall be provided and maintained for all internal roads, pathways, parking areas and outdoor communal areas to provide for adequate safety and security of patrons.**

9. A detailed landscaping plan shall be submitted showing the location of communal lawn areas and soft/hard landscaping (types/species of native plants) around buildings and infrastructure, access and parking areas, and forming a buffer to the Mirima National Park, with the plan to be endorsed by the local government prior to initial occupation.
10. The provision of a 6.0-metre-wide strategic fire break (or similar) constructed to a four wheel drive trafficable standard around the perimeter of the site.
11. 240 litre rubbish bins shall be provided for each accommodation 'block' and at least one bin in each of the common areas.
12. A designated bin storage/waste collection area shall have the capacity to store a minimum of twenty (20) 240 litre rubbish bins and one (1) skip bin.
13. The keeping of pets within the Temporary Workers Accommodation is not permitted.
14. At the expiration of this approval the site shall be decommissioned and all buildings that do not form part of a redundant development or use as approved by the local government shall be removed within a three (3) month period from the date of closure.

Advice:

- (a) The Temporary Workers Accommodation is required to comply with all relevant legislation, including but not limited to, the WA Construction Camp Regulations 2004, the Food Act 2008, Health Act 1911, the Building Code of Australia, the Environmental Protection Act 1986 and Noise Regulations 1997, Liquor Licensing Act 1988 and the Shire of Wyndham East Kimberley local laws;
- (b) With respect to Condition 2 the proponent may submit a written request to the local government for a two-year extension to the approval period a minimum of sixty (60) days from the date of expiry.

Carried unanimously 6/1

For: Cr J Parker, Cr A Petherick, Cr S Rushby, Cr E Bolto, Cr N Perry,
Cr B Robinson

Against: Cr S Cooke

Reason for variation – the amendment will encourage workers to integrate into the community.

5:30pm - Cr K Wright and Cr D Spackman return to the meeting.

PURPOSE

For Council to consider a development application for the use of the Temporary Worker's Camp at Lot 501 on Deposited Plan 66350, Victoria Highway Kununurra, known as Garrjang Village.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Regulator - enforce state legislation and local laws

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

An application for development approval was lodged on 3 June 2016 by Project Sea Dragon Pty Ltd to use the existing Temporary Workers Camp known as Garrjang Village in association with the Project Sea Dragon.

Garrjang Village was established on Lot 501 (previously portion of Lot 2484) in 2010 to house workers associated with a range of projects funded under the East Kimberley Funding Package and Royalties for Regions Funding, with particular focus on the Ord Expansion Project.

The Lot is located within the precinct known as East Lily Creek, located on the north eastern side of the Victoria Highway opposite Lakeside, and is an area identified for future urban development subject to structure planning.

Lot 501 has an area of 12 ha, however the existing camp is contained to approximately one third of the site being approximately 4 ha in area. To date the camp is the only development within the East Lily Creek precinct, and has been unoccupied since November 2013.



Figure 1 - Location Plan

The original planning application was approved for 'a 300 person *Temporary Workers Accommodation Camp*' for a term of three years by Council at the Ordinary Council Meeting

of 19 January 2010 (Minute No: 9017). A copy of this report and Council's resolution is provided at Attachment 1.

Proposal

In mid-2015 the Department of Regional Development (DRD) sought to dispose of the assets of the village and to cap off in ground services for future use, however the emerging Project Sea Dragon (PSD) were assessed to be the preferred tenderer to take over Garrjang Village in its existing configuration and location, subject to required approvals being obtained, including development (planning) approval from the Shire.

PSD propose for the accommodation to be used to house small personnel numbers during 2016, primarily to be engineers, administration and support staff, however state that it will also enable them to establish a project office, communications and other infrastructure onsite to support the construction phase and assist with community engagement.

From 2017, occupancy of the worker's camp is anticipated to be at capacity with workers associated with:

- Road upgrades (both WA and NT government contracts)
- The construction of the grow-out farms and infrastructure at Legune Station, and
- The processing plant, proposed to be located near to Kununurra.

It is the intention of PSD that, once construction is close to complete and the project is in the commissioning phase, Garrjang Village will be used to accommodate between 70 -140 operations personnel until they are ultimately able to source their own accommodation within Kununurra.

PSD advise that although Stage 1 of the project is anticipated to involve construction during the dry season from 2017 - 2019, subsequent stages may take 8 -10 years to complete, and are seeking approval of the use of the camp to be for a period of 5 years.

Existing development includes 223 accommodation rooms, a kitchen/dining building, two laundry buildings, wet mess, toilet block, recreation room, gym and office, and unsealed car parking areas. It is noted that the initial approval included a number of caravan sites, however PSD have confirmed that there is no intention to provide for caravan usage.

The only new development proposed is a 7m x 3.3m gatehouse building, consisting of an office area (14.6m²) and unisex universal accessible ablution.

The submission and plans submitted are attached at Attachments 2 - 5.

STATUTORY IMPLICATIONS

Land Administration Act 1997

The area of land known as East Lily Creek was identified as Kununurra Additional Acquisition Area for future development in the Ord Final Agreement and accordingly has been reserved as such, with Management Order held by the Department of Regional

Development and Lands, however this Department has been split into two separate Departments: Department of Regional Development and Department of Lands.

It is understood that management of the reserve will be transferred to the Department of Regional Development with power to lease, to allow the site to be leased under the *Land Administration Act 1997* to PSD for a term of 5 years., and that finalisation of the lease is subject to relevant approvals being obtained, including development approval from the local government.

Town Planning Scheme No. 7 - Kununurra and Environs (TPS 7)

The land is zoned Residential Development under TPS 7, and the objective of this zone is to identify opportunities for the future subdivision and development of land for residential purposes, together with associated community and recreational facilities if deemed necessary, with subdivision and development to be consistent with an approved structure plan.

Temporary Workers Camp is not a defined land use within TPS 7, therefore prior to considering the initial application for the proposed workers camp Council, in accordance with clause 3.1.6, determined by absolute majority that the use may be consistent with the objectives of the Residential Development, and that Council would consider the application as an 'SA' use, and in accordance with the provisions outlined in Local Planning Policy 12 - with LPP 12 - Temporary Workers Accommodation (Camp).

Draft Local Planning Scheme No. 9 (LPS No. 9)

Under Draft LPS No. 9 the East Lily Creek Precinct is proposed to be zoned as Urban Development, which identifies the intention for the progressive and planned development of the area for residential, commercial, community and recreational development in line with more detailed structure planning.

Land use terms used in LPS No. 9 are in line with the terms in the *Planning and Development (Local Planning Schemes) Regulations 2015*, under which 'workforce accommodation' is defined as follows:

- means premises, which may include modular or relocatable buildings, used -*
- (a) Primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and*
 - (b) For any associated catering, sporting and recreation facilities for the occupants and authorised visitors.*

Draft East Lily Creek Structure Plan

Under the draft Structure Plan currently being advertised for public comment, the land occupied by the worker's camp is identified for future Public Purposes (School Site).

POLICY IMPLICATIONS

Local Planning Policy 12 - Temporary Workers Accommodation (Camp)

LPP 12 identifies that there is a need for short term worker's accommodation within the Shire, mainly in relation to large scale construction and mining projects, and defines Temporary Workers Accommodation (Camp) as:

Development which remains in place on a temporary basis that provides accommodation for construction-related workers and their dependents, or mine site workers usually on a 'drive in/drive out' and 'fly in/fly out' basis, and consists of buildings and other structures which by virtue of their design, layout and/or location, is not specifically provided for within the Town Planning Scheme/s and can only be approved pursuant to the 'use-not-listed' provisions contained within the Scheme.

Section 3 of LPP outlines the general policy position of Council, including consideration of the need for temporary worker's accommodation, location, environment, amenity, density, special details to be provided, minimum requirements and the application process. A copy of LPP 12 is provided at Attachment 2.

It is noted that the majority of these matters were addressed in the initial application prior to construction of the facility, and that this application is principally to allow the existing workers camp to remain and be occupied in association with Project Sea Dragon.

FINANCIAL IMPLICATIONS

The development application fee has been paid.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 2: Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure

Objective 2.2: Maintenance of economic diversity and greater community returns from investment in the region

Strategy 2.2.2: Support agricultural opportunities.

Strategy 2.2.6: Support local initiatives that promote entrepreneurial activities and a greater diversity of industries in the East Kimberley

RISK IMPLICATIONS

Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

COMMUNITY ENGAGEMENT

Engagement has taken place in accordance with the Shire's Community Engagement Guidelines and includes:

An advert being placed in the Kimberley Echo for a period of 14 days (from 23 June 2016 - 8 July 2016) in accordance with the advertising requirements under the *Planning and Development (Local Planning Schemes) Regulations 2015* - deemed provisions.

No submissions were received during the advertising period.

However, it is also noted that an article regarding the proposed use of Garrjang Village and Seafarms Australia's intent to secure a lease agreement for the work camp was on the front page of the Kimberley Echo dated 12 May 2016.

COMMENTS

The initial application for a temporary worker's accommodation was supported to be established in this location on the basis that:

- the site is strategically located in close proximity to all services and utilities, sufficiently distanced from existing residential redevelopment, the Victoria Highway to be adequately screened from view, and provides considerable opportunity for redundant use.
- The site is adequately setback from the Mirima National Park to negate any adverse impacts, including noise, dust, odour, light spill and visual obtrusion.
- The proposal generally accorded with the requirements outlined in Sections 3.2 (Location) and 3.8 (minimum Requirements) of Local Planning Policy 12.
- The general residential nature of the facility is consistent with the underlying intent of the Residential Development Zone.
- The proposed development could be adequately managed through the construction, operations and decommission phases by applying appropriately structured conditions that addressed operational management, access and parking, drainage, building design and presentation, servicing, landscaping, environmental management, fencing, communal facilities, visual impacts, social amenity, nuisance issues, security, redundancy and decommission.

It is acknowledged that these factors remain unchanged, and the principal consideration for Council in relation to the current application is in regard to the need for the facility, the term of any approval, and addressing matters such as operational management, parking, landscaping, security, redundancy and decommissioning through adequate conditions.

In relation to the need for the facility, the applicant has stated that:

- The construction for Project Sea Dragon is intended to be undertaken in the dry seasons of 2017 to 2019, and the requirement to accommodate the construction workforce will coincide, and compete, with the tourist season,

- The village has been designed specifically to be used for construction and temporary crew, for which private rental accommodation is not always suitable;
- The applicants aim to maximise opportunities for indigenous people, and consider that the provision of accommodation would be beneficial for indigenous employees;
- The proposal makes use of existing infrastructure;
- The main advantage of utilising the existing camp is that it will enable earlier mobilisation of some resources, allowing the project to commence as early as practicable and potentially save cost.

The applicant also states that the facility will require locally procured goods and services including site maintenance and cleaning, food, catering etc, and proposes that goods and services will be procured on a competitive basis.

In relation to operational management and security of the temporary workers' camp it is considered that this is adequately addressed within the Accommodation Management Plan submitted by PSD as part of this application.

In relation to parking, it is noted that the site plan provided identifies 70 unsealed parking bays, and a designated bus pick up/drop off area. However, the original planning approval granted in 2010 stipulated that car parking should be provided on a ratio of one car bay per every two accommodation rooms, which based on the existing 223 rooms would require 111 -112 bays to be provided. It is noted that there is adequate room on-site for additional parking areas to be established, however that the existing 70 parking bays provided are considered sufficient on the basis that the predominant mode of transport to and from the site is anticipated to be via buses.

It is acknowledged that the establishment of Garrjang Village was intended as a temporary facility, and although used for a period of less than 4 years, the assets have remained on site. While the short-term use of the existing accommodation is supported to facilitate Project Sea Dragon, there is a need to ensure that: -

- The facility will be decommissioned in the short to medium future to allow subdivision and development of the East Lily Creek to commence when required;
- The permanent workforce associated with Project Sea Dragon are located within existing residential areas.

It is noted that the majority of the specialised construction phases will be undertaken within the first three years of commencement of the project therefore, it is considered appropriate to grant an approval initially for a period of three years, however allow the applicant the ability to apply for a two-year extension, if justified, in line with the anticipated lease term.

It should also be acknowledged that a building permit will be required for the proposed gatehouse building, and that the camp will be required to be licenced as a Lodging House in accordance with the Shire's Health Local Law 2003.

ATTACHMENTS

Attachment 1 - Item 12.4.3 - OCM 19 January 2010

Attachment 2 - Submission

Attachment 3 - Site Plan

Attachment 4 - Gatehouse Plans

Attachment 5 - Accommodation Management Plan

Attachment 6 - Local Planning Policy 12 - Transient Workers Accommodation (Camp)

12.4.3 PROPOSED TEMPORARY WORKERS ACCOMODATION CAMP

DATE:	19 January 2010
PROPONENT:	Landcorp
LOCATION:	Lot 2484 Victoria Highway, Kununurra
AUTHOR:	Ian D'arcy, Executive Manager Development Services
REPORTING OFFICER:	Ian D'arcy, Executive Manager Development Services
FILE NO:	43.04.41, 01.7154.02
ASSESSMENT NO:	A7154

PURPOSE

For Council to consider an application for planning consent to establish a Temporary Workers Accommodation Camp on Lot 2484 Victoria Highway, Kununurra in accordance with the 'use not listed' provisions in the Shire Town Planning Scheme No.7 and Local Planning Policy 12 – Temporary Workers Accommodation.

BACKGROUND

In response to the recently signed Aboriginal Development Package (ADP), forming part of the State's Ord Final Agreement, a 13 hectare parcel of land on Lot 2484 Victoria Highway opposite the Casuarina Way intersection has been set aside to be co-leased by MG Corporation and the Shire of Wyndham East Kimberley. The intent of the State Government is for both organisations to give consideration to the establishment of Temporary Workers Accommodation to house workers associated with a range of projects funded under the East Kimberley Funding Package and Royalties for Regions Funding, with particular focus on the Ord Expansion Project. The selection of this site is to also investigate and consider potential redundant long term use/s for the camp facility together with other complimentary development opportunities.

With this in mind, the Council adopted 'Local Planning Policy 12 – Temporary Workers Accommodation', in November 2009, to provide clarity to:

1. The definition of Temporary Workers Accommodation as a 'use not listed' pursuant to clause 3.1.6 of the Town Planning Scheme; and
2. The minimum standards to be applied for this form of accommodation and the process to be followed in the grant of planning consent.

Concurrently, a development application seeking approval for a 316 room camp facility with associated amenity buildings to be constructed in three stages on Lot 2484 Victoria Highway, Kununurra was lodged by LandCorp, where the Council at a Special Meeting held on 1 December 2009 resolved as follows:

That Council pursuant to Clause 3.1.6 of the Shire Town Planning Scheme No.7 endorse:

1. *Lot 2484 Victoria Highway for the purpose of proceeding with advertising of the current application for establishment of a Temporary Workers Accommodation facility (316 room camp) in accordance with the provisions outlined in Clause 11.2 of the Scheme and Step 3 of LPP 12;*

- 1.1 *Such camp be established for a period of 3 years and be revised by 30 October 2013.*
2. *Lot 3000 Bandicoot Drive for the purpose of proceeding with advertising of an application for an interim Temporary Workers Accommodation facility (80 room camp for a period of no longer than 1 year), should one be received, under delegated authority afforded to the CEO and in accordance with the provisions outlined in Clause 11.2 of the Scheme and Step 3 of LPP 12.*

CARRIED UNANIMOUSLY: (8/0)

In accordance with the Council resolution, the application was subsequently advertised for a period of 21 days seeking public and agency comment on the proposal – refer to Community Consultation section below.

For reference purposes Figure 1 provides an understanding of the proposed Temporary Workers Accommodation camp sites as detailed in the Council decision above.

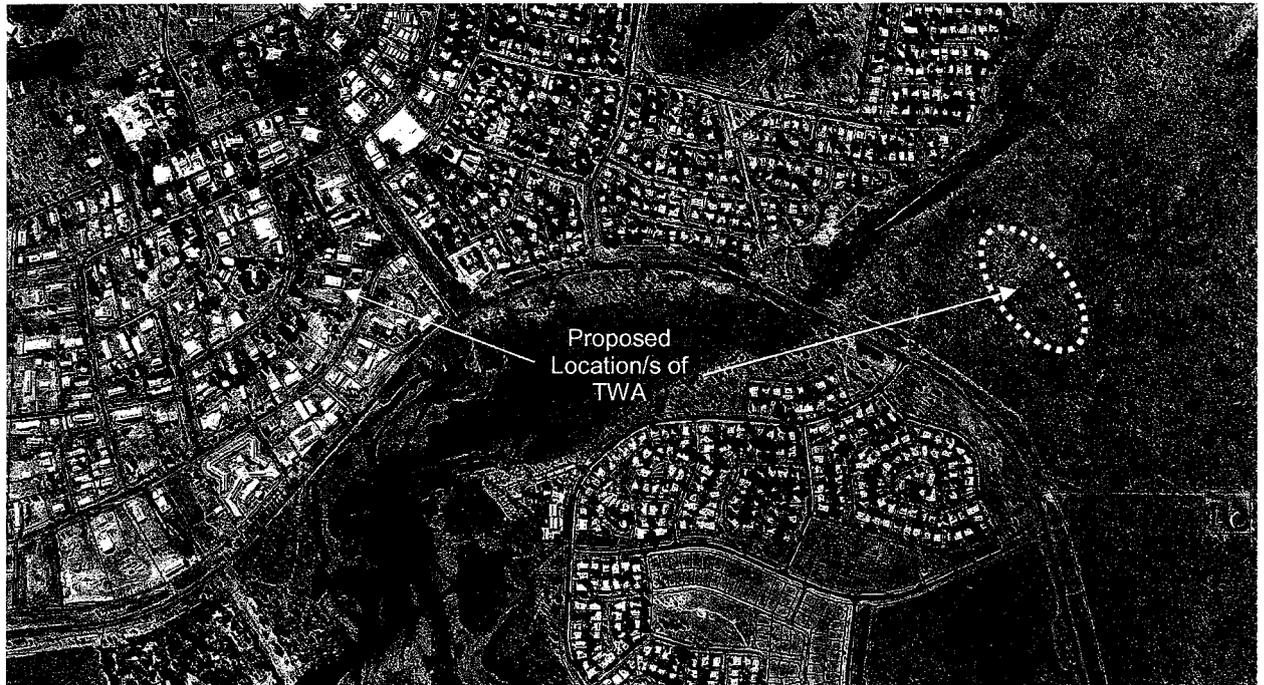


Figure 1 – Location Plan

With reference to Lot 2484 specifically, Figure 2 offers an indicative outline of the Temporary Workers Accommodation camp site and future road network:

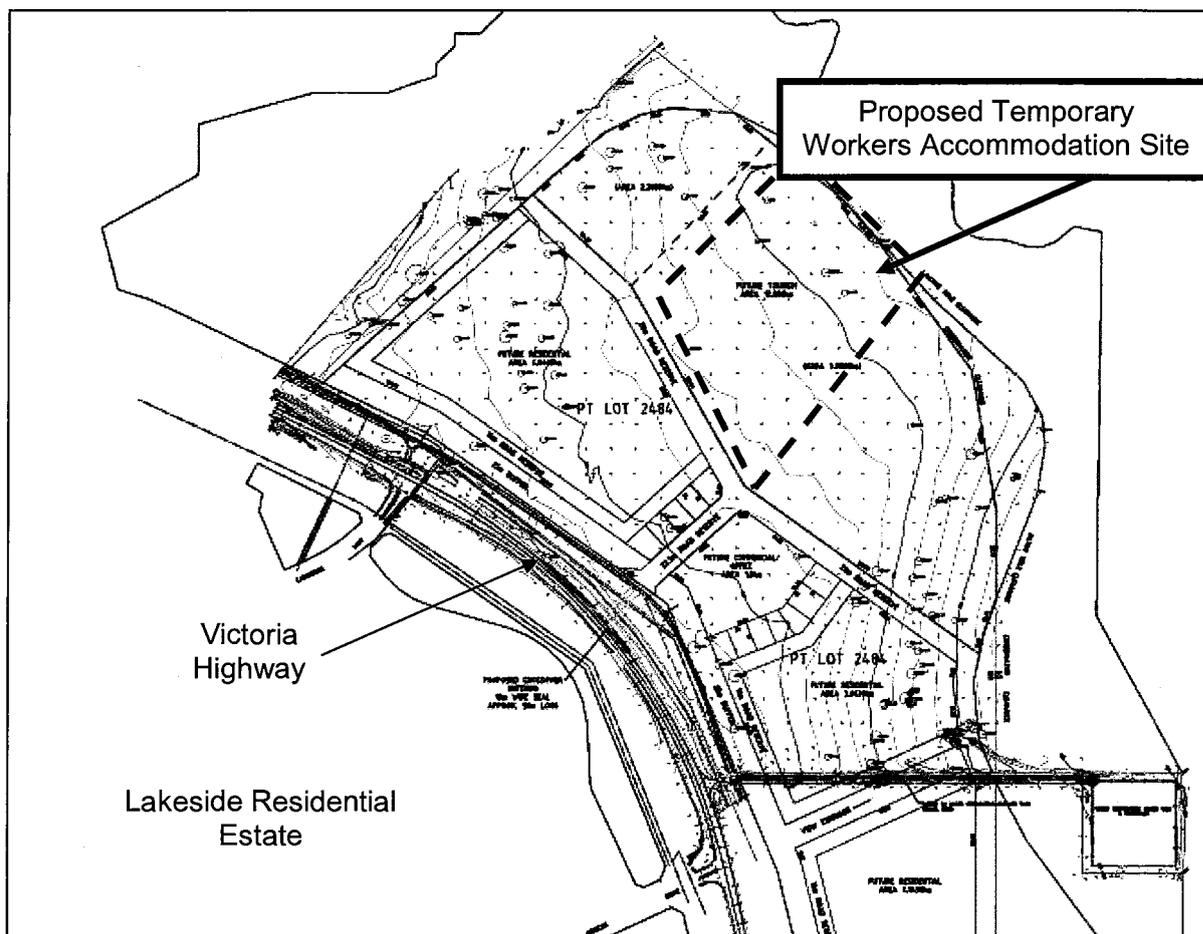


Figure 2 – Indicative Outline

Site

The selected site for the Temporary Workers Accommodation facility is approximately 1.5 kilometres from the Kununurra town centre and amounts to 5.75 hectares of land from Lot 2484.

Lot 2484 is located on the north eastern side of Victoria Highway opposite the Lakeside Residential Estate. Situated further to the north east of the site is the Mirima National Park, while to the north-west is Lily Creek and the Hidden Valley Residential area beyond. The land immediately to the south is largely undeveloped, with the exception of a new aboriginal student hostel and planned community oval to be located in reasonable proximity to the site.

The area of the camp site is vegetated and slightly elevated with a marginal rise from Victoria Highway and Lily Creek toward the National Park. Site investigations to support the application include:

- A preliminary Geotechnical Investigation Report that has assessed soil type and groundwater conditions from 20 boreholes strategically drilled across a 10 hectare area. In general the report concludes the site is suitable for the development of a Temporary Workers Camp.
- An Environmental Assessment Report of a 13 hectare area that includes a botanical survey to support a clearing permit and a management regime to address impact and nuisance issues associated with heritage, noise, dust,

insect control, fire, weed and pest management, soil erosion and surface water management and monitoring of re-vegetation. The report concludes the existing vegetation is in good to very good condition with negligible weed infestation.

The application also provides commentary on the benefits of the site location, being:

- The Camp facility will be within easy commuting distance (approx. 30kms) for the Ord construction area;
- The external infrastructure and services are readily accessible to the site providing sufficient capacity to accommodate the proposed development;
- The location provides a high level of amenity, improved sense of community, increase opportunity for local business trade, and good access to social, recreational, and medical services;
- A preliminary geotechnical assessment suggests the site is capable and suitable for accommodating the proposed development;
- An environmental assessment for the purpose of obtaining a clearing permit has not identified any rare or endangered flora or fauna;
- The location has been well received from potential civil works contractors; and
- The site is sufficiently setback and screened from existing residential areas at Hidden Valley and Lakeside.

Development Proposal

In summary, the application details the need for a camp facility to alleviate mounting pressure on local accommodation particularly as the civil works for the Ord Expansion and construction of the many East Kimberley Package funded projects will coincide with the seasonal tourism trade in Kununurra.

With this in mind the proposed first stage of the camp facility is to comprise of 148 single men's quarters and 18 caravan sites plus amenities to be constructed in early to mid 2010. This stage will involve the relocation of 96 refurbished single accommodation units and 52 new accommodation units. The second stage to be constructed in 2011 will add a further 100 additional new single accommodation rooms and 5 caravan sites, while the third stage to be established in 2013 will add a further 68 new rooms, if required.

In all it is projected the camp will house 200 workers directly employed on the Ord Expansion project works with a further 100 workers engaged in the other construction projects.

The plans provided in the application illustrate that all buildings will be transportable with single rooms established in blocks of 4 accompanied by a covered verandah with concrete pavement under. Each room is to consist of a queen bed, TV, ensuite ablution and minimal kitchenette facility. Additional facilities to be provided as part of the camp development includes a manager's residence, site office building, first aid facility, commercial kitchen/dining facility with 150 seat capacity, recreation/tv/internet building and gymnasium building, a wet mess with activity room and beer garden, communal ablution blocks with accessible facilities, separate laundry building and work shed with storage compound. All buildings will be clad in a neutral non-reflective colour and further soften in appearance with hard landscaping.

The application also advocates all buildings will be connected by paved pathways and irrigated landscape planting will be provided around communal facilities. Areas of open space adjacent to communal buildings will be covered by shade sails. Further, low fuel landscaping will be established around the property boundaries to enhance the visual amenity.

The camp layout is proposed to be configured on a grid pattern orientated to retain and maximise future use of the major roads and services, including reticulated water, power, sewerage, telecommunications and sub-surface and surface drainage.

Road access to the site is to be taken from Victoria Highway to a bitumen seal standard to accord with the Shire and Main Roads specifications, although it is stated the internal road network will be constructed to an unsealed standard with measures undertaken to ensure dust suppression.

Within the site, provision is made for 20 car parking bays to an unsealed standard as part of Stage 1 of the development. A further 48 unsealed car parking bays is to be provided as part of Stage 2. A designated bus parking and drop-off/collection area is also to be provided in a central location adjacent to the communal dining/mess building. The application also outlines that site drainage will be addressed through engineering design with the view to retaining all storm and surface water runoff on the site.

Additional to the accommodation units a total of 23 caravan sites is to be established to support overflow needs. The proposed caravan bays will be serviced by a separate ablution facility.

A three bedroom manager's residence is also to be provided and located toward the entrance to the accommodation facility to oversee the operation and maintain security of the proposed accommodation facility.

Decommissioning and Redundant Use

The application states the camp will be required for 2 – 3 years before the facility is to be decommissioned in part or whole depending on the outcome of discussions held with SWEK and MG Corporation regarding a potential redundant use.

STATUTORY IMPLICATIONS

Pursuant to Local Planning Policy 12, 'Temporary Workers Accommodation' has been interpreted as follows:

'Temporary Workers Accommodation' is defined as:

"Development which remains in place on a temporary basis that provides accommodation for construction-related workers and their dependents, or mine site workers usually on a 'drive in/drive out' and 'fly in/fly out' basis, and consists of buildings and other structures which by virtue of their design, layout, density and/or location, is not specifically provided for within the Town Planning Scheme/s and can only be approved pursuant to the 'use-not-listed' provisions contained within the Scheme."

With the acceptance of this definition as previously resolved by Council the application has been processed as a 'SA' use pursuant to Clause 3.1.6 (b) and Clause 11.2 of the Shire of Wyndham East Kimberley Town Planning Scheme No.7.

POLICY IMPLICATIONS

A detailed assessment has been completed against the Council's Local Planning Policy 12 – Temporary Workers Accommodation with particular reference to Sections 3.2 and 3.8 of the Policy. For ease of reference these Sections state:

- 3.2.1 *The particular location of a Temporary Workers Accommodation/Camp is at the discretion of the Shire and will depend on the capability, suitability and appropriateness of the proposal. The Shire does not support Temporary Workers Accommodation located:*
- 3.2.1.1 *In a position or area that would adversely affect residential, rural residential or rural smallholdings development and lifestyles or that would detract from any particular scenic or visual attraction;*
 - 3.2.1.2 *Adjacent to recognised tourist routes unless screened or designed for a permanent redundant use;*
 - 3.2.1.3 *Within any sensitive areas such as mining, industrial, waste treatment or landfill site buffers*
 - 3.2.1.4 *On land zoned for general industrial development, on lots containing, or with the potential to contain, general industrial uses and/or in close proximity to general industrial uses, unless there are extraordinary circumstances which can be provided and agreed to by the Shire, as to why the Temporary Workers Accommodation is required.*
- 3.2.2 *An adequate separation must be provided between Temporary Workers Accommodation buildings to ensure privacy and amenity to occupants and to satisfy any relevant Building Code of Australia or Health Regulation requirements.*
- 3.2.3 *Temporary Workers Accommodation must not be located in proximity to land where there may be a perceived level of conflict, specifically when:*
- 3.2.3.1 *These land uses (ie agriculture, industry, mining) may adversely affect the amenity, health and safety of workers; and*
 - 3.2.3.2 *The accommodation facility may adversely, detrimentally or prejudicially affect the use, or the continued use, of the land for its productive agriculture, industry, mining or other purpose.*
- 3.8.1 *Applications should demonstrate the Temporary Workers Accommodation facility:*
- 3.8.1.1 *Is strategically located no further than 50 - 60 kilometres to the primary construction or mining site, and is within reasonable commuting distance to a range of services including social, recreational, commercial, retail and medical, if not provided on site;*
 - 3.8.1.2 *Has direct access to an established road that meets the specifications of the Shire;*

- 3.8.1.3 *Is not located in an area of perceived environmental, social or visual sensitivity;*
- 3.8.1.4 *Where practical, offers some level of 'value added' benefit for re-use of the infrastructure, either in part or in whole, beyond the life of the temporary accommodation camp use;*

In consideration of the above, it is viewed that the application generally satisfies these requirements as the selected location for the temporary workers camp is sufficiently setback for residential areas and Victoria Highway to avoid potential conflict issues, such as noise and light spill, and is well screened from view. The selected location also offers opportunity to 'value-add' through redundancy of the infrastructure once the camp facility is no longer required.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the current development application other than receipt of a development application fee.

STRATEGIC IMPLICATIONS

The proposed camp facility generally does not conform to any strategic direction set by Council due to its short term nature. However, a business plan is presently being prepared for the Council and MG Corp to determine viability and sustainability of redundant use/s that best suit the long term strategic uses for each site. The outcome of the business plan will be presented to Council as a separate item.

COMMUNITY CONSULTATION

The application has been advertised in accordance with Clause 11.2 of the Town Planning Scheme and Step 3 of Local Planning Policy 12, which included:

- 2 advertisements published in the local newspaper;
- A sign erected on-site;
- Letters to landowners within a 300 metre radius of the site; and
- Letters to relevant government agencies.

In response a total of 4 submissions have been received with 3 being from government agencies and a further 1 submission lodged by a member of the public.

Of the government agencies approached the following comments (summarised) are provided:

- Fire and Emergency Services (FESA)
 - No concerns regarding the proposed development; and
 - Additional comment will be provided during the building licence stage.
- Department of Conservation and Environment (DEC)
 - No objection to the proposed development;
 - Some concern over impact on native fauna from Mirima National Park and request adequate boundary fencing to be installed with potential pedestrian access to link to existing walk trails;
 - Boundary fence should include 6.0 metre wide access for maintenance and fire management activities; and

- Need to apply effective environmental management plans for works, landscaping and caravan park maintenance.
- Main Roads WA (MRWA)
 - No comment received.
- Department of Water (DoW)
 - Supports the proposed development;
 - A 5C licence is required for the taking of ground water and 26D licence for the construction or alteration of a well or bore; and
 - A stormwater management system is required to protect the water quality and ecology of the receive surface and ground water.

With reference to the public submission the following concern has been raised:

- Disagree with the proposed development as this type of single men's accommodation in this location can only lead to anti-social behaviour and devalue local property. This facility would be better located to the north side of Kununurra, closer to the Ord Stage 2 development.

COMMENT

Notwithstanding, there are some minor anomalies in the application against Local Planning Policy 12, it is viewed the proposal to construct a 300 person Temporary Workers Accommodation facility on Lot 2484 for 3 year period should be supported on a conditional basis. This position is recommended, notwithstanding the concern raised by a local resident, as:

1. Lot 2484 is strategically well located in close proximity to all services and utilities, sufficiently distanced from existing residential development and Victoria Highway to be adequately screened from view, and lends to considerable opportunity for redundant use which is promoted in Clause 3.8.4 of Local Planning Policy 12.
2. The proposal generally accords with the requirements as outline in Sections 3.2 and 3.8 of Local Planning Policy 12.
3. The supporting documentation (preliminary geotechnical report and environmental assessment) suggests the site through sensitive design and appropriate management actions can support the proposed development. In this regard both reports illustrate soil and water management matters can be addressed together with adequate management measures being applied for fire, pest and weed control.
4. The nominated site is adequately setback from the Mirima National Park to negate any adverse impacts, including noise, dust, odour, light spill and visual obstruction.
5. The general residential nature of a Temporary Workers Accommodation facility is consistent with the underlying intent of the 'Residential Development' zone.
6. The proposed development can be adequately managed through the construction, operations and decommission phases by applying appropriately structured conditions that address:

- Operational Management
- Access and parking
- Drainage
- Building design and presentation
- Servicing
- Landscaping
- Environmental management
- Fencing
- Communal facilities
- Visual Impact
- Social Amenity
- Nuisance issues
- Security
- Redundancy and Decommission

With regard to the comments received from select government agencies all relevant requirements can also be addressed as a condition of approval or offered as advice.

ATTACHMENTS

A copy of the development application will be provided under separate cover.

VOTING REQUIREMENT

Absolute majority

RECOMMENDATION

That Council grant planning consent for the establishment of a 300 person Temporary Workers Accommodation Camp in three stages on Lot 2484 Victoria Highway Kununurra subject to the following:

Conditions

1. Development shall be in accordance with the approved plans dated 19 January 2010 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the written consent of the local government.
2. This approval authorises the use as Temporary Workers Accommodation for a period of three (3) years only from the date of this notice, unless otherwise approved by the local government.
3. The Temporary Workers Accommodation shall be limited to a maximum of three hundred (300) workers associated with the Ord (Stage 2) Expansion Project and other projects funded under the East Kimberley Funding Package.
4. The proponent shall submit a detailed Accommodation Management Plan for endorsement by the local government prior to commencement of operations.
5. The Temporary Workers Accommodation buildings (where required) shall be:
 - (a) Connected to reticulated potable water, sewerage, power and telecommunications supplies prior to commencement of operations;
 - (b) Appropriately designed to suit the climatic conditions of the East Kimberley region and incorporate extended cover such as a full

- verandah or portico verandah or cantilevered awning over external doorways for all buildings (other than storage facilities) for adequate protection from the weather; and
- (c) Sympathetic in design and colour to the surrounding environs. A selection of colours to be used on all external walls and roofs shall be submitted to the local government for endorsement prior to the issue of a building licence.
6. The Temporary Workers Accommodation shall consist of the following communal facilities:
- (a) An uncovered outdoor activity area, of which part may be shaded;
 - (b) Commercial kitchen and dining room to seat 150 people with ablution facilities;
 - (c) A communal wet mess for licensed for 150 people including ablution facilities;
 - (d) A communal recreation/games/activity room with ablution facilities;
 - (e) A Communal laundry and associated facilities;
 - (f) A designated hardstand/compound area to a compacted gravel standard for parking of boats and other larger vehicles as required; and
 - (g) A minimum of 4 public telephones at strategic locations throughout the Accommodation site.
7. A separate communal ablution and laundry facility shall be provided for the exclusive use of caravan patrons.
8. All communal buildings shall be provided with accessible access in accordance with Australian standards as prescribed under the Building Code of Australia.
9. Each accommodation room shall include an ablution facility that incorporates a shower, toilet and wash basin connected to an approved effluent disposal system.
10. The proposed access road to the site from Victoria Highway, inclusive of all intersection improvements as may be required by Main Roads WA, shall be constructed to an all weather seal and include formation and drainage, to the specifications of the local government.
11. The internal road network and carriageways shall be constructed and maintained to an all weather standard to the specifications of the local government.
12. A designated bus parking and collection/drop off area to accommodate a minimum of three (3) 45 seat buses shall be constructed to an all weather standard to the specifications of the local government.
13. Car parking shall be provided on-site to a compacted gravel standard based on a ratio of one (1) car bay for every two (2) accommodation rooms, applicable to each stage of development.
14. The proponent is to ensure a maximum speed limit of 20 km/hour within the Temporary Accommodation facility is adhered to and appropriate measures are taken to ensure dust suppression.

15. Each caravan site shall consist of a compacted gravel apron, lawn area, connection points for power, potable water supply and grey water disposal, rubbish bin and some level of shade.
16. No site earthworks or development shall occur that will cause additional runoff of stormwater to adjacent properties. Stormwater runoff from the accommodation units and car parking area/s shall be mechanically directed into a purposely designed and constructed stormwater system or disposed of onsite. Stormwater shall not be permitted to pond on the site, other than within designated detention basins, or against any buildings or structures.
17. All buildings shall be connected by pedestrian pathways to an all weather paved standard to a minimum width of 2.0 metres.
18. External lighting shall be provided for all internal roads, pathways, parking areas and outdoor communal areas to provide for adequate safety and security of patrons.
19. The proponent shall submit a detailed landscaping plan showing the location of communal lawn areas and soft/hard landscaping (types/species of native plants) around caravan sites and buildings, and forming a buffer to the Mirima National Park, with the plan to be endorsed by the local government prior to the issue of a building licence.
20. All Landscaping and reticulation applicable to each stage of development shall be installed in accordance with the endorsed landscaping plan prior to occupation of the respective stages of development.
21. The proponent shall adhere to the environmental mitigation and management actions outlined in section 5.0 of the environmental assessment report prepared by Strategen - Clearing Permit for Lot 2484 Camp Area.
22. The gas storage tank shall be screened from view from the access road by way of lattice screening (or similar) to 1.8 metres in height, or by the planting of suitable vegetation screening to the satisfaction of the local government.
23. The proponent shall install:
 - (a) Directional and other signage to international standards around the facility pertinent to the operations of the Temporary Workers Accommodation facility to the satisfaction of the local government.
 - (b) Signage at the entrance of the Temporary Workers Accommodation that clearly details:
 - Site Manager/Operator;
 - Specific rules of the Accommodation Camp;
 - Map of the Accommodation Camp area; and
 - Emergency Contact Details.
24. A first aid facility is to be provided on-site and attended at all times by senior first aid personnel.
25. Fencing (cyclone mesh style) shall be erected to a height of 1.8 metres around the perimeter of the site including the installation of a 6.0 metre wide emergency access/egress gates to be located in consultation of the Shire's Chief Fire Control Officer and a separate pedestrian access gate that

strategically aligns with a walk trail within the adjoining National Park.

26. All fencing, barriers and bollards shall be sympathetic to the natural environs and consistent with the overall external colour scheme of the buildings.
27. The provision of a 3.0 metre wide strategic fire break (or similar) constructed to a four wheel drive trafficable standard around the perimeter of the site.
28. A 240 litre rubbish bin shall be provided for each accommodation 'block' and at least one bin in each of the common areas.
29. A designated bin storage/waste collection area shall have the capacity to store a minimum of twenty (20) 240 litre rubbish bins and one (1) skip bin.
30. A manager's residence shall be located toward the entry to the site and orientated to achieve a clear view of the entrance to the Temporary Workers Accommodation facility.
31. The manager's residence shall include under cover parking for at least one (1) vehicle.
32. The keeping of pets within the Temporary Workers Accommodation is not permitted, with the exception the Manager's residence.
33. At the expiration of this approval the site shall be decommissioned and all buildings that do not form part of a redundant development or use as approved by the local government shall be removed within a three (3) month period from the date of closure.

Advice

- (a) The Temporary Workers Accommodation is required to comply with all relevant legislation, including but not limited to, the WA Construction Camp Regulations 2004, the Food Act 2008, Health Act 1911, Caravan Parks and Camping Grounds Act 1995 and associated Regulations 1997, the Building Code of Australia, the Environmental Protection Act 1986 and Noise Regulations 1997, Liquor Licencing Act and the Shire of Wyndham East Kimberley local laws;
- (b) With respect to Condition 2 the proponent may submit a written request to the local government for an extension to the approval period a minimum of sixty (60) days from the date of expiry;
- (c) With respect to Condition 4 the Accommodation Management Plan (Camp Policy) should include details on;
 - General function of the facility including operating hours/times for respective facilities including office/reception, dining hall, wet mess, first aid room etc;
 - General rules, regulations, protocols, complaint and grievance procedures, safety and behaviour standards;
 - Security arrangements and emergency procedures;
 - Management of nuisance issues including noise, dust, odour, light-spill and litter;
 - Measures to mitigate issues of potential conflict with owners and/or occupiers of land within the vicinity of the site that may be affected by the operation of the accommodation facility; and

- Transportation of workers to various sites where construction is taking place.
- (d) With respect to Conditions 10 to 13, the proponent should liaise with the Shire's Infrastructure Directorate to clarify the engineering standards required for the alignment, construction and associated drainage of the road access network and internal carriageways, car parking areas and caravan sites.
- (e) With respect to Condition 16, details on the proposed method of control and disposal of stormwater from the site, including access roads, parking areas and roofs run-off are to be confirmed with the Executive Manager of Engineering and Regulatory Services and submitted with the application for a building licence.
- (f) With respect to Conditions 25 and 27, the proponent is required to liaise with the Shire's Fire Control Officer on 0409 687 841 and the Department of Environment and Conservation Kununurra office on 08 9168 4200.
- (g) The proponent should liaise with the Department of Main Roads regional office with regard to intersection alignment of the access road onto Victoria Highway.
- (h) The proponent is advised a licence is required for the installation or alteration of a bore or well for the taking of ground water and should liaise with the Department of Water Kununurra Office on 08 91664100 in this regard.
- (i) The Department of Environment and Conservation has requested construction (or at least funding for) a pedestrian access-way to link the Temporary Workers Camp facility to existing walk trails within the Mirima National Park. The proponent should liaise with the Department of Environment and Conservation Kununurra office on 08 9168 4200 to further this request.
- (j) The installation and use of energy efficient equipment/appliances and recycling of product waste is promoted by the Shire. To progress this initiative the proponent is encouraged to liaise with the Shire's Environmental Officer on 08 9168 4100.
- (k) The proponent is advised that a right of appeal against Council's decision exists in accordance with the provisions of the *Planning and Development Act, 2005*. In this regard contact should be made with the State Administrative Tribunal on 9219 3111 or via website www.sat.justice.wa.gov.au.

COUNCIL DECISION

Minute No: 9017

Moved: Cr D Ausburn

Seconded: Cr K Wright

That Council grant planning consent for the establishment of a 300 person Temporary Workers Accommodation Camp in three stages on Lot 2484 Victoria Highway Kununurra subject to the following:

Conditions

- 1. Development shall be in accordance with the approved plans dated 19 January 2010 and subject to any modifications required as a consequence of any conditions of this approval. The endorsed plans shall not be modified or altered without the written consent of the local government.**
- 2. This approval authorises the use as Temporary Workers Accommodation for a period of three (3) years only from the date of this notice, unless otherwise approved by the local government.**
- 3. The Temporary Workers Accommodation shall be limited to a maximum of three hundred (300) workers associated with the Ord (Stage 2) Expansion Project and other projects funded under the East Kimberley Funding Package.**
- 4. The proponent shall submit a detailed Accommodation Management Plan for endorsement by the local government prior to commencement of operations.**
- 5. The Temporary Workers Accommodation buildings (where required) shall be:**
 - (a) Connected to reticulated potable water, sewerage, power and telecommunications supplies prior to commencement of operations;**
 - (b) Appropriately designed to suit the climatic conditions of the East Kimberley region and incorporate extended cover such as a full verandah or portico verandah or cantilevered awning over external doorways for all buildings (other than storage facilities) for adequate protection from the weather; and**
 - (c) Sympathetic in design and colour to the surrounding environs. A selection of colours to be used on all external walls and roofs shall be submitted to the local government for endorsement prior to the issue of a building licence.**
- 6. The Temporary Workers Accommodation shall consist of the following communal facilities:**
 - (a) An uncovered outdoor activity area, of which part may be shaded;**
 - (b) Commercial kitchen and dining room to seat 150 people with ablution facilities;**
 - (c) A communal wet mess for licenced for 150 people including ablution facilities;**

- (d) *A communal recreation/games/activity room with ablution facilities;*
 - (e) *A Communal laundry and associated facilities;*
 - (f) *A designated hardstand/compound area to a compacted gravel standard for parking of boats and other larger vehicles as required; and*
 - (g) *A minimum of 4 public telephones at strategic locations throughout the Accommodation site.*
7. *A separate communal ablution and laundry facility shall be provided for the exclusive use of caravan patrons.*
 8. *All communal buildings shall be provided with accessible access in accordance with Australian standards as prescribed under the Building Code of Australia.*
 9. *Each accommodation room shall include an ablution facility that incorporates a shower, toilet and wash basin connected to an approved effluent disposal system.*
 10. *The proposed access road to the site from Victoria Highway, inclusive of all intersection improvements as may be required by Main Roads WA, shall be constructed to an all weather seal and include formation and drainage, to the specifications of the local government.*
 11. *The internal road network and carriageways shall be constructed and maintained to an all weather standard to the specifications of the local government.*
 12. *A designated bus parking and collection/drop off area to accommodate a minimum of three (3) 13 metre buses shall be constructed to an all weather standard to the specifications of the local government.*
 13. *Car parking shall be provided on-site to a compacted gravel standard based on a ratio of one (1) car bay for every two (2) accommodation rooms, applicable to each stage of development.*
 14. *The proponent is to ensure a maximum speed limit of 20 km/hour within the Temporary Accommodation facility is adhered to and appropriate measures are taken to ensure dust suppression.*
 15. *Each caravan site shall consist of a compacted gravel apron, lawn area, connection points for power, potable water supply and grey water disposal, rubbish bin and some level of shade.*
 16. *No site earthworks or development shall occur that will cause additional runoff of stormwater to adjacent properties. Stormwater runoff from the accommodation units and car parking area/s shall be mechanically directed into a purposely designed and constructed stormwater system or disposed of onsite. Stormwater shall not be permitted to pond on the site, other than within designated detention basins, or against any buildings or structures.*
 17. *All buildings shall be connected by pedestrian pathways to an all weather paved standard to a minimum width of 1.5 metres.*

- 18. External lighting shall be provided for all internal roads, pathways, parking areas and outdoor communal areas to provide for adequate safety and security of patrons.**
- 19. The proponent shall submit a detailed landscaping plan showing the location of communal lawn areas and soft/hard landscaping (types/species of native plants) around caravan sites and buildings, and forming a buffer to the Mirima National Park, with the plan to be endorsed by the local government prior to the issue of a building licence.**
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- 22. The gas storage tank shall be screened from view from the access road by way of lattice screening (or similar) to 1.8 metres in height, or by the planting of suitable vegetation screening to the satisfaction of the local government.**
- 23. The proponent shall install:**
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 - Emergency Contact Details.**
- 24. A first aid facility is to be provided on-site and attended at all times by senior first aid personnel.**
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28. **A 240 litre rubbish bin shall be provided for each accommodation 'block' and at least one bin in each of the common areas.**
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32. **The keeping of pets within the Temporary Workers Accommodation is not permitted, with the exception the Manager's residence.**
33. **At the expiration of this approval the site shall be decommissioned and all buildings that do not form part of a redundant development or use as approved by the local government shall be removed within a three (3) month period from the date of closure.**

Advice

- (a) **The Temporary Workers Accommodation is required to comply with all relevant legislation, including but not limited to, the WA Construction Camp Regulations 2004, the Food Act 2008, Health Act 1911, Caravan Parks and Camping Grounds Act 1995 and associated Regulations 1997, the Building Code of Australia, the Environmental Protection Act 1986 and Noise Regulations 1997, Liquor Licencing Act and the Shire of Wyndham East Kimberley local laws;**
- (b) **With respect to Condition 2 the proponent may submit a written request to the local government for an extension to the approval period a minimum of sixty (60) days from the date of expiry;**
- (c) **With respect to Condition 4 the Accommodation Management Plan (Camp Policy) should include details on;**
 - **General function of the facility including operating hours/times for respective facilities including office/reception, dining hall, wet mess, first aid room etc;**
 - **General rules, regulations, protocols, complaint and grievance procedures, safety and behaviour standards;**
 - **Security arrangements and emergency procedures;**
 - **Management of nuisance issues including noise, dust, odour, light-spill and litter;**
 - **Measures to mitigate issues of potential conflict with owners and/or occupiers of land within the vicinity of the site that may be affected by the operation of the accommodation facility; and**
 - **Transportation of workers to various sites where construction is taking place.**
- (d) **With respect to Conditions 10 to 13, the proponent should liaise with the Shire's Infrastructure Directorate to clarify the engineering standards required for the alignment, construction and associated drainage of the**

road access network and internal carriageways, car parking areas and caravan sites.

- (e) With respect to Condition 16, details on the proposed method of control and disposal of stormwater from the site, including access roads, parking areas and roofs run-off are to be confirmed with the Executive Manager of Engineering and Regulatory Services and submitted with the application for a building licence.**
- (f) With respect to Conditions 25 and 27, the proponent is required to liaise with the Shire's Fire Control Officer on 0409 687 841 and the Department of Environment and Conservation Kununurra office on 08 9168 4200.**
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- (i) The Department of Environment and Conservation has requested construction (or at least funding for) a pedestrian access-way to link the Temporary Workers Camp facility to existing walk trails within the Mirima National Park. The proponent should liaise with the Department of Environment and Conservation Kununurra office on 08 9168 4200 to further this request.**
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- (k) The proponent is advised that a right of appeal against Council's decision exists in accordance with the provisions of the Planning and Development Act, 2005. In this regard contact should be made with the State Administrative Tribunal on 9219 3111 or via website www.sat.justice.wa.gov.au**

CARRIED UNANIMOUSLY: (8/0)

NOTE: The Officer's Recommendation differs due to corrections nominated by the Executive Manager Development Services.



PROJECT SEA DRAGON PTY LTD

GARRJANG VILLAGE WORKER'S ACCOMMODATION CAMP
APPLICATION FOR PLANNING APPROVAL – MAY 2016

THE APPLICANT

This application is made by Project Sea Dragon Pty Limited, a wholly-owned subsidiary of Seafarms Group Limited (Seafarms) (ASX: SFG).

PROJECT SEA DRAGON PTY LTD DETAILS

Required Information	Details
ACN	604 936 192
Street Address	Level 11, 225 St Georges Terrace, Perth WA 6000 Australia
Postal Address	PO Box 7312 Cloisters Square, Perth WA 6850 Australia
Phone	+61 8 9321 4117
Fax	+61 8 9321 4411
Website	www.seafarms.com.au/project-sea-dragon

PRIMARY CONTACT DETAILS

Required Information	Details
Name	Chris Mitchell
Title	Executive Director – Seafarms Group Limited
Postal Address	Unit 6 Ground Floor 31-47 Joseph St Blackburn North VIC 3130
Phone	03 9928 5111
Fax	03 9928 5199
Email	Chris.Mitchell@seafarms.com.au

PROPOSED USE

1. Project Sea Dragon Pty Ltd (PSD) is currently finalising the Project Sea Dragon feasibility study and is seeking to establish an early operational presence in Kununurra in advance of Financial Closure (anticipated in early 2017). The Garrjang Village provides a unique opportunity for PSD to mobilise personnel and equipment sooner than would otherwise be possible.
2. While personnel numbers during 2016 will be relatively small (primarily engineers, administration and support staff), early access to the camp will enable PSD to establish community engagements, a project office, communications and other infrastructure to support a rapid transition into construction.
3. There are **223 rooms at the camp**. The camp is expected to be at capacity commencing during the dry season of 2017 with workers involved in:
 - road upgrades
 - the construction of the grow-out farms and infrastructure at Legune, and
 - the processing plant, to be located near to Kununurra (proposed location currently being finalised)
4. While the roads are to be constructed by the WA and NT governments, both have expressed an interest in housing at least some of their contractors at the Garrjang Village and PSD has indicated an in-principle agreement if successful with its tender and planning approval.
5. Once construction is close to complete and the project is in the commissioning phase, it is intended that the Garrjang Village will be used to domicile between 70-140 operations personnel until they are ultimately able to source their own accommodation within Kununurra.
6. It should be noted that Garrjang village can only be part of the accommodation solution for Project Sea Dragon. Stage 1 of the project involves construction over the period 2017-19 (approx.) and mostly in the Dry Seasons. Subsequent stages may take 8-10 years to complete. Our estimates for the processing plant indicate that approximately 165 employees per shift will be required in the initial stage.
7. The majority of these operations personnel are expected to work at the new processing plant near Kununurra, with the remainder generally involved in transport of harvested prawns from the Legune grow-out farms.
8. The estimates provided cannot be precise considering it is not known how many local Kununurra residents, already accommodated in town, will wish to be included as part of the workforce. Figure 1 shows an estimate of occupancy based on the assumption that approximately 50 % of the construction workforce and approximately 50% of the operations workforce are recruited locally. Full occupancy of the village in out years may occur if the project is accelerated.
9. The length of each stay at the village has not been determined.
10. Accompanying this submission is a draft Accommodation Management Plan and a marked up copy of the Site Layout Drawing No. 009LANKNX01-02-WD Rev 1 which shows the existing buildings currently on the site, those that have been removed already by others and the

location of a new gatehouse proposed by PSD. We draw to Councils attention that the ablution block which previously serviced the caravan sites has been removed. We confirm that PSD has no plans to replace it or to provide for caravan usage.

11. Project Sea Dragon is of the understanding that the accommodation plans otherwise conform to the tender document released by DSD; these are at Attachment 3.
12. The proposed use of the village is entirely consistent with the previous planning approval.

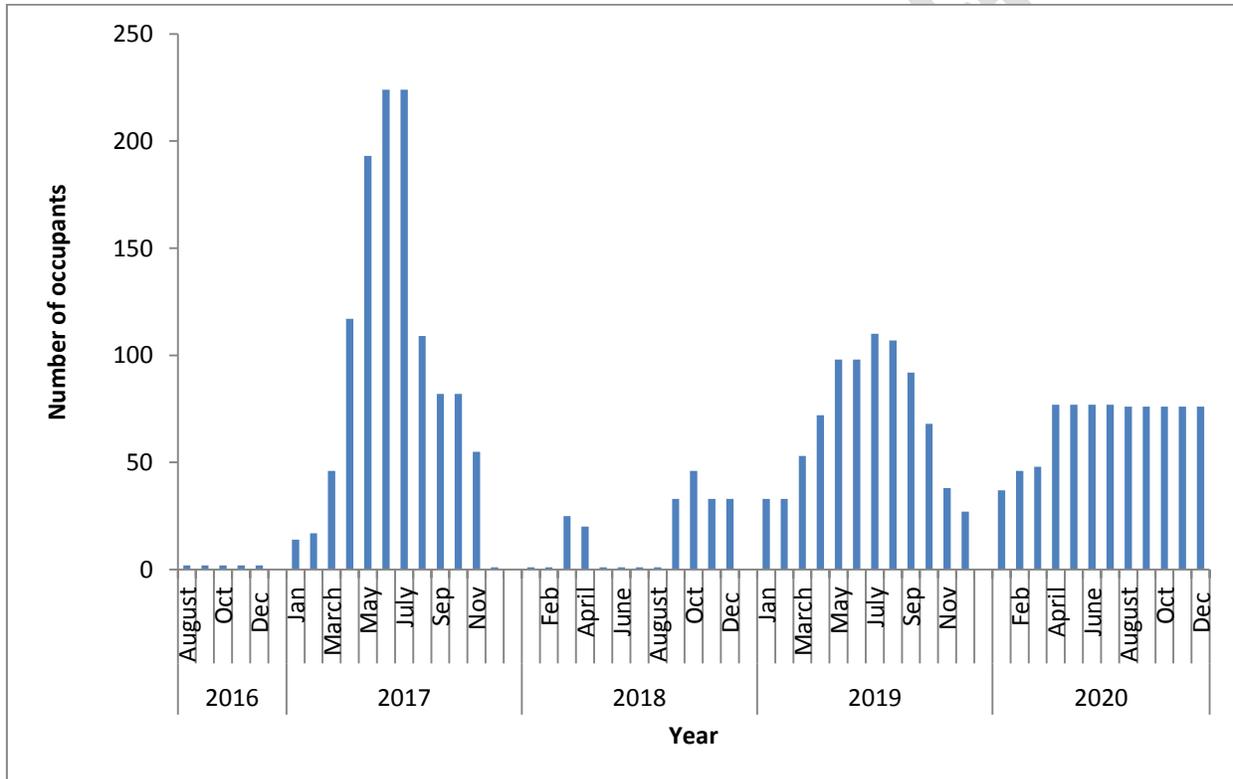


Figure 1: Approximate number of occupants at Garrjang Village Workers Camp, 2016-2020. (This is subject to review depending on sequencing and timing of approvals).

PROPOSED TENURE

1. Project Sea Dragon proposes to lease the village from the owner which is the State of Western Australia via its agency the Department of Regional Development.
2. The lease of the property has not been finalized and is pending resolution of a number of matters relating to the underlying tenure of the land and obtaining development approval.

3. Planning approval is sought for a 5 year period commensurate with the lease term envisaged by Project Sea Dragon.
4. Project Sea Dragon is thus seeking satisfactory lease arrangements and development approval concurrently.

IMPLICATIONS FOR KUNUNURRA

1. As construction is intended for the dry seasons of 2017 and 2018, accommodating the construction workforce will coincide with the tourist season in Kununurra, and tourists would be in direct competition for accommodation with construction staff working on the Grow-out farms at Legune Station.
2. As we have already indicated it is unlikely that there is sufficient accommodation to support the estimated operational workforce of 70-139 staff.
3. Construction of the Project's processing plant will require some specialised personnel unlikely to be available in Kununurra. Construction of the plant, to be located on the outskirts of Kununurra, is expected to commence in the 2018 dry season and continue through to completion in 2019. Planning approvals will be sought as required when the processing plant location is finalised.
4. Project Sea Dragon is aiming to maximise employment opportunities for indigenous people, and having temporary accommodation available for indigenous employees has been conveyed as being potentially beneficial in terms of settling into work and creating a work-life balance.
5. Council support for this Planning Application signals support for the Project overall and increases confidence in the Project.
6. In the absence of access to the village, there is a risk of crowding-out normal rental accommodation within the town thus leading to elevated rents and creating cost of living pressures on current residents. Enabling the project to access and use of the existing workers' village provides flexibility for all parties. The workforce profile required for the project is entirely different from that previously experienced in the region and cooperation between all stakeholders, including the company, Council, Landcorp, State government departments and the community will result in the best outcome for the ratepayers.
7. An active temporary accommodation facility will require locally procured goods and services including: site maintenance and cleaning, food, catering etc. It is not proposed that the village will be 'self-contained' goods and services will be procured on a competitive basis.

ALTERNATIVES

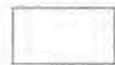
1. The RFT to which PSD responded envisaged that Garrjang Village would be demounted and relocated. The most likely 'use' under this scenario would be storage. Given the taxpayer resources sunk into the investment in the village this would represent a significant wastage of capital.
2. The available feasibility information available strongly suggests a temporary accommodation requirement will be required regardless – the advantage of being able to use the current village is in time (enabling earlier mobilisation of some resources) and potentially cost.
3. The village is suitable for construction and temporary crew being purpose designed for such use; private rental accommodation is not always suitable.
4. The company continues to review the balance of accommodation between Legune and Kununurra - the alternative to availability of Garrjang is likely to be the formation of a road construction camp in the NT in 2017 to commence work on the road between the border and Legune.

ATTACHMENTS

1. Marked up drawing of Site Layout Drawing No. 009LANKNX01-02-WD Rev 1
2. Draft Accommodation Plan
3. Original site plans released with tender in 2015



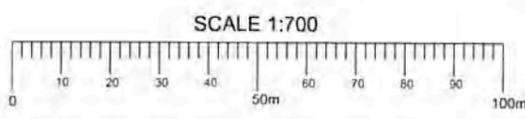
LEGEND - STAGES

-  STAGE 1 - (YR 2010) 148 ROOM CAMP WITH AMENITIES **PLUS** 18 CARAVAN SITES
-  STAGE 2 - (YR 2011) ADDITIONAL 100 ROOMS (248 TOTAL) **PLUS** 5 CARAVAN SITES

 **NOT EXISTING APRIL 2016**
 **NEW GATEHOUSE**



ORD EXPANSION PROJECT SITE LAYOUT - STAGE 2
 SCALE 1:700



NO	DATE	BY	CHECKED	DATE	SCALE
1	ADDITION DIVISION AREA	NH	10/3		
2	ISSUED FOR CONSTRUCTION	NH	02/03		
3	OFFICE RELOCATION	NH	17/12	A1	2 of 15
4	TENDER ISSUE	NH	2/12		
5	AMENDED DEVELOPMENT APPLICATION	NH	25/11		
6	CAMP CONDENSED (PART)	NH	10/11		
7	CAMP CONDENSED (PART)	NH	16/11		
8	REVIEWED STAGE 2 ADDED	NH	5/11		
REV	DESCRIPTION	BY	DATE	CHECKED	DATE

BRIGHOUSE LANDCORP

P.O. BOX 1183
 MANDURAH WA 6210
 Phone: +61 8 9487800
 Fax: +61 8 9388677
 Email: BRIGHOUSE@CONSULTANT.COM

CLIENT: LANDCORP
 LOCATION: PT LOT 2484 VICTORIA HWY KUNUNARRA
 OHU IRRIGATION EXPANSION PROJECT
 TITLE: SITE LAYOUT-STAGE 2
 DWG. No.: 009LANHX01-02-WD
 ISSUE DATE: 10/3/10
 SHEET NO.: 1

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

1.0 INTRODUCTION

This Accommodation Management Plan details the operations, processes and services planned to be undertaken at the Garrjang Village as part of Project Sea Dragon.

The Garrjang Village will initially be offered by Project Sea Dragon Pty Ltd (PSD) to government to accommodate the contractor workforce undertaking the road construction works for the completion of Moonamang Road in WA to the WA/NT border.

The Garrjang Village is also to be utilised by the construction workforce for the initial stages of construction of the grow-out farms and associated infrastructure at Legune and construction of the Process Plant in the outskirts of Kununurra.

PSD expects to award a village services contract to a contractor experienced in operating and maintaining construction villages. This contractor will perform its services in full compliance with this Accommodation Management Plan. The services are to be managed to ensure authorized residents consistently have the benefit of safe, clean, welcoming and properly serviced accommodation, messing and recreation facilities. There should also be no negative impact on the owners and / or occupiers of land within the vicinity of the site.

2.0 OPERATION OF THE VILLAGE

The running of the village shall comply with all applicable local and federal licences, permits, codes and standards. The operation of the village will include the following services:

- Accommodation management and reception services;
- Supervision and enforcement of resident behavioural requirements in accordance with an approved Code of Conduct incorporated in the village service contract;
- Operation and maintenance of access control, public address, general alarm systems and equipment;
- Maintenance, janitorial, laundry, cleaning and housekeeping services;
- Provision of all foodstuff, condiments, food accompaniments and other consumables necessary to perform catering and provide meal services;
- Maintenance and upkeep of all buildings, facilities, grounds and infrastructure within the limits of the village;
- Wet mess and beer garden management;
- Pest and vermin control (excluding mosquito management);
- Security services including access gate control, roaming patrols and supervision;
- Waste management; and
- Utility demand, use and management.

2.1 - Accommodation Management & Reception Services

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

The Contractor shall provide accommodation and reception services from the facility Office as specified herein to residents, and other authorised persons nominated by PSD.

Accommodation will be reserved exclusively for employees of the Contractor, PSD, other project related contractors and PSD authorised visitors. In order to qualify for accommodation, a person must produce to the Contractor, the official "Accommodation Request/Approval" form duly authorised by PSD.

Occupancy in the accommodation will be limited to one resident per room. Any approval for dual occupancy of a room shall require written prior approval from PSD.

The village services Contractor shall develop, for approval by PSD, an "Accommodation Code of Conduct" by which all residents and approved visitors whilst within the Village boundaries must adhere to at all times. All new residents shall be formally inducted by the Contractor upon arrival. This induction shall include verbal and geographic familiarisation of the Accommodation Code of Conduct, facilities, services, operating hours and amenities.

The Contractor shall staff the facility Office as to ensure a prompt and efficient service to residents and other authorised personnel at all times. The Contractor shall operate an on-site computer database records system capability to provide details of occupancy necessary to generate daily, weekly, monthly and other periodic reports of activity. The system must be capable of electronically storing historical occupancy data and reports. These records shall be able to be sorted by employee's name, employer's name, and arrival date and planned departure date. The Contractor shall issue a weekly report to PSD showing the above information.

The Contractor shall also maintain a Casual Meal log book for recoding the serving of casual meals for approved project day visitors. Meals will not be approved for the general public, tourism operators or non-PSD project people.

The Contractor shall supply and maintain adequate stocks of laundered linen and consumables to maintain vacant rooms and beds in a clean and proper state of readiness at all times for occupancy in accordance with the forecast numbers provided by PSD.

The Contractor shall provide, install and continually maintain in good condition, in each room, in the form of a "motel-style" presentation folder, current loose-leaf inserts detailing operations – related information including:

- Services and facilities available (including normal hours of operation)
- Office hours
- Fire and security procedures
- Names and method of contact for First Aid, Security & Emergency Services
- Reporting procedures for maintenance, damage, theft or other problems

Rooms will not be allocated on a motel style basis and hence a resident will be able to leave all his/her effects within his allocated room whilst off-roster. The only persons permitted to enter accommodation units, other than residents, shall be:

- Contractor's janitorial and maintenance staff whilst engaged in their official duties;
- Contractor's and PSD representatives jointly, for room inspections; and
- Security or emergency response personnel, in the event of an emergency situation or matter requiring investigation as a result of theft, wilful damage or any such similar occurrence.

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

2.2 - General Supervision and Control

The Contractor shall ensure that the rules outlined in the Accommodation Code of Conduct are adhered to by both all residents and approved visitors. Contractor shall report to PSD immediately any disorderly or unruly conducts that affects the interests of property, safety or other residents' right to quite enjoyment of the facilities.

On a daily basis the Contractor will be responsible for ensuring that peace and quiet is maintained, TV volumes are controlled, closing up and securing recreation facilities and typical surveillance duties. The Contractor shall continuously monitor the dining rooms during operating periods to ensure that only authorised personnel are provided with meals.

The Contractor will operate the various facilities within the Village in accordance with the hours detailed in the following schedule. Such hours may be varied in accordance with operating requirements at the discretion of PSD.

	Working Day Schedule	Off-Day Schedule
Meal Times		
Breakfast / Crib	05:30 – 07:30	07:00 – 9:00
Lunch		12:00 – 13:30
Dinner	17:00 – 19:30	17:00 – 19:30
Wet Mess	17:00 – 20:00	16:00 – 20:00
Office Hours	06:00 – 20:00	06:00 – 20:00
First Aid	17:30 – 19:30	
Gymnasium	04:00 – 21:30	04:00 – 21:30

2.3 - Emergency Preparedness and Response Plan, Security

The Contractor shall develop and maintain current a comprehensive Emergency Preparedness & Response Plan (and procedures) to suit the population. This plan shall include but not limited to:

- 100% Evacuation Plan;
- Emergency response plans for events and hazards leading to emergencies possibly requiring evacuation (e.g. fire, severe weather including cyclones, extreme winds etc., power outage , bomb threats, riotous behaviour etc.);
- Emergency services contact details (e.g. Ambulance, Police, Fire, Local Authorities, and Hospital etc.);
- Co-ordination with offsite emergency response agency plans and establishment of relationships and roles of emergency services;
- Contractor emergency control organisation chart with defined responsibilities;
- Emergency response equipment maintenance (e.g. fire alarms, extinguishers and hoses); and
- Provide location of emergency response/firefighting equipment, assembly areas, and evacuation routes.

The Contractor shall ensure that adequate management resources and training are applied to the requirements of the Emergency Preparedness & Response Plan and shall ensure that members of its staff, where appropriate, are trained in all emergency procedures.

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

The Contractor shall make available, for a two hour period each evening First Aid services. All incidents requiring further medical services will be referred to the local doctor / hospital.

The Contractor shall take every precaution to prevent the outbreak of fire and to ensure that its operations are planned in such a manner so as to eliminate any potential fire hazard. In addition the Contractor shall maintain all fire hose reels and extinguishers installed within the facilities and grounds in efficient working order in accordance with manufacturers' instructions and Australian Regulations and arrange all necessary periodic inspections

The Contractor shall supply and replace as necessary, fire blankets for the kitchen and shall maintain the Fire Alarm Systems in good working condition.

2.4 - Cleaning and Janitorial Services

2.4.1 General

Contractor shall provide cleaning services to all facilities, gas BBQ grills, equipment, buildings and grounds ensuring they are maintained in a clean, hygienic, tidy and presentable condition at all times.

Contractor shall at all times ensure that cleaning activities are carried out by competent personnel who have been trained for this purpose and that the work is performed in accordance with Contractor's documented safe work practices.

Contractor shall supply and maintain adequate stocks of operational equipment and utensils necessary for normal operations of forecasted maximum occupancy. This includes all mops, brooms, buckets, vacuum and carpet cleaners, polishing machines, etc. Contractor shall also supply portable, high velocity steam cleaning units for the removal of grease and other residue where necessary. Such work shall always be carried out under supervision.

Contractor shall ensure that equivalent services and resources are provided to residents working nights and that cleaning activities are scheduled so as not to disrupt residents on shift work.

2.4.2 Sewage System

Contractor shall ensure all connections to the sewage system are maintained in a fully operational and functioning condition.

2.4.3 Cleaning Consumables

Contractor shall supply all disinfectants, detergents, sanitizing agents, special cleaners, strippers, polishes, shampoos, fabric cleaners and any other cleaning agents that may be required to perform the work. Contractor shall supply and maintain a stock, of at least 14 days, of all necessary cleaning agents and cleaning and/or janitorial consumables to perform the Work. Environmentally friendly and biodegradable cleaning agents shall be used where practicable.

Contractor shall ensure that all cleaning agents are used in accordance with the manufacturers' specifications and Contractor's documented safe work procedures. Storage of chemicals and cleaning agents shall comply with (relevant) regulatory requirements (including required signage).

Contractor shall submit for approval by PSD its proposed schedule of periodical cleaning services

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

for all aspects of the Work, including carpets, vinyl, high points, building exteriors and the like, and following acceptance by PSD this program shall be carried out by Contractor.

2.4.4 Kitchen

The kitchen and associated food preparation areas shall be maintained in a clean and hygienic condition at all times. All food production equipment, utensils, surfaces and storage areas shall be systematically cleaned to maintain acceptable hygienic standards at all times. Contractor shall pay particular attention to the hygienic condition of cleaning cloths used and the regular replacement of cleaning cloths.

The frequency of such cleaning shall be that which is necessary to maintain the specified standard, and at all times meeting the requirements of the appropriate health, food and hygiene regulations applicable in Australia.

Contractor shall use only high grade cleaning agents and sanitizers approved specifically for food preparation and production facilities and use deodorants and/or disinfectants to ensure that there are no offensive odours emanating from any source.

2.4.5 Messes and Dining Rooms

Contractor shall maintain the messes and associated equipment to the highest possible standard of cleanliness including, but not limited to, the following:

- All crockery, glassware, cutlery and all other utensils shall, after every service, be thoroughly washed, rinsed and dried in the mechanical dishwashing equipment provided.
- All such equipment shall be stored in a hygienic manner immediately after cleaning, until next required.
- Counters and counter fittings: Counters, display cases, tray slides, cutlery containers and race rails shall be cleaned after each meal service.
- Dining room furniture: Tabletops shall be washed after each meal service using soap or detergent, then rinsed and wiped dry.
- Metal parts should be polished with a non-abrasive metal polish, as required.
- Used cafeteria trays shall be washed after each meal service.
- Condiment shakers shall be wiped clean after each meal.
- Contractor shall make routine but random inspections each meal service, to ensure that the required standard of cleanliness and presentation is being maintained throughout the service.
- Curtains shall be laundered at least once every three months or earlier if deemed required by PSD.
- Floors shall be swept clean and mopped, with a suitable detergent after each service.
- Floors shall be polished and machine buffed, as required to maintain a high standard. Floors shall be stripped and sealed as required to maintain a clean appearance.
- All walls, doors, ceilings and other surfaces shall be maintained in a thoroughly clean condition at all times.
- Windows, interior and exterior, shall be cleaned as required, and spot cleaned as required to maintain cleanliness.

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

2.4.6 Accommodation Units

Contractor shall provide a complete cleaning service to each room that shall include the cleaning of permanently vacated rooms, i.e. residents terminating occupancy, and the cleaning of temporarily vacated rooms.

Contractor shall arrange and carry out linen changes in blocks, on the same days each successive week.

Contractor's personnel servicing rooms shall report any damage or maintenance that requires attention to the Operations Office where it shall be recorded in the maintenance log book by Contractor for action.

Contractor's requirement is two services (to each occupied room) per week, consisting of - 1 x Full Service (Type A) and 1 x Partial Service (Type B). In addition, there is a "Type A" on change of occupant or rotational leave.

The service shall include the following:

ITEM	PER FULL SERVICE 'Type A'	AS REQ'D	PER PARTIAL SERVICE 'Type B'
Sweep breezeway/balcony/hallway and maintain in a clean and tidy condition	X		X
Sweep, mop & scrub floor area	X		X
Make bed	X		X
Change Linen	X		
Clean all wall surfaces		X	
Clean ceiling and light fittings		X	
Wipe down furniture	X		
Clean doors, windows and vents	X		
Clean hand basins & wash troughs	X		X
Clean all toilets	X		X
Wipe toilet pedestal and cistern with an approved sanitizer	X		
Clean shower stalls completely	X		
Remove garbage and reline bin	X		X
Clean AC filter and vent	X		
Floors shall be polished and machine buffed as required; not >6 months		X	
Check cleanliness of doona covers and blankets - replace if soiled	X		

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

Scrub shower stall with an approved anti-fungal solution weekly	X		
Scrub hand basin with an approved sanitizer and polishing tap ware	X		
Supply paper towelling & toilet paper	X		X
Spray residual air freshener	X		X

2.4.7 Laundry

Contractor shall manage all linen laundry services provided on-site.

Contractor shall be responsible for the collection, transportation, laundering, pressing as appropriate, storing on-Site, and distribution of laundered items to standards acceptable to PSD. Contractor shall ensure that there are adequate stocks of clean linen on-Site at all times sufficient to meet the specified services. The Contractor will not use the laundry facilities when the majority of the work-force is in the Village.

The Contractor is responsible for ensuring that the laundries are maintained in working order and for supplying detergent for use by the workforce for their own personal washing requirements. All detergents supplied to on-site laundries shall be phosphate free.

2.4.8 Common Areas and Facilities

Contractor shall provide a complete cleaning service to each facility seven (7) days per week. One full service shall be carried out daily. Details of Services Required:

ITEM	PER FULL SERVICE	WEEKLY	AS REQUIRED
Sweep, mop & scrub floor area	X		
Clean all wall surfaces	X		
Clean ceiling and light fittings			X
Clean doors, windows and vents		X	
Clean hand basins & wash troughs	X		
Clean all toilets and urinals	X		
Supply paper towelling & toilet paper	X		
Supply toilet soap/liquid soap/air freshener	X		
Clean and polish mirrors	X		
Empty and re-line waste bins	X		

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

Remove garbage from building	X		
Wash down exterior of buildings			X
Exhaust fans		X	
Polish, buff and spot clean vinyl floors			X
Clean and polish all furniture		X	
Shampoo all furniture fabric			X
Clean all recreation equipment	X		
Clean tea rooms	X		
Clean Refrigerators		X	
Clean Venetian Blinds		X	
Wipe down ice machines		X	
Strip and seal/shampoo floor coverings			X
Dry clean or launder curtains as applicable			X
Clean external area	X		
Clean heating vents		X	

2.5 – Catering Services

2.5.1 General

Contractor shall procure, supply, transport and store all foodstuffs and other consumable materials required to cater for residents, and shall ensure that refrigerated storage is used prior to and during transportation to the facilities.

Contractor is required to provide three meals per day (breakfast, lunch and dinner) to all authorized residents and other persons authorized by PSD. No allowance for nightshift is to be made as it is not expected to be required at this stage.

All meals shall be prepared in the facilities provided by PSD and shall at all times comply with statutory health regulations and the best of current commercial practices.

All foodstuffs, provisions and other ingredients necessary for the preparation and service of meals and other materials supplied shall be of the highest quality and grade available. Seafood shall be kept no longer than the recommended maximum period from date of packaging as set down by Australian Health standards. The use of dehydrated products such as powdered potato or eggs shall not be permitted. The recycling of consumable materials shall not be permissible.

2.5.2 Preparation and Service of Meals

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

All food shall be prepared from the best available ingredients to compliment the menu of the day. Such preparation shall be continuously supervised by the Contractor's senior catering personnel.

The Contractor shall:

- Supply and maintain all of its kitchen and dining room personnel with laundered uniforms, kitchen linen, appropriate hand and head wear and personal protective equipment in accordance with applicable health and industrial regulations and ensure that the relevant personnel wear such apparel at all times during their duty shift.
- Prepare and serve meals at PSD provided facilities in accordance with the requirements of this Contract, and must at all times comply with all Government health regulations and standards, HACCP procedures, the Scope of Works and standard industry practice;
- Ensure that all food is professionally and properly prepared and served in a presentable, clean, hygienic and attractive manner by competent and suitably qualified staff and assistants. Such preparation shall be under the supervision of experienced senior staff and at all times;
- Label all dishes, naming the dish and listing major ingredients and known common allergens, (such as nuts, wheat products, seafood and eggs);
- Ensure there is sufficient quantity of food noting that there are no limits imposed, within reason, by PSD on the quantity of food which may be consumed by each resident in the dining room;
- Ensure that the general appearance of service areas is maintained at a clean and high standard of presentation at all times;
- Ensure that only authorised personnel are provided with meals and that Residents comply with the correct dress standards and behaviour in the dining room; and
- The Contractor shall, upon notice from PSD, provide for and service approved functions such as site meetings, management dinners and visiting dignitaries. Costs shall be in accordance with either the schedule of rates or as agreed by PSD.

PSD retains the right to inspect without notice all kitchen and dining facilities, food preparation procedures and foodstuffs.

No food, with the exception of fruit, ice creams and crib lunches, shall be taken away from the mess unless otherwise authorized. Contractor shall display signs to this effect and shall enforce this requirement during meal periods.

2.5.3 Menu Planning

Menus are to be authentic in dish description, healthy and balanced, meals must be developed from quality ingredients by qualified tradespersons, and be prepared in a hygienic manner utilizing the facilities provided.

The Contractor shall ensure that menus are designed and prepared in accordance with healthy lifestyle considerations and recommendations published by the National Health and Medical Research Council (Promoting the Health of Australians, 1996) and other similarly recognized authorities.

The Contractor will promote healthy eating regimes by offering a nutritionally balanced

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

menu selection and a menu that limits the availability of high fat content dishes at each meal by offering menu items that have been prepared with healthy eating in mind and using low fat, high fibre ingredients.

Contractor shall maintain a high standard of quality, variety, seasonal suitability and presentation at all times and shall ensure that healthy eating is promoted in the composition of its menus and in the production and service of meals by the use of lite salt, polyunsaturated oils and margarines, low fat milk and dairy products, olive oil and low cholesterol salad dressing and the like.

2.5.4 Locally Hired Employees

Contractor's locally hired employees shall be entitled to have meals at no charge provided the employee is on duty at the regularly scheduled mealtime.

2.5.5 Cubed Ice

Contractor shall maintain ice machines and is responsible to ensure an adequate supply of cubed ice is made available for the use of residents on a continuous 24-hour basis. Ice machines are to be sanitized on a weekly basis.

2.6 – Gymnasium

The Garrjang Village has a fully equipped gymnasium and recreational area. The Contractor shall maintain this facility on an unmanned basis. All residents using this facility must have:

- A prior induction for use of the equipment; and
- An annual certificate from a GP stating that the resident is medically approved to use the gymnasium equipment.

This facility is not to be used by non-residents of the village.

The contractor shall maintain all equipment in good working order. Any new or replacement equipment shall be prior approved by PSD.

2.7 – Care of Maintenance of Grounds and Buildings

Contractor shall perform cleaning services 7 days per week at times approved by PSD.

Contractor shall maintain the total area of the grounds, including the recreational areas and the various garbage compounds, in a clean, tidy and litter free condition each day.

All footpaths and public areas are to be kept clean and tidy at all times. Contractor shall sweep, hose down (respecting the local water supply), and brush clean all pathways and breezeways as required. All garbage bins and receptacles throughout the grounds shall be emptied as required, but not less than once per day.

In addition to the building facilities, there are, as part of the overall complex, concrete and asphalt footpaths, car-parks, bus parking areas and barbecue areas. All of these and other areas not specifically mentioned, except the construction areas, are to be maintained in a clean and tidy condition by Contractor.

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

Contractor shall provide experienced personnel and shall ensure that the appearance of the complex is maintained to a high standard. Contractor shall also instruct its cleaning staff to remove all litter sighted during the course of normal work routines.

2.8 Security Services

The Contractor shall provide security services including access gate control and roaming patrols.

2.8.1 Gate Security

The gate-house security will have the following responsibilities:

- Ensure only approved vehicles and personnel are allowed into the Village.
- Prohibit the bringing-in of alcohol purchased at facilities outside of the Village.

It is planned that this gate-house will only function during certain hours of the day adopting a closed – gate policy between 22:00 and 5:00. This timing may change on the night before a non-workday.

2.8.2 Roaming Patrols

The roaming patrols will occur only in the evenings between the hours of 18:00 – 22:00. Their primary role is to ensure residents adhere to the Accommodation Code of Conduct by controlling behaviour, loud noise and any other actions or situations which impact upon other residents.

2.9 – Waste Management

Contractor shall remove all garbage from all facilities on a regular but not less than daily basis. The garbage shall be sorted at source in order to recycle as much as possible. Local recycle bins shall be provided by Contractor. The Contractor is to arrange, with a local contractor, a subcontract for the removal and disposal of waste from the site.

Contractor shall transport the sorted garbage to area dumpsters which shall be supplied and picked up by the subcontractor for offsite disposal. Area dumpsters shall be located throughout the camp/village.

Contractor shall maintain all garbage collection areas to a high standard of cleanliness at all times and shall supply, maintain and replace as necessary heavy duty domestic type garbage bins of the required standard (e.g. 55-75 litres) for internal use in all facilities which Contractor is responsible to service.

Contractor shall provide outdoor heavy duty bins in adequate numbers for use by employees for the disposal of their rubbish. These shall be located around parking areas, BBQ area, walkways, recreation areas, and any other common area.

All dry cardboard waste shall be flattened and deposited in the appropriate recycle bin.

Contractor shall ensure that garbage is cleared from kitchens and dining rooms during and immediately after preparation and service of each meal, and is placed ready for disposal in the garbage collection area in sealed, vermin proof, hygienic containers supplied by their subcontractor.

PROJECT SEA DRAGON
ACCOMMODATION MANAGEMENT PLAN
GARRJANG VILLAGE - KUNUNURRA

2.10 - Wet Mess Management

The Contractor shall operate the existing wet mess and beer garden on a cost recovery basis and is responsible for obtaining the necessary licences. The wet mess shall provide a range of alcoholic (beer and wine) and non-alcoholic drinks and snacks. The direct cost of the items sold as well as the personnel allocated to the wet mess service (per the Contractor's planned staffing) shall be allocated to the rates charged for all items sold.

The Contractor is to supply, issue and maintain an electronic card system whereby each resident is issued with an ID card that can be scanned at the point of sale to maintain a record, on a daily basis, of all alcoholic purchases. Residents will be restricted to four cans/bottles of beer or one bottle of wine per 24hr period. All sales will be opened at the bar at the time of sale.

Residents will be prohibited from bringing any alcohol into the grounds from outside the Village. Gate security will be responsible for searching all vehicles entering the Village after certain hours.

2.11 - Pest & Vermin Control

The Contractor shall provide materials and consumables as well as labour (including outside specialists) necessary for the suppression and effective control of rodents, flies, ants, cockroaches, insects, spiders and other pests that could be reasonably found within the area.

Pest control and eradication areas shall include all buildings, facilities, accommodation rooms and grounds and the use of all traps and poisons are subject to approval by the Australian Environmental and Health authorities.

2.12 - Utilities

Contractor shall manage operate and maintain all utilities within the facilities including, but not limited to potable water, fire water, data cabling network; Television system, Public Address System (PA) and electrical distribution.

2.13 - Resident Transfers to the Project Site

It is the intention of PSD to make each Contractor on site responsible for the transfer of its workforce between:

- Accommodation Village and the project work site;

The majority of the works will be performed via vertical packages (resulting in a few large contracts rather than a lot of smaller contracts) and it will be stipulated within each contract that the successful contractors will be responsible for getting their employees to / from the work site. To this end it is expected, due to forecast numbers of workers, that they will utilise buses.

All contractors will be required to work the same hours and hence this will minimize the periods during which buses and light vehicles will leave from and return to the Village.

PSD will award a local contract for the provision of bus services between the airport / Village. It is anticipated that buses of approximately 21 person capacity will be used with the number being dependent upon the contractors arriving or departing on any particular day. These bus runs will align with the airline schedules.



Shire of Wyndham East Kimberley
Council Policy Manual
LPP12

POLICY NO:	LPP 12
DIVISION:	Development Services
SUBJECT:	Temporary Workers Accommodation (Camp)
REPORTING OFFICER:	Executive Manager Development Services
ENABLING LEGISLATION:	Town Planning Scheme No 7 – Kununurra & Environs Town Planning Scheme No 6 – Wyndham Interim Development Order No.10

1.0 CONTEXT

Temporary Workers Accommodation is occasionally required in the Shire of Wyndham East Kimberley in response to the need for remote and/or short term workers accommodation, mainly for larger scale construction and mining projects.

Temporary Workers Accommodation does not apply to typical transient workforce requirements where seasonal accommodation camps are required for up to 30 workers directly employed in the local agricultural, industrial and tourism sectors – refer to the Shire Local Planning Policy (LPP) 11 – Transient Workforce Accommodation.

2.0 INTERPRETATION AND PERMISSIBILITY

2.1 Definitions

For the purposes of this policy a 'Temporary Workers Accommodation' is defined as:

“Development which remains in place on a temporary basis that provides accommodation for construction-related workers and their dependents, or mine site workers usually on a ‘drive in/drive out’ and ‘fly in/fly out’ basis, and consists of buildings and other structures which by virtue of their design, layout, density and/or location, is not specifically provided for within the Town Planning Scheme/s and can only be approved pursuant to the ‘use-not-listed’ provisions contained within the Scheme.”

2.2 Scope

For the purposes of this Policy Temporary Workers Accommodation incorporates all buildings and structures, facilities and infrastructure/utilities required to accommodate a temporary workforce.

2.3 Permissibility and Determination

A Temporary Workers Accommodation is deemed a 'Use Not Listed' under Clause 3.2.5 of the Shire Town Planning Scheme No.6 and Clause 3.1.6 of the Shire Town Planning Scheme No.7 and any other planning instrument of the Shire that sets out to guide land use development outside of the designated Planning Scheme areas.

Accordingly, determination of an application for a Temporary Workers Accommodation facility will be conducted pursuant to the respective clauses of the Town Planning Schemes mentioned above, and all relevant provisions detailed in this Local Planning Policy.

3.0 GENERAL POLICY POSITION OF COUNCIL

3.1 Objectives

The general objectives of this policy are:

- 3.1.1 To ensure that applications for the development of Temporary Workers Accommodation are assessed in a consistent, fair, thorough and timely manner;
- 3.1.2 To provide guidance to staff, Councillors, other government agencies, landowners, developers, consultants and the general public regarding the assessment of applications for Temporary Workers Accommodation; and
- 3.1.3 To provide, where necessary, for the development of Temporary Workers Accommodation in a way that maximises social benefits whilst minimising social costs.

3.2 Location

3.2.1 The particular location of a Temporary Workers Accommodation/Camp is at the discretion of the Shire and will depend on the capability, suitability and appropriateness of the proposal. The Shire does not support Temporary Workers Accommodation located:

- 3.2.1.1 In a position or area that would adversely affect residential, rural residential or rural smallholdings development and lifestyles or that would detract from any particular scenic or visual attraction;
- 3.2.1.2 Adjacent to recognised tourist routes unless screened or designed for a permanent redundant use;

3.2.1.3 Within any sensitive areas such as mining, industrial, waste treatment or landfill site buffers

3.2.1.4 On land zoned for general industrial development, on lots containing, or with the potential to contain, general industrial uses and/or in close proximity to general industrial uses, unless there are extraordinary circumstances which can be provided and agreed to by the Shire, as to why the Temporary Workers Accommodation is required.

3.2.2 An adequate separation must be provided between Temporary Workers Accommodation buildings to ensure privacy and amenity to occupants and to satisfy any relevant Building Code of Australia or Health Regulation requirements.

3.2.3 Temporary Workers Accommodation must not be located in proximity to land where there may be a perceived level of conflict, specifically when:

3.2.3.1 These land uses (ie agriculture, industry, mining) may adversely affect the amenity, health and safety of workers; and

3.2.3.2 The accommodation facility may adversely, detrimentally or prejudicially affect the use, or the continued use, of the land for its productive agriculture, industry, mining or other purpose.

3.3 Need

The applicant shall detail the need for a Temporary Workers Accommodation facility. The Shire in turn will examine the explanation provided by the applicant and have due regard to the need or otherwise for the Temporary Workers Accommodation in determining the application.

3.4 Environment

The design and location of Temporary Workers Accommodation must not have an adverse impact on environmentally sensitive areas. Where there are concerns regarding the impact of a proposal on an environmentally sensitive area(s), the Shire may seek comment from the Environmental Protection Authority and/or the Department of Environment and Conservation, or equivalent, prior to determining the application.

3.5 Amenity

The Shire accepts that lower levels of amenity than those which could be typically expected within permanent residential accommodation. However, all applications should as a minimum accord with the standards as prescribed in this Policy, Environmental and Health legislation and the Building Code of Australia.

3.6 Density

The overall density of development for Temporary Workers Accommodation should not exceed 100 workers per hectare.

3.7 Specific Application Detail

The following information shall be provided with a development application for planning consent:

- 3.7.1 A minimum of 4 sets of accurately scaled and dimensioned locality plans, site plans, floor plans, elevations (generally north, south, east and west elevations showing all buildings proposed for the site, rather than elevations of individual buildings, or as otherwise agreed by Council);
- 3.7.2 An analysis of the physical characteristics of the site (on sloping sites topographic mapping may be required);
- 3.7.3 Details regarding the maximum number of persons to be housed at the site, including the expected number male and female workers;
- 3.7.4 Details of how development is to be staged, if applicable;
- 3.7.5 Information regarding how essential services are to be provided to the site;
- 3.7.6 Details of proposed/intended accommodation purchaser/s (i.e. whose workforce is the accommodation intended to house);
- 3.7.7 An indication from the proposed/intended accommodation purchaser/s of the suitability of the proposal for their accommodation needs (i.e. in terms of size, location, layout, facilities and detailed design does it meet their requirements for accommodating their workforce);
- 3.7.8 Details of any prior consultation with local communities and government agencies;
- 3.7.9 Details of any ongoing community benefit that will result from development of the accommodation facility;
- 3.7.10 In urban or near-urban situations, details of landscaping, fencing, internal access roads and building materials and finishes;
- 3.7.11 An Accommodation Facility Management Plan; and
- 3.7.12 A Decommissioning Plan that outlines the removal of buildings and structures, disconnection of utilities and rehabilitation of the site to a neat and tidy condition.

3.8 Minimum Requirements

3.8.1 Applications should demonstrate the Temporary Workers Accommodation facility:

3.8.1.1 Is strategically located no further than 50 - 60 kilometres to the primary construction or mining site, and is within reasonable commuting distance to a range of services including social, recreational, commercial, retail and medical, if not provided on site;

3.8.1.2 Has direct access to an established road that meets the specifications of the Shire;

3.8.1.3 Is not located in an area of perceived environmental, social or visual sensitivity;

3.8.1.4 Where practical, offers some level of 'value added' benefit for re-use of the infrastructure, either in part or in whole, beyond the life of the temporary accommodation camp use;

3.8.1.5 Achieves compliance with the *Western Australian Construction Camp Regulations, 2004* and other relevant legislation as required by Council;

3.8.1.6 Is appropriately designed to suit the climatic conditions of the East Kimberley region;

3.8.1.7 Will effectively and appropriately be serviced by connection to utilities, including nature or type of power supply, potable drinking water source, effluent disposal system and telecommunications;

3.8.1.8 Will effectively and appropriately be managed through the preparation and implementation of an Accommodation Management Plan to be submitted with the application for planning consent. The Management Plan is to address:

- noise, dust, odour, light-spill and litter to be maintained to an acceptable amenity level in accordance with the minimum standards prescribed in environmental and health regulations;
- potential conflict with owners and/or occupiers of land within the vicinity of the site that may be affected by the operation of the accommodation facility;
- the method of transportation of workers to the site where construction is taking place; and
- the consumption of alcohol in the accommodation facility (if applicable).

3.8.2 As a minimum applications for Temporary Workers Accommodation should:

3.8.2.1 Include a landscaping plan for the development site detailing hard and vegetated landscaping. Where possible, remnant vegetation should be retained to form a natural buffer around the accommodation site. Landscaping should also focus on achieving shade and privacy/visual screening for practical effect;

3.8.2.2 Show at least 50% of the accommodation site as open space;

3.8.2.3 Illustrate that all transportable buildings can be permanently affixed to the site by footings in accordance Building Code of Australia requirements;

3.8.2.4 Detail that all buildings and structures will have adequate form and appearance, including materials and colours in soft earth browns, creams or greens, which do not substantially detract from the amenity and desired character of the area. The use of reflective cladding materials on walls will not be permitted. Where the use of second hand buildings is proposed the application must be accompanied by the following information;

- Photographs clearly showing the condition from four separate elevations of the used buildings;
- An inspection report from a certified structural engineer or approved building surveyor.

3.8.2.5 Illustrate that the development includes:

- Ablution facilities to be provided in each accommodation room including shower, toilet and wash basin connected to an approved effluent disposal system;
- Communal laundry and associated facilities connected to an approved effluent disposal system;
- A covered and/or sheltered entry for each building and an outdoor activity area;
- An uncovered outdoor activity area, of which part may be shaded.
- Kitchen/cooking facilities or a commercial kitchen and eating areas.
- Adequate and secure storage space for workers, equipment and other materials associated with management, maintenance and upkeep of the accommodation development.
- Adequate lighting for pedestrian and vehicular safety and security throughout the development.

- Internal pedestrian access to and between all buildings and facilities by way of adequately paved pathways with appropriate directional signage.
- Internal roads and vehicular service access ways.
- Designated car parking area/s with one car parking space for every 2 workers (or part thereof) accommodated within the development site.
- Designated bus parking and collection/drop off area/s located within the development site with suitable turn around area.
- Internal stormwater drainage system to be connected to the Council drainage network.
- Provision of a potable water supply capable of providing a minimum of 80 litres per person per day.
- Provision of waste collection with a common collection area and bins to be provided for each accommodation 'block' and in all common areas.
- Uniform boundary fencing around the accommodation site to a minimum plain post and wire standard.
- Emergency service and first aid facilities for Temporary Workers Camps located outside of a 50 kilometre radius from an established fire brigade and hospital.
- Signage at the entrance of the Temporary Workers Accommodation that clearly details:
 - Site Manager/Operator
 - Specific rules of the Accommodation Camp
 - Map of the Accommodation Camp area
 - Emergency Contact Details
- The provision of public telephones at strategic locations through out the Accommodation site, unless alternative communication arrangements can be demonstrated.

3.8.2.6 Where the accommodation facility is required for a mining project, or similar, in a remote location for an extensive period of time, the Shire may consider the establishment of a more permanent settlement, with a design and layout to reflect the nature of long term use.

3.9 Decommission

Applications shall be accompanied by a Decommissioning Plan committed to by the applicant by means of a legal agreement that addresses the following issues:

- 3.9.2 When the accommodation facility shall be decommissioned;
- 3.9.3 Works that shall remain in place following decommissioning;
- 3.9.4 The clean-up and rehabilitation of the site; and

3.9.5 The transfer of assets to public ownership or other where this has been committed too.

3.10 Keeping of Pets

The Shire does not support the keeping of pets within the Temporary Workers Accommodation site and therefore may require a written agreement be provided by the site manager/operator to this effect.

3.11 Application Process

The following process shall be undertaken to assess an application for a Temporary Workers Accommodation facility:

Step 1 – Preliminaries

The proposal should generally be discussed with Shire planning staff prior to an application being submitted and in some instances preliminary, written advice will be provided. Applicants should ensure, in consultation with Shire staff, that their application contains all the required information.

Step 2 – Initial consideration by Council

Shire staff will present a report to Council detailing the application and addressing all aspects of the policy and any other relevant considerations, including details of a site inspection.

Note, this step may be circumvented through a grant of delegation by the Council to the Chief Executive Officer.

Step 3 – Referral & advertising

The application will be advertised for public comment and referred to relevant stakeholders for a minimum of 21 days in accordance with the Town Planning Scheme requirements. During this period advertisements will be placed in local newspaper/s, letters will be forwarded to adjoining and nearby landowners within a 300 metre radius, a sign/s will be erected on site and plans/documents detailing the application will be made available for inspection at the Shire offices.

Note, in assessing a proposal for Temporary Workers Accommodation the Council may refer the application to other government agencies for comment and recommendations, such as the Department of Fire and Emergency Services (FESA), Department of Health, Department of Environment and Conservation, Department of Indigenous Affairs, and Department of Industry and Resources, or their equivalent, and any other agency the Shire deems as relevant.

Step 4 – Final consideration by Council

The application will be considered in light of any submissions received during the comment period. Shire staff will present a report to Council presenting relevant facts and discussion sufficient to enable Council to make an informed decision on the application for a Temporary Workers Camp.

ADOPTED: 17 November 2009

5:31pm Cr D Spackman leaves the meeting due to financial interest with item 12.03.3.

12.03.3. Lot 107 (No. 14) Nutwood Crescent - Home Business (Retail Trade by Appointment) renewal

DATE:	26 July 2016
AUTHOR:	Roy Adam, Planning Officer
RESPONSIBLE OFFICER:	Louise Gee, Director Community Development
ASSESSMENT NO:	DA27/16
FILE NO:	A812P
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council grants planning consent for a Home Business (Retail Trade by Appointment) at Lot 107 (No. 14) Nutwood Crescent, Kununurra, subject to the following conditions:

- 1. The use shall be in accordance with the attached approved plan(s) and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.**
- 2. Retail trade must be by appointment only and any advertising associated with the business must not include the address of the property.**
- 3. Appointments must only occur between 7am and 7pm.**
- 4. Any change of use shall be subject to further Council consent.**
- 5. Does not employ any person not a member of the occupier's household except with the consent of the Shire.**
- 6. The use shall not cause injury to or prejudicially affect the amenity of the neighbourhood.**
- 7. The use shall not occupy an area greater than 20m².**
- 8. In regards to vehicles and parking, does not result in the requirement of a greater number of parking facilities than normally required for a single dwelling or an**

increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles.

9. Does not involve the use of an essential service of greater capacity than normally required in the zone.
10. Approval is granted until 30 June 2017 with any such renewal to be brought forward to Council for re-approval.

COUNCIL DECISION

Minute No: 11436

Moved: Cr A Petherick

Seconded: Cr E Bolto

That Council grants planning consent for a Home Business (Retail Trade by Appointment) at Lot 107 (No. 14) Nutwood Crescent, Kununurra, subject to the following conditions:

1. The use shall be in accordance with the attached approved plan(s) and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.
2. Retail trade must be by appointment only and any advertising associated with the business must not include the address of the property.
3. Appointments must only occur between 7am and 7pm.
4. Any change of use shall be subject to further Council consent.
5. Does not employ any person not a member of the occupier's household except with the consent of the Shire.
6. The use shall not cause injury to or prejudicially affect the amenity of the neighbourhood.
7. The use shall not occupy an area greater than 20m².
8. In regards to vehicles and parking, does not result in the requirement of a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles.
9. Does not involve the use of an essential service of greater capacity than

normally required in the zone.

10. Approval is granted until 30 June 2017 with any such renewal to be brought forward to Council for re-approval.

Carried unanimously 8/0

PURPOSE

For Council to consider the renewal of a Home Occupation at Lot 107 (No. 14) Nutwood Crescent, Kununurra (Attachment 1).

NATURE OF COUNCIL'S ROLE IN THE MATTER

Leader - plan and provide direction through policy and practices

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

The original application for a "Home Based Business" was determined by Shire officers under delegated authority on 7 October 2013. This approval was based upon the standard definition for a Home Business which includes:

"Home Business - means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which...

(d) does not involve the retail sale, display or hire of goods of any nature".

However on 23 October 2013, a modified application was then made for a proposal *"including retail sale by appointment"*. This was considered to be a "use not listed" and subsequently advertised for twenty-one (21) days in accordance with clause 3.1.6 of Town Planning Scheme No. 7. No objections were received although a list of signatures from neighbouring residents was provided in support.

The proposal was approved by Council at the Ordinary Council Meeting of 19 November 2013. This was granted subject to several conditions, including: *"That approval be granted for a 12 monthly period with any such renewal to be brought to Council for re-approval"*.

Subsequently an application for renewal was received 24 November 2014. The application was again advertised for twenty-one (21) days. No submissions were received. Following this the item was included and then withdrawn from the agenda of the 24 February 2015 OCM *"so that further clarification could be sought on retail activity occurring in a residential area"*.

Legal advice was sought and received 24 April 2015 which confirmed that the correct process had been followed in considering the "use not listed" and that Council's 19 November 2013 decision was valid.

Subsequently the item was considered and approved again (renewed) by Council at the Ordinary Council Meeting of 26 May 2015 (Minute No. 10952) (Attachment 2).

Therefore this current application is to again renew the approval for a further 12 months (Attachment 3).

STATUTORY IMPLICATIONS

Town Planning Scheme No. 7 – ‘Kununurra and Environs’

Lot 107 Nutwood Crescent is zoned Residential in the Scheme. The objectives of this zone are: “to allocate a density coding for the zone throughout the Scheme area designed to:

- (i) *Provide sufficient land in appropriate locations for residential development to meet the needs of the Scheme Area’s anticipated growth and population without unduly restricting the choice of sites;*
- (ii) *Promote and safeguard health, safety, convenience, the general public welfare and the amenity of the residential areas;*
- (iii) *Allow redevelopment opportunities for areas of older housing stock”.*

The Scheme definition of Home Occupation is:

An occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which –

- a) does not employ any person not a member of the occupier’s household;
- b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- c) does not occupy an area greater than 20 square metres;
- d) does not display a sign exceeding 0.2 square metres;
- e) does not involve the retail sale, display or hire of goods of any nature;
- f) in relation to vehicles and parking:
 - does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volumes in the neighbourhood;
 - does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight; and
 - does not include provision for the fuelling, repair or maintenance of motor vehicles.

POLICY IMPLICATIONS

Local Planning Policy 28 – Home Based Businesses

The objectives of the policy are:

- To provide clarification as to the different types and scale of home based businesses.
- To ensure that these types of uses do not compromise the amenity of the area.
- To ensure that the activity remains an ancillary use to the main dwelling or the principal land use on the property.

In implementing these above objectives the policy outlines several suggested development conditions. These limitations are in addition to the standard Scheme definitions:

- Opening hours;
- Limiting customer numbers (10 per day); and
- Approvals being limited to 12 months, after which renewal is required annually.

FINANCIAL IMPLICATIONS

The applicant has paid \$73 fee for a home based business renewal.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 2: Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure

Objective 2.1: A highly valuable East Kimberley economy that maximises social benefits

Strategy 2.1.1: Encourage a mix of businesses that meet community needs

Objective 2.2: Maintenance of economic diversity and greater community returns from investment in the region

Strategy 2.2.6: Support local initiatives that promote entrepreneurial activities and a greater diversity of industries in the East Kimberley.

RISK IMPLICATIONS

Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

COMMUNITY ENGAGEMENT

The Shire of Wyndham East Kimberley's CP/GOV-3100 Community Engagement Policy has been considered in relation to this item.

Engagement has taken place in accordance with the Shire's Community Engagement Guidelines and has included adjoining owner notification in accordance with the Scheme. No submissions were received in response over a twenty-one (21) day advertising period.

COMMENTS

Council approved the 19 November 2013 application and 26 May 2015 renewal as a “*use not specifically mentioned in the Zoning Table*”. This proposal followed the process as described at clause 3.1.6 of the Scheme.

The same advertising process has been taken with regard to the current application.

In granting approvals in 2013 and 2015 under clause 3.1.6, Council determined that the use was consistent with the objectives and purposes of the Residential zone – which was an available conclusion to make – and went on to grant the approval.

The same question is to be considered by Council at this point; namely:

Cl. 3.1.6:

“Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the particular zone and policy statement and thereafter the Council will consider the application as an “SA” use”.

It is considered that in regards to the zone objectives; the health, convenience and general amenity of the location is not diminished by this proposal. Conversely by providing a more active street frontage through a slight-moderate increase in activity, the proposal is considered likely to contribute positively to the public surveillance and safety of the location. Clearly in other respects of the zone objectives relating to land supply and redevelopment, the proposal has negligible effect.

No changes have occurred from the previous approval and no complaints have been received through the adjoining owner notification and advertising process. Furthermore, no detrimental activities have been recorded by Shire officers.

Council may note that at Condition 10 an expiry date of “30 June 2017” is recommended rather than “12 months” as on the previous approval, for administrative simplicity. Delegated home based business approvals are until 30 June annually.

Overall it is considered the objectives and purpose of the Residential zone and Home Based Business policy are adequately satisfied and able to be further safeguarded through appropriate conditions.

ATTACHMENTS

Attachment 1 - Site photo

Attachment 2 - Minute No. 10952 from OCM 26 May 2015

Attachment 3 - Application documents

5:31pm Cr D Spackman returns to the meeting.



Lot 107 (14) Nutwood Crescent

COUNCIL DECISION

Minute No. 10952

Moved: Cr S Cooke

Seconded: Cr B Robinson

That Council grants planning consent for a Home Business (Retail Trade by Appointment) at Lot 107 Nutwood Crescent, Kununurra, subject to the following conditions:

- 1. The use shall be in accordance with the attached approved plan(s) and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the local government.**
- 2. Retail trade must be by appointment only and any advertising associated with the business must not include the address of the property.**
- 3. Appointments must only occur between 7am-7pm.**
- 4. Any change of use shall be subject to further Council consent.**
- 5. Does not employ any person not a member of the occupiers' household except with the consent of the Shire.**
- 6. The use shall not cause injury to or prejudicially affect the amenity of the neighbourhood.**
- 7. The use shall not occupy an area greater than 20m².**
- 8. In relation to vehicles and parking, does not result in the requirement of a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles.**
- 9. Does not involve the use of an essential service of greater capacity than normally required in the zone.**
- 10. Approval is granted for a 12-monthly period with any such renewal to be brought forward to Council for re-approval.**

Carried Unanimously 8/0

Cr D Spackman enters the Chambers at 5.44pm. The Shire President advises Cr D Spackman of the Council's decision.

12.03.4. Development Levels - Lake Kununurra

DATE:	26 July 2016
AUTHOR:	Sharon McLachlan, Senior Building Surveyor
RESPONSIBLE OFFICER:	Louise Gee, Director Community Development
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council repeal Development Control Policy DC5 - Development Levels - Lake Kununurra

COUNCIL DECISION

Minute No: 11437

Moved: Cr K Wright

Seconded: Cr B Robinson

That Council repeal Development Control Policy DC5 - Development Levels - Lake Kununurra

Carried 6/3

For: Cr J Parker, Cr K Wright, Cr S Cooke, Cr N Perry, Cr E Bolto, Cr B Robinson

Against: Cr S Rushby, Cr D Spackman, Cr A Petherick

PURPOSE

For Council to consider the repeal of Development Control Policy DC5 - Development Levels - Lake Kununurra.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Regulator - enforce state legislation and local laws

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

The objective of Council Policy DC5 is to advise landholders of the potential danger of flooding on land situated within the identified Policy Area Map. Refer Attachment 2.

DCP5 required all building licences issued relative to land situated within the Policy Area of the DC5 Policy Area Map to contain the following advice:

- All finished floor levels shall be constructed at a level of no less than 42.6 Australia Height Datum.

The National Construction Code (NCC) 2016 Building Code of Australia Performance Provision Part 2.2 Damp and Weatherproofing, Objective 2.2 states:

The Objective is to—

- (a) *safeguard occupants from illness or injury and protect the building from damage caused by -*
 - (i) *surface water; and*
 - (ii) *external moisture entering a building; and*
 - (iii) *the accumulation of internal moisture in a building; and*
 - (iv) *discharge of swimming pool waste water; and*
- (b) *protect other property from damage caused by—*
 - (i) *redirected surface water; and*
 - (ii) *the discharge of swimming pool waste water.*

In assessment of building permit applications within the township, the finished floor level is required to be a minimum height of 300mm above the crown of the road, or at a height to demonstrate to the building surveyor that stormwater shall not inundate the dwelling.

Stormwater drainage is to be directed into the Shire's drainage system incorporated within the roadside drainage system.

Lake Kununurra operates between 39.50 metres AHD to 41.75 metres AHD, with 41.75 metres AHD being the full supply level of the Kununurra Diversion Dam. The Kununurra Diversion Dam gate settings are adjusted to compensate for extreme seasonal flows.

The Shire (Infrastructure Directorate), Department of Water and the Ord Irrigation Cooperative Ltd (OIC) are currently working in cooperation to produce a Flood Risk and Management Assessment (FRMA) for the town of Kununurra.

The development of the Flood Risk and Management Assessment (FRMA) shall identify the drivers which cause the townsite of Kununurra to flood during major rainfall events and shall propose and develop mitigation measures to manage this stormwater without negatively impacting existing infrastructure and the Ord Irrigation Scheme (OIS) infrastructure.

The following are objectives of the FRMA:

- Identify existing flood extents in the 5 year and 100 year ARI events within the townsite under the current situation.
- Assess a variety of proposed concept solutions to determine the most suitable solution to reduce flood extents in the townsite.

- Liaise with stakeholders to ensure multi-organisation support for any solution to aid in State/Federal Government funding applications.
- Undertake preliminary design and costing of proposed mitigation solutions.

Ord Irrigation Scheme Stage 1 is noted to extend across four major catchments. The principal focus of the proposed FRMA is Catchment 1 and the townsite of Kununurra. This centres the study on the Kununurra townsite, Community land and the land immediately surrounding it, extending as far north as the D1, just south of Whimbrel Road.

It is expected that the study will be completed during the 2016/17 financial year.

Subject to the results of the FRMA and study, minimum development levels (finished floor levels) may be reviewed and implemented at building permit assessment stage.

STATUTORY IMPLICATIONS

WA Building Act 2011
WA Building Regulations 2012

POLICY IMPLICATIONS

It is being recommended that Development Control Policy DC5 - Development Levels - Lake Kununurra is repealed.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 3: Protection and enhancement of lifestyle values, community facilities and the environment to provide safe and inviting communities.

Objective 3.3: Towns are safe and inviting for locals and tourists

Strategy 3.3.8 : Ensure quality, consistent and responsive development and building assessment approval processes and enforcement

RISK IMPLICATIONS

Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

Control: Review policies and procedures in accordance with review schedule.

COMMUNITY ENGAGEMENT

No community engagement is required.

COMMENTS

Finished floor levels are presently assessed at the Building Permit application stage; this assessment requires finished floor levels to be a minimum height of 300mm above the crown of the adjacent road. This level is a practicable measurement that developers/builders are able to determine. Following the outcomes of the Flood Risk and Management Assessment (FRMA) it may be necessary for finished floor level minimum heights to be reassessed.

ATTACHMENTS - Item 12.03.04

Attachment 1 - DC5 Policy

Attachment 2 - DC5 Policy Map



Shire of Wyndham East Kimberley
Council Policy Manual
DC5

POLICY NO:	DC5
DIVISION:	Development Control
SUBJECT:	Development Levels - Lake Kununurra
REPORTING OFFICER:	Executive Manager Engineering and Development Services
ENABLING LEGISLATION:	Building Code of Australia / Town Planning Scheme No 7

OBJECTIVE:

To advise landholders of the potential danger of flooding.

POLICY:

All building licences issued relative to construction on land situated within the Policy Area on the DC5 Policy Area Map shall contain the following advice:

- ⊕ All finished floor levels shall be constructed at a level of no less than 42.6 Australia Height Datum.

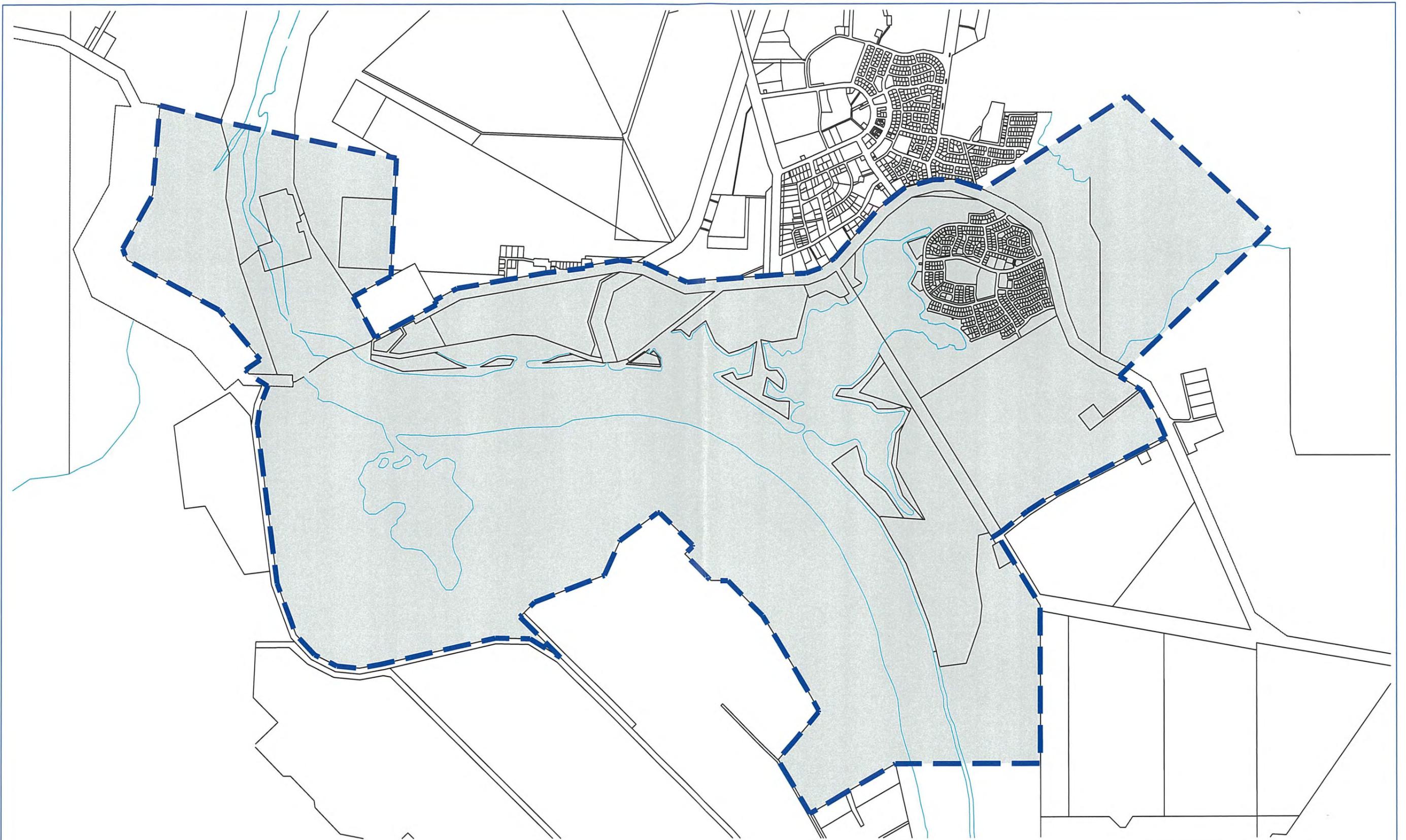
ADOPTED: 17 July 1997
REVIEWED: 20 July 2004
AMENDED: 16 November 2004



**Shire of Wyndham East Kimberley
Council Policy Manual
DC5**



P:\Council Policy Manual\Policy Manual\DevCont\DC5 Dev Levels - Lake Kununurra.doc
Date Printed 18/05/2005



 POLICY AREA

Designed by	Checked by	Approved by - date	File name	Date Aug 04	Scale N.T.S.
SHIRE OF WYNDHAM EAST KIMBERLEY			DC5 POLICY		
			Edition		Sheet 115 of 381

12.04. CORPORATE SERVICES

12.04.1. 2016/17 Budget - Differential General Rates and Minimum Payments - Consideration of Public Submissions

DATE:	26 July 2016
AUTHOR:	Natalie Octoman, Director Corporate Services
RESPONSIBLE OFFICER:	Natalie Octoman, Director Corporate Services
FILE NO:	FM.05.12
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council:

1. Notes the submissions received in relation to the draft Corporate Business Plan 2016/17 to 2019/20 along with the draft 2016/17 Budget including the proposed Differential General Rates and Minimum Payments and Strategic Rating Policy, and thanks the community for their input;
2. Endorse the revised Council Policy *CP/FIN-3200 Strategic Rating* including the 2016/17 Rating Model as follows, with the intention of striking the rates as part of the 2016/17 Budget adoption, subject to receiving Ministerial approval where required by legislation;

Rating Category	Total Properties	Total Rateable Value of Properties	Proposed Minimum Payment	Rate in the Dollar (cents)	% of Properties on Minimum Payments	Proposed Rates Revenue Budget 2016/17
GRV - Residential	1,677	48,374,914	1,101	9.4387	2.68%	\$4,579,459
GRV - Other Vacant	131	872,950	1,101	14.1581	77.86%	\$182,568
GRV - Commercial	175	14,742,454	1,101	12.2703	9.71%	\$1,817,438
GRV - Industrial	178	9,022,110	1,101	11.3264	3.93%	\$1,026,094
UV - Rural Residential	185	51,149,000	1,101	0.9942	0.00%	\$508,523
UV - Pastoral	24	6,188,271	1,101	5.3853	4.17%	\$333,417
UV - Commercial/Industrial	61	14,368,840	1,101	0.6820	39.34%	\$120,134

UV - Rural Agriculture 1	80	75,530,309	1,101	0.9645	1.25%	\$729,494
UV - Rural Agriculture 2	109	57,381,000	1,101	0.6820	0.00%	\$391,338
UV - Mining	68	1,681,422	1,101	27.9375	45.59%	\$490,705
UV - Mining Vacant	44	300,068	551	13.9687	61.36%	\$51,764
UV - Other	2	526,000	1,101	0.6397	0.00%	\$3,365
TOTALS	2,734	280,137,338				\$10,234,299
Less Concessions						\$(56,734)
Add Ex-Gratia Rates						\$5,366
						\$10,182,931

3. Request the CEO, or their delegate to seek approval from the Minister for Local Government and Communities to approve the Shire of Wyndham East Kimberley's application to:

- a. Impose minimum payments for vacant land which will result in more than 50% of the properties in the GRV Other Vacant and UV Mining Vacant rating categories subject to minimum payments in accordance with section 6.35(5) of the *Local Government Act 1995*; and**
- b. Impose a rate in the dollar which will result in it being more than twice the lowest differential general rate imposed for UV Mining, UV Mining Vacant and UV Pastoral rating categories, in accordance with section 6.33(3) of the *Local Government Act 1995*.**

Cr E Bolto moves an alternative recommendation.

Cr D Spackman foreshadows an alternate motion based upon 0% rate increase.

Cr B Robinson foreshadows an alternate motion based upon the officer's recommendation.

COUNCIL DECISION**Minute No: 11438****Moved: Cr E Bolto****Seconded: Cr B Robinson****That Council:**

1. Notes the submissions received in relation to the draft Corporate Business Plan 2016/17 to 2019/20 along with the draft 2016/17 Budget including the proposed Differential General Rates and Minimum Payments and Strategic Rating Policy, and thanks the community for their input;
2. Endorse the revised Council Policy CP/FIN-3200 Strategic Rating including the 2016/17 Rating Model as follows, with the intention of striking the rates as part of the 2016/17 Budget adoption, subject to receiving Ministerial approval where required by legislation;

Rating Category	Total Properties	Total Rateable Value of Properties	Proposed Minimum Payment	Rate in the Dollar (cents)	% of Properties on Minimum Payments	Proposed Rates Revenue Budget 2016/17
GRV - Residential	1,677	48,374,914	1,099	9.4201	2.68%	\$4,570,442
GRV - Other Vacant	131	872,950	1,099	14.1302	77.86%	\$182,226
GRV - Commercial	175	14,742,454	1,099	12.2461	9.71%	\$1,813,859
GRV - Industrial	178	9,022,110	1,099	11.3041	3.93%	\$1,024,073
UV - Rural Residential	185	51,149,000	1,099	0.9922	0.00%	\$507,500
UV - Pastoral	24	6,188,271	1,099	5.3747	4.17%	\$332,761
UV - Commercial/Industrial	61	14,368,840	1,099	0.6806	39.34%	\$119,893
UV - Rural Agriculture 1	80	75,530,309	1,099	0.9626	1.25%	\$728,057
UV - Rural Agriculture 2	109	57,381,000	1,099	0.6806	0.00%	\$390,535
UV - Mining	68	1,681,422	1,099	27.8824	45.59%	\$489,742
UV - Mining Vacant	44	300,068	550	13.9412	61.36%	\$51,664
UV - Other	2	526,000	1,099	0.6384	0.00%	\$3,358
TOTALS	2,734	280,137,338				\$10,214,112
					Less Concessions	\$(56,620)
					Add Ex-Gratia Rates	\$5,355

\$10,162,846

3. Request the CEO, or their delegate to seek approval from the Minister for Local Government and Communities to approve the Shire of Wyndham East Kimberley's application to:
- a. Impose minimum payments for vacant land which will result in more than 50% of the properties in the GRV Other Vacant and UV Mining Vacant rating categories subject to minimum payments in accordance with section 6.35(5) of the Local Government Act 1995; and
 - b. Impose a rate in the dollar which will result in it being more than twice the lowest differential general rate imposed for UV Mining, UV Mining Vacant and UV Pastoral rating categories, in accordance with section 6.33(3) of the *Local Government Act 1995*.

Carried 5/4

For: Cr J Parker, Cr S Cooke, Cr N Perry, Cr E Bolto, B Robinson
Against: Cr K Wright, Cr S Rushby, Cr D Spackman, Cr A Petherick

PURPOSE

For the Council to consider the public submissions received in relation to the draft Corporate Business Plan 2016/17 to 2019/20 and the draft 2016/17 Budget including the proposed rates in the dollar and minimum payments in accordance with section 6.36(4) of the *Local Government Act 1995* and subsequently adopt the revised differential general rates in the dollar and minimum payments, which have been reduced from those advertised. It should be noted that there was a late submission received after the closing time. This has been included for information purposes.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Regulator - enforce state legislation and local laws

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

Rates revenue is a substantial source of discretionary revenue for the Shire of Wyndham East Kimberley, accounting for approximately 44% of the total operating revenue in the draft 2016/17 Budget that was advertised. The *Local Government Act 1995* (the Act) empowers local governments to impose differential general rates and minimum payments on rateable land.

The Shire of Wyndham East Kimberley has adopted a differential general rate and general minimum payments for a number of years. The imposition of differential rates is a conscious decision by the Council to redistribute the rate burden in its district by imposing a higher impost on some ratepayers and a lower impost on others.

The overall objective of a rating model is to provide for the net funding requirements of the Shire's services, activities, financing costs and the current and future capital requirements of

the Shire as outlined in the Strategic Community Plan and Corporate Business Plan. Asset management is a significant challenge for all local governments in Western Australia, and indeed the country, and any rating model must also support asset renewal and replacement requirements in line with defined service levels.

In accordance with the Act, the Minister for Local Government is authorised to approve the following in relation to rates:

- The imposition of a differential general rate which is twice the lowest differential general rate imposed by a local government;
- A minimum payment on vacant land that does not comply with legislative provisions;
- Changes in the method of valuation of land; and
- Land exempt from rates.

The Department of Local Government and Communities has developed a range of policies and application forms to ensure that local governments provide all the necessary Information.

The Council adopted a revised Strategic Rating Policy during 2014/15 which utilised five (5) principles (these continued to be applied in the current planning considerations) in the development of the rating methodology being:

1. Equity
2. Incentive
3. Administrative Efficiency
4. Compliance
5. Sustainability

The differential rates applied ensure greater equity and contribution of rates according to land use, zoning or a combination of these. The 2014/15 financial year was the first year that the differential rating model (including minimum payments) attempted to align with the current Town Planning Scheme No. 7 Kununurra and Environs (TPS7) and the current Town Planning Scheme No. 6 Wyndham Townsite (TPS6) in an effort to ensure greater equity across the rating differential categories.

Although the current Town Planning Schemes are under review, the Policy is quite clear in that it will not only be reviewed on an annual basis, but that where TPS6 or TPS7 are amended or superseded, the Policy will be reviewed and the new zones and land uses will be considered when amending the rating model for the following financial year.

After consideration of the rating principles and the alignment of the rating differential model to the Town Planning Schemes, there has been no amendments to the current differential rating Categories, however there has been a review of the objects of and reasons for the differential rates proposed in 2016/17.

Rates are calculated by multiplying the valuation (either GRV or UV), provided by Landgate (the Valuer-General), with a rate in the dollar, imposed by the Council. When Landgate

revalue properties, the Shire can adjust the rate in the dollar to offset significant fluctuations in valuation.

The GRV Residential rating category is still classified as the “base rate” from which all other differential rates that hold a GRV value are calculated. Multipliers are then applied to three (3) of the GRV categories in order to determine the revised rate in the dollar. For example, a multiplier of 1.5 times the base rate in the dollar will be applied to GRV Other Vacant land; for 2015/16 a multiplier of 1.3 times the base rate in the dollar for GRV Commercial and 1.2 times for GRV Industrial. This is transitional also in that after 5 years (with 2014/15 being year 1), the GRV Commercial rate in the dollar is intended to reach 2 times the base rate and be capped; along with the GRV Industrial rate in the dollar reaching 1.7 times the base rate and be capped.

For year 3 (three) being 2016/17, these multipliers have remained the same as for 2015/16, in part, to recognise the downturn in the economy and to provide some alleviation of the rates burden for 2016/17 on the businesses, both commercial and industrial, that are experiencing this downturn the most.

As also outlined in the Policy, it is intended that the UV Rural Residential and the UV Commercial/Industrial rating categories are transitional. The intent is for the Shire to work through the legislative process required to have GRV values placed on these land parcels given what the land is being used for. This is quite a lengthy process, and could take some time to achieve dependent upon the resources of the Valuer-General, but would certainly ensure that the rating model is as equitable as possible. The risk of undertaking the process and formally applying to the Minister for the land to be GRV valued may be a reduction in revenue depending upon the valuations that are provided by the Valuer-General. Any reduction in revenue would ultimately need to be made up through a higher rate in the dollar being applied to compensate.

At the 31 May 2016 Ordinary Meeting of Council, the Council resolved the following:

COUNCIL DECISION

Minute No: 11383

Moved: Cr S Cooke

Seconded: Cr N Perry

That Council endorses the Community Engagement Plan (Attachment 1) for the Draft Corporate Business Plan 2016/17 to 2019/20 and the Draft 2016/17 Annual Budget.

Carried 8/0

COUNCIL DECISION

Minute No: 11384

Moved: Cr S Cooke
Seconded: Cr B Robinson

That Council endorses for advertising and community engagement for a minimum of twenty-one (21) days and seeks public submissions on:

- a. The Draft Corporate Business Plan 2016/17 to 2019/20 (Attachment 2);**
- b. Council Policy CP/FIN-3200 Strategic Rating (Attachment 5) that outlines the principles which underpin the proposed 2016/17 rating model, including the Object of and Reasons for Differential Rates;**
- c. The Draft 2016/17 Annual Budget (Attachment 6) which incorporates the Object of and Reasons for Differential Rates, along with the following proposed differential rates and minimum payments to be applied from 1 July 2016 for the 2016/17 financial year in accordance with section 6.36 of the Local Government Act 1995:**

Differential Rating Category	Rate in the Dollar (cents)	Minimum Payment
<i>GRV Residential</i>	9.5363	\$1,113
<i>GRV Other Vacant</i>	14.3045	\$1,113
<i>GRV Commercial</i>	12.3972	\$1,113
<i>GRV Industrial</i>	11.4436	\$1,113
<i>UV Rural Residential</i>	1.0045	\$1,113
<i>UV Pastoral</i>	5.4410	\$1,113
<i>UV Commercial/Industrial</i>	0.6890	\$1,113
<i>UV Rural Agriculture 1</i>	0.9744	\$1,113
<i>UV Rural Agriculture 2</i>	0.6890	\$1,113
<i>UV Mining</i>	28.2265	\$1,113
<i>UV Mining Vacant</i>	14.1132	\$557
<i>UV Other</i>	0.6463	\$1,113

Carried 8/0

COUNCIL DECISION

Minute No: 11385

Moved: Cr B Robinson

Seconded: Cr N Perry

That Council notes:

- 1. That subsequent to Council consideration of public submissions, approval from the Minister for Local Government and Communities will need to be sought for:**
 - a. Imposing a minimum payment on the GRV Other Vacant rating category which results in more than 50% of the properties in this category being subject to minimum payments, in accordance with section 6.35(5) of the Local Government Act 1995; and**
 - b. Imposing a rate in the dollar for UV Mining, UV Mining Vacant and UV Pastoral which will result in it being more than twice the lowest differential general rate imposed, in accordance with section 6.33(3) of the Local Government Act 1995.**
- 2. That the 2016/17 rate in the dollar and minimum payments proposed, cannot be adopted by the Council for incorporation into the 2016/17 Budget until after Ministerial approval has been provided in accordance with section 6.35(5) and 6.33(3) respectively.**

Carried 5/3

**For: Cr J Parker, Cr N Perry, Cr E Bolto, Cr S Cooke, Cr B Robinson
Against: Cr K Wright, Cr D Spackman, Cr S Rushby**

STATUTORY IMPLICATIONS

Local Government Act 1995

Part 5

Division 6 – Disclosure of financial interests

5.63. Some interests need not be disclosed

- (1) Sections 5.65, 5.70 and 5.71 do not apply to a relevant person who has any of the following interests in a matter —
- (a) an interest common to a significant number of electors or ratepayers; or
 - (b) an interest in the imposition of any rate, charge or fee by the local government; or
 - (c) an interest relating to a fee, reimbursement of an expense or an allowance to which section 5.98, 5.98A, 5.99, 5.99A, 5.100 or 5.101(2) refers...

Local Government Act 1995

Part 6

Division 6 – Rates and service charges

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
 - (a) the purpose for which the land is zoned under a local planning scheme in force under the Planning and Development Act 2005;
 - (b) the predominant purpose for which the land is held or used as determined by the local government;
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may —
 - (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.
- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- (4) If during the financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.

6.35. Minimum payment

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than
 - (a) 50% of the total number of separately rated properties in the district; or
 - (b) 50% of the number of properties in each category referred to in subsection (6),on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6),unless the general minimum does not exceed the prescribed amount.

- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*
- (6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories*
 - (a) *to land rated on gross rental value;*
 - (b) *to land rated on unimproved value; and*
 - (c) *to each differential rating category where a differential general rate is imposed.*

6.36. Local government to give notice of certain rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1)*
 - (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency;*
 - (b) *is to contain*
 - (i) *details of each rate or minimum payment the local government intends to impose;*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government*
 - (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),*

it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

Local Government (Financial Management) Regulations 1996

52A. Differential general rates — s. 6.33(1)(d)

6.33 (1)(d) For the purposes of section 6.33(1)(d), the following are prescribed characteristics —

- (a) whether or not the land is situated in a townsite as defined in the Land Administration Act 1997 section 3(1);

- (b) whether or not the land is situated in a particular part of the district of the local government.

POLICY IMPLICATIONS

The proposed differential general rates and minimum payments are incorporated into the Council's revised Policy *CP/FIN-3200 Strategic Rating* that aligns the rating model closely to the current Town Planning Scheme No. 7 Kununurra and Environs (TPS7) and the current Town Planning Scheme No. 6 Wyndham Townsite (TPS6) in terms of land use.

If there are modifications to the differential general rates or minimum payments from those proposed, then Council Policy *CP/FIN-3200 Strategic Rating* will need to also be amended to reflect the modifications.

It should be noted that Council's Policy *CP/FIN-3200 Strategic Rating Policy* incorporates references to Council Policy *CP FIN-3208 Rates Exemptions for Charitable Organisations (Non-Rateable Land)*; and Council Policy *CP FIN-3209 Rates Concession (Rateable Land)*, however there are no subsequent amendments required.

FINANCIAL IMPLICATIONS

The advertised differential general rates and minimum payments were expected to yield total net rate revenue of \$10,279,183 (\$10,331,080 plus ex-gratia rates of \$5,421 less concessions currently approved of \$57,319).

After consideration of the public submissions during a further budget workshop, the proposed differential general rates and minimum payments are now expected to yield a total net rate revenue of \$10,182,931 (\$10,234,299 plus ex-gratia rates of \$5,366 less concessions currently approved of \$56,734) – a reduction of \$96,252 from what was advertised. This is mainly as a result of consideration of the public submissions resulting in a reduced rate in the dollar proposed, partially offset by minor variations in valuations that have been received from the Valuer-General in June. It should be noted that the variation in the overall rating yield will reduce the amount of funds to transfer to the Asset Management Reserve from the initial estimate of \$10,127 to \$7,224.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 1: Strong leadership and governance that underpins a more strategic approach to community engagement, regional development and organisational sustainability

Objective 1.4: Business innovation, efficiency and improved services

Strategy 1.4.1 : Ensure legislative compliance and follow best practice principles in planning and service delivery

Strategy 1.4.2 : Improve the efficiency and productivity of Shire services

Strategy 1.4.3 : Maintain Council's long term financial viability

RISK IMPLICATIONS

Strategic Risk: Inability to deliver levels of service expected by the community.

Control: Current budget and service levels.

COMMUNITY ENGAGEMENT

Engagement has taken place in accordance with the Shire's Community Engagement Guidelines. To date there have been numerous Budget Briefings with Elected Members, including the following:

- 9 February 2016: Overview of roles and responsibilities, principles, process overview and associated timelines.
- 10 March 2016: Mid-Year Budget Review outcomes; revised Corporate Business Plan Project Status Report for 2015/16; 2016/17 Fees and Charges and 2016/17 Elected Member Allowances.
- 15 March 2016: 2016/17 Fees and Charges and Kimberley loading examples.
- 22 March 2016: Strategic Rating Policy – theory.
- 5 April 2016: Rates Exemptions and Concessions for 2016/17 and 2017/18.
- 19 April and 28 April 2016: Financial overview and trends; 2016/17 budget overview, staff establishment proposed; proposed plant management program; proposed community engagement plan.
- 30 April 2016: Corporate Business Plan discussion and prioritisation process.
- 10 May 2016: Rates Concessions for 2016/17 and 2017/18.
- 5 July 2016: Review of public submissions and impacts on draft Corporate Business Plan and 2016/17 Budget including the rates in the dollar.

This year's process was significantly different to that undertaken in prior years. While there is a legislative requirement to provide local public notice of the proposed rates in the dollar for a period of 21 days and seek public submissions, the Council adopted a Community

Engagement Plan that outlined a significantly higher level of community engagement in order to finalise the Corporate Business Plan 2016/17 to 2019/20 and the 2016/17 Budget including the proposed rates in the dollar.

The Community Engagement Plan was implemented by officers whereby along with the usual social media avenues and public notices being provided, a media release, radio advertising, and direct invitations to stakeholders (including ratepayers) to attend community forums in both Kununurra and Wyndham were distributed. The intent was to work directly with the community to ensure that their concerns and aspirations were reflected in any alternatives developed in relation to the Corporate Business Plan, rate in the dollar and Council's priorities. Feedback from those who attended the community forums was positive in terms of the process, and several indicated that they would be encouraging additional community members to attend if it were undertaken again next year.

In accordance with the Community Engagement Plan, advertising occurred in the following manner in order to seek public submissions on the proposed rate in the dollar and the Corporate Business Plan given the direct link between the two (2) documents:

- Local public notice in the Kimberley Echo on 9th and 16th of June;
- A copy of the Notice to Impose Differential General Rates and Minimum Payments for 2016/17 was placed on the Coles noticeboard on 6th June;
- The Shire's facebook page and website on 6th June;
- Media Release on 7th June;
- A copy of the Notice to Impose Differential General Rates and Minimum Payments for 2016/17, including the Strategic Rating Policy, draft Corporate Business Plan 2016/17 to 2019/20 and draft 2016/17 Budget was placed on the Shire's website, public noticeboards at the Civic Centres and Libraries in both Kununurra and Wyndham on 9th June;
- Stakeholders (including ratepayers) were sent correspondence regarding the draft documents and outlining the feedback process, which included online feedback forms via the Shire's website;
- All Post Boxes in Kununurra and Wyndham were provided with a flyer (with the exception of those who do not accept junk mail) inviting them to attend the Public Forums that were held on the 15th, 16th and 17th of June.

COMMENTS

The effective date of local public notice was Thursday 9 June 2016, with submissions to be received by 4pm Friday 1 July 2016. At the conclusion of the public submission period there were 62 submissions received. A further submission was received on 12 July. As this was received after the closing time, it is not considered to be a formal submission however it has been attached for the Council's information to ensure openness and transparency of the process.

All submissions (both formal and late) are provided as Attachment 1 to this report. Given the number and variety of submissions, consideration of the comments will be made in a summarised manner.

Subsequent to the Council endorsing the 2016/17 Rating Model at the Council Meeting held on 26 May 2016 for advertising, the Shire has received further valuation schedules from Landgate that have impacted on the total valuation, the total number of rateable properties and the total rate revenue generated when the model is applied. Officers do not process any interim rates within 35 days prior to the 30th of June as the due date would be in the new financial year. These adjustments are however, relatively minor, but have been taken into account in the revised model.

It should also be noted that the Gross Rental Values applied were undertaken in August 2013 which came into effect from 1 July 2014 (2014/15 financial year). The next valuation is for Gross Rental Values will be undertaken in August 2017 which will come into effect from 1 July 2018 (2018/19 financial year). While it may be anticipated that valuations would be reduced given the current economy, the Council will be required to adjust the rate in the dollar accordingly in order to achieve the overall rates yield required to deliver services.

The 2016/17 financial year is commencing in a more positive light than prior years, particularly as there was approximately \$1.124 million in funding remaining to be allocated to priority projects. This was in part, another reason why a more extensive community engagement program was undertaken.

CONSIDERATION OF SUBMISSIONS

Council Policy CP/FIN-3200 Strategic Rating

The public submissions received during the community engagement process were varied, however the predominant message was that the downturn in the economy had impacted on the community and a rate increase would only add to that impact. While there were a couple of submissions who believed the proposed 2.55% increase in the rate in the dollar was appropriate, the majority of the submissions were not supportive. It should be noted that there were 62 submissions, representing approximately 2-3% of the total ratepayers of the Shire.

While a 2.55% increase in the rate in the dollar was initially proposed, after consideration of the submissions received, it is recommended that the rate in the dollar increase be reduced to 1.5%, which is reflective of the Local Government Cost Index (LGCI) forecast for March 2016. While 1.3% was subsequently forecast in May 2016, the Shire utilises the March forecast in order to remain consistent with any increase in fees and charges, which have already been adopted and implemented for 2016/17.

The LGCI uses a combination of the CPI and the General Construction Index WA (70 per cent and 30 per cent respectively). These percentages are based on the 'bundle of goods' relating to local government and reflects the proportion of general construction activity in the form of works such as roads, bridges and facilities for recreation and community. The LGCI therefore provides an indication of those changes in costs that relate more closely to function of local government.

There were some public submissions that requested a zero rate rise. While the Council could consider this, it is not a financially sound strategy moving forward as it would have a cumulative effect in terms of rates lost. It is therefore not a recommended position,

particularly as the Shire was in a budget deficit position in 2014/15 and has implemented a range of strategies to overcome the deficit.

While the table below is an excerpt of the rating model, the full model demonstrating 1.5% is provided in Attachment 2. This also highlights that with the natural growth and a 1.5% increase across all rating categories, the overall rates yield would increase by approximately 2.41%.

The table below reflects the difference between the advertised rate in the dollar and the rate in the dollar that is now proposed, along with the average weekly increase if the recommended 1.5% increase in the rate in the dollar is adopted:

Differential Rating Category	Budget Rates Revenue 2016/17 \$		Average Rates Payable 2016/17 \$		Average Weekly Increase / (Decrease) at 1.5% Compared to 2015/16 \$
	Advertised 2.55%	Revised 1.5%	Advertised 2.55%	Revised 1.5%	
GRV Residential	4,630,912	4,579,459	2,805	2,776	0.94
GRV Other Vacant	184,519	182,568	2,448	2,423	0.26
GRV Commercial	1,836,370	1,817,438	11,503	11,384	1.81
GRV Industrial	1,037,393	1,026,094	6,021	5,955	2.44
UV Rural Residential	513,792	508,523	2,777	2,749	0.78
UV Pastoral	336,866	333,417	14,598	14,449	4.11
UV Commercial/Industrial	121,411	120,134	2,559	2,533	0.77
UV Rural Agriculture 1	735,102	729,494	9,291	9,220	1.47
UV Rural Agriculture 2	395,410	391,338	3,628	3,590	1.05
UV Mining	485,567	490,705	12,191	12,340	9.24
UV Mining Vacant	50,339	51,764	2,142	2,170	-18.97*
UV Other	3,400	3,365	1,700	1,682	0.48
<i>Sub-Total</i>	<i>10,331,080</i>	<i>10,234,299</i>			
Less: Concessions	(57,319)	(56,734)			
Plus: Ex-Gratia Rates	5,421	5,366			
TOTAL	10,279,182	10,182,931			

* Note that this is not reflective of the increase due to several mining tenements with larger values no longer being rateable in 2016/17.

Economic Downturn

Many public submissions raised the matter of the downturn in the economy which was having an impact on their business. This was raised during discussions with Elected Members, particularly as the proposed rates in the dollar had what is termed a Kimberley loading of 70%. This was applied on top of the LCGI in recognition that it is more expensive for the Shire to operate in the Kimberley in comparison to the metropolitan area and the LCGI is not a regionalised index.

However, in recognition of the downturn, the Shire is proposing not only to freeze the rate in the dollar multiplier impact on commercial and industrial properties, but is also removing the Kimberley loading for the next 12 months, hence the reduction from 2.55% to 1.5%. This is to reflect the current economic circumstances and to encourage retention of commercial activities during such circumstances, which in turn provides diversification of the economy and opportunity for local employment.

The recommended increase in the dollar of 1.5% is the lowest in the Kimberley with the following proposed rates in the dollar advertised: Broome: 2%; Derby: 1.8% and Halls Creek: 2%.

Amendments to Corporate Business Plan

As a direct result of public feedback during the community engagement process, there are a number of changes that will be incorporated in the final Corporate Business Plan 2016/17 to 2019/20 when presented for adoption in August. Not only will the final Corporate Business Plan recognise the Council decisions that have been made since the document was endorsed for advertising, but the following will also be incorporated into 2016/17:

1. A contribution will be provided to the East Kimberley Marketing Group (EKMG) to encourage tourism and develop a marketing plan for the region and therefore assist the local economy: \$30,000. (Subject to contributions from KDC (\$60k) and Tourism WA (\$20k)).
2. A contribution to the Kununurra Visitor Centre: \$30,000 subject to the KVC preparing a Strategic and Business Plan. If this is complete, an additional \$30,000 for 2016/17 will be considered in the Mid-Year Budget Review if there are funds available.
3. Dependent upon the review of the Foreshore Plan and if the water levels of the lake are reduced at some stage, funds are to be set aside to undertake limited cumbungi management works: \$20,000
4. Implement CCTV at the East Kimberley Regional Airport: \$40,000 to be funded from the Airport Reserve.
5. Upgrade the current CCTV on a Shire facility: \$30,000
6. Include a two-year position for a Project Manager, Regional Growth Plan, in recognition that Kununurra's Regional Centres Development Plan (RCDP) is to commence shortly and this aims at bringing self-sustaining, long-term growth to regional centres by stimulating business, investment and innovation, which is critical to the economy of the Shire.
7. The Kununurra Footpath Upgrade will commence in 2016/17 instead of 2017/18: \$40,000
8. The Wyndham Footpath Upgrade will commence in 2016/17 instead of 2017/18: \$50,000

9. The \$5,000 each year from 2017/18 for WA Day has been removed and transferred to provide an additional \$5,000 (therefore \$10,000) per annum from 2017/18 for additional Christmas decorations.
10. A new Regional Price Preference Reserve will be established with an initial balance of \$200,000, to ensure that if the Regional Price Preference Policy is adopted, that service levels do not need to be reduced for the potential increased price that the Shire would be paying, and the additional funds would be utilised from this Reserve.

Each of the above components can be funded through the unallocated funds that were highlighted in the May Ordinary Council Meeting report.

Efficiencies and Opportunities

The Shire received a Circular from the Department of Local Government and Communities in May 2016 that outlined recent amendments that were made to the department's rating policies for differential general rates and minimum payments. The amendments have introduced the requirement for local governments to review their expenditure and consider efficiency measures during their budget deliberations. In order to provide an appropriate level of transparency, those considerations should be reflected in the council minutes.

While a Circular was issued by the Department, it is important to recognise that the officers are continuously looking for ways to improve processes to streamline them and create efficiencies. Efficiencies are not necessarily only about making straight-out savings, but may require an initial investment in technology in order to streamline the process and to make savings, hence they are also known as opportunities. This was the case even prior to the 2 September 2014 Special Meeting of Council where the Council resolved the following, (excerpt only):

COUNCIL DECISION

Minute No. 10553

Moved: Cr D Spackman

Seconded: Cr K Wright

That the Council:

1. **directs the CEO, and all procurement delegates, to seriously consider the expenditure of funds prior to commitments being made to ensure that the expenditure is the best value for money for ratepayers and is absolutely warranted or if further savings could be made...**

As mentioned above, part of the prioritisation process undertaken by the elected members included an update of the items that had been reviewed for efficiencies in past years, along with items that were included in the draft Corporate Business Plan that would generate efficiencies. Efficiencies didn't necessarily mean that they were easily quantifiable, particularly if it related to saving staff time, however with the amount of work currently undertaken by the staff to meet expectations, process improvement was high on the priority list.

For transparency purposes, and to ensure that the community were aware of the areas that have been reviewed during 2014/15, 2015/16 and proposed for 2016/17, they were incorporated into the agenda for the May Council Meeting, and subsequently discussed and placed on display at the public forums as additional information to the Corporate Business Plan items.

While already presented to the May Council meeting, it is worth highlighting the reviews that have been undertaken as some items will directly address some of the concerns raised throughout the public submissions.

The 2014/15 financial year many areas reviewed resulting in efficiencies that have led to savings, or outright savings due to the cessation or reduction of a service. These included:

- A total of 21.9 FTE positions were removed from the establishment. This included 2 new positions proposed that were not endorsed; 4.4 FTE's that were vacant and not filled; 4.5 FTE's that would have normally been filled by various casuals and 11 redundancies. This had a flow on saving to 2015/16 whereby the full year impact was experienced;
- The Shire leased the Wyndham Child Care Centre and ceased directly managing the Centre from 31 December 2014;
- Pre-cyclone clean-ups were not continuing as they appeared to be typically used by the community for cleaning up not only green waste but washing machines, fridges and numerous other items that are clearly not in accordance with the intention of a pre-cyclone clean-up;
- It was determined that while Lake Kununurra was a community asset; it is not controlled by the Shire past the water bank edge, therefore while an ongoing spraying program would be contained in the parks and gardens maintenance program, the Shire was not progressing with the flood damage clean-up or future cumbungi harvesting and major eradication program that was initially planned;
- Reduced operating and maintenance across the Shire such as lawn-mowing (reducing this through the dry season and maintaining it through the wet);
- Reducing the hours that rangers have for litter patrols, patrols for campers at night, other inspections and general ranger functions;
- No specific staff resource to assist with the development of sporting clubs;
- The plant replacement program was significantly reduced;
- All leases for staff housing were reviewed and would be exited;
- Community contributions were reduced.

Other reviews were also undertaken during the development of the 2014/15 Budget including the following:

- Street lighting was reviewed to determine if the lights could be turned off at midnight in residential areas generating savings for the Shire. Unfortunately, without funding for an upgrade, the current street lights do not operate this way. The lights are not on a timing circuit but are controlled by lux (ie. automated sense of light/darkness). The streetlights effectively switch on at a certain level of darkness and switch off again at

a particular level of daylight, therefore the Shire pays for street lighting at a fixed rate per pole based on the wattage and type of globe.

- Discussions were also had about the level of insurance that the Shire holds and whether the claims history supports the premiums that have been paid. While the insurance premiums clearly outweigh the claims history, the majority of elected members at that time believed that reducing the premiums and not insuring some larger assets was too large a risk and all that was required was a large incident that the Shire couldn't afford to pay for. Insurance policies and excess amounts have therefore remained the same.
- An add-on feature was implemented to the Shire's email facility which allowed for emails to be captured within the Records System when required saving staff time in having to print emails, scan them individually and save them into the records system.

The Shire's operations continued to be reviewed whereby 2015/16 has seen a number of initiatives undertaken (or are in the process of being implemented) that have seen (or will see) both efficiencies and savings across the organisation including:

- Implementation of the Doc Assembler and Docs on Tap software solution which has seen a streamlining of the agenda production and review process along with reduced printing costs;
- The leasing of the Kununurra Youth Centre which resulted in financial and resource savings for the Shire;
- The review of community leases to ensure that the ongoing management and maintenance of the facilities would be managed by the community groups (who had generally built the facilities) rather than the Shire;
- The gradual development of consistent templates for procurement which ensures that documentation does not have to be re-worked prior to being advertised;
- Commencement of the development of a corporate performance management tool that will allow management reports to be automatically generated from the finance system, therefore reducing manual intervention and providing up-to-date numbers to the officers responsible for budget allocations;
- Commencement of the implementation of the Attain software solution to manage the Annual and Primary Returns and declaration of gifts processes which will see significant savings in officer and elected member time in the coordination of this process;
- The introduction of online forms for the likes of event applications, streamlining the process not only for the Shire but for the community groups completing the forms;
- The purchase of landfill cover lids has seen significant savings in the cost of maintaining the landfill and should extend the time of its expected use.

During the development of the draft Corporate Business Plan 2016/17 to 2019/20, elected members aimed to prioritise those expenditure items that would see savings or efficiencies generated, even if the savings or efficiencies were difficult or almost impossible to quantify. The draft Corporate Business Plan currently includes a number of initiatives that are intended to generate savings or efficiencies including:

- Undertaking a back scanning of records to ensure the Shire can move towards digitisation and minimise storage facility requirements. This will also allow the

process associated with Freedom of Information requests to be expedited as all records will be electronically stored and remove the current requirement to search through old hard copy records.

- Implement improvements to enhance compliance and effectiveness in contracting and procurement.
- Implement online centralised procurement portal for quoting and tendering. This will allow quotes and tenders to be open and transparent for the community, along with streamlining the process for issuing quotations, addendums, clarifications, assessments and the awarding of the works.
- Develop Council Chambers audio capabilities for the recording of meetings.
- Implement public access portal for information access for the community. This may potentially reduce the number of calls that community members need to make to the Shire.
- Implement public access portal for service enquiries and payments so that community members may lodge planning and building applications online for example, while also being able to pay outstanding amounts through the portal also.
- Implement an outdoor officer information access portal. This will particularly assist in the ranger, building and health areas of the organisation whereby information pertaining to a property such as the number of dogs etc. is all at hand while officers are out in the field. Officers will be able to undertake assessments in the field with the results being automatically updated, rather than having to document the outcomes and return to the office to essentially record the outcomes again, or be able to identify whose dog they have, streamlining the process.
- An initial investment to replace the air conditioning plant at the airport will see a reduction in the current maintenance costs of the ageing plant.
- Purchasing a generator for the Wyndham landfill will save on the current hire costs with the initial purchase being recouped well within 2 years.
- Upgrading the Wyndham wastewater reuse treatment facility will see significant savings in future water costs.

Summary

The rating model that is proposed demonstrates a financially responsible strategy that has considered the public submissions, efficiencies and maintains current service levels.

ATTACHMENTS - Item 12.04.01

Attachment 1 - Public submissions received

Attachment 2 - Proposed Rates Model for 2016/17

Attachment 3 - Proposed Council Policy *CP/FIN-3200 Strategic Rating*

Attachment 4 – Amended Council Policy as tabled in the meeting

Veronica Gulland

From: Marko <ordrivertransport@bigpond.com>
Sent: Tuesday, 28 June 2016 11:06 AM
To: Mail
Cc: Cr Simone Rushby; Cr Alma Petherick
Subject: I-37075 - FM.05.12 - ASSESSMENT NUMBER A1167 Objection to Differential Rating and Proposed rate rise

RE: 39 Poinciana St Kununurra WA 6743

To whom it may concern,

I 100% OBJECT to any rate increase for the next financial year 2016 - 2017.

I am struggling immensely to the point ANYMORE financial increases and I may have to close my business.

I think the increases over the last 3 financial years well and truly covers 1 year of a reprieve.

Some of your councillors are saying this increase is inline with the CPI my question is "what was the CPI for the following years and what was the rates increase for those same years?"

2013 - 2014 CPI	_____	RATE INCREASE	_____
2014 - 2015 CPI	_____	RATE INCREASE	_____
2015 - 2016 CPI	_____	RATE INCREASE	_____

TOTAL: CPI _____ RATE INCREASE _____

some of your councillors always seem to have an answer and WE are NOT buying it anymore.

NO MORE INCREASES.

Marko And Roza Aladin
PO Box 119
KUNUNURRA W.A 6743

Veronica Gulland

From: Marko <ordrivertransport@bigpond.com>
Sent: Tuesday, 28 June 2016 11:02 AM
To: Mail
Cc: Cr Simone Rushby; Cr Alma Petherick
Subject: I-37074 - FM.05.12 - ASSESSMENT NUMBER: A774 Objection to the Differential rating system and the rate rise

RE: 29 Weaber plain Rd Kununurra WA 6743

To whom it may concern,

I 100% OBJECT to any rate increase for the next financial year 2016 - 2017.
I am struggling immensely to the point ANYMORE financial increases and I may have to close my business.

I think the increases over the last 3 financial years well and truly covers 1 year of a reprieve.

Some of your councillors are saying this increase is inline with the CPI my question is "what was the CPI for the following years and what was the rates increase for those same years?"

2013 - 2014	CPI _____	RATE INCREASE _____
2014 - 2015	CPI _____	RATE INCREASE _____
2015 - 2016	CPI _____	RATE INCREASE _____
TOTAL: CPI _____		RATE INCREASE _____

some of your councillors always seem to have an answer and WE are NOT buying it anymore.

NO MORE INCREASES.

Marko And Roza Aladin

PO Box 119
KUNUNURRA W.A 6743

Veronica Gulland

From: Linda <linda.wyndham@hotmail.com>
Sent: Monday, 27 June 2016 7:56 PM
To: Mail
Cc: Cr Simone Rushby; Cr Alma Petherick
Subject: I-37057 - FM.05.12 - RE: Objection to Rate Rise

Dear Sir/Madam,

We would like to object to the 2.55% rate rise this year for 2016-2017. We live on a property at 8 Mile out of Wyndham and over the last 2 years we have put up with the big hikes in rate rises, with no extra services added to our block. Once again the hike will happen again and what services do we get this time. I am anticipating the services to my block will be zero. We do not get a rubbish collection, but the rubbish truck from Kununurra passes my property at 7am going into the Wyndham township every Thursday and at 11am on its return journey passes my property again and can't offer us a rubbish service. Plus all the other properties. The Shire in its wisdom gives me a tip pass for 12 months that costs me \$3000 in fuel to take my rubbish to the tip to use that pass. The other big stumbling block that the Shire took away from us was a rate concession, paying full rate payments in advance before the rate due date. To pay our rates in a lump sum, first instalment payment we used to get \$60/\$70 concession. We used to do the right thing and pay one first instalment. We still do the same, but with no concession. It needs to be bought back.

Kind Regards,
Broлга (Rodney Wovodich)
Linda Mckenzie
Lot 500 Great Northern Highway
Wyndham
0418938506

Sent from my iPhone

All Councilors
Shire Wyndham East Kimberley
Coolibah Drive
KUNUNURRA WA 6743

Dear Shire Councilors

RE: Opposition of Rates increase 2016/2017

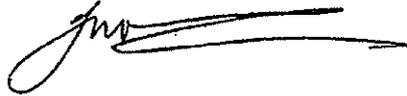
We would like to formally oppose the proposed rates increase put out for public notice on the Shire Wyndham East Kimberley Website.

We believe that in the current economic climate that rates should be decreasing not increasing.

We cannot understand why the proposal for increases would even be approved as we can't see any value in the already overly increased rates.

You just need to talk to a number of local businesses to understand that the business environment is going through continued struggling times. Any unnecessary increases to business out goings may have a detrimental effect on the region as a whole.

Yours sincerely



Brodie Neilson and Jasmin McFadden

Proprietors

Kimberley Café

4 Papuana Street

KUNUNURRA WA 6743

Veronica Gulland

From: Jasmin McFadden <brojas@live.com.au>
Sent: Thursday, 30 June 2016 6:09 AM
To: Mail
Subject: I-37118 - FM.05.12 - RE: differential rating
Attachments: 002.jpg

my apologies

Attached again

From: mail@swek.wa.gov.au
To: brojas@live.com.au
Subject: RE: differential rating
Date: Wed, 29 Jun 2016 05:46:51 +0000

Hi Jasmin,

Can you re scan your attachment please , found it very hard to read, so light

From: Jasmin McFadden [mailto:brojas@live.com.au]
Sent: Wednesday, 29 June 2016 12:32 PM
To: Mail <mail@swek.wa.gov.au>
Cc: Cr Simone Rushby <Simone.Rushby@swek.wa.gov.au>
Subject: differential rating

Good afternoon

Please see attached our opposition into the proposal to increase the rates.

Kind regards

Brodie Neilson
Proprietor
Kimberley Cafe

Veronica Gulland

From: Gillian Lefmann <christian7@westnet.com.au>
Sent: Tuesday, 28 June 2016 5:16 PM
To: Mail
Cc: Minister.Simpson@dpc.wa.gov.au; Cr Simone Rushby
Subject: I-37097 - FM.05.12 - Differential Rating Objections
Attachments: ObjectionRatesRise16 to 17.docx; ShireRateObjection16to17.docx

Importance: High

Contained in this email are two objections to the increase in differential rating in the Shire of Wyndham, East Kimberley.

CEO

Shire of Wyndham, East Kimberley,

Kununurra, WA 6743.

28th June, 2016.

Dear Sir,

RE: DIFFERENTIAL RATING 2016 – 2017. 4B ALBA STREET, KUNUNURRA

Assessment Number A3313

It is with concern that I read that the rates for the Shire are to increase again. They have gone up so much over the last few years that it becomes a problem making ends meet in our budget. We have two properties in Kununurra. One, 4B Alba Street, in which we live, and the other next door at 4A Alba Street. We are self-funded retirees who rely on the rent from an investment property in Kununurra. We have to pay two lots of rates. We do not have unlimited funds on which to survive. It is quite frightening that the rates are still rising but the property rentals are decreasing and have been over the last twelve months.

Because of this, we lodge our objections (2 of them, one for 4A and another for 4B Alba Street Kununurra.) to the increase of rates yet again for this Shire.

Yours Sincerely,

Gillian Lefmann *G. Lefmann*

Stephen Lefmann *S. Lefmann*

PO Box 396

Kununurra, WA, 6743.

CEO

Shire of Wyndham, East Kimberley,

Kununurra, WA 6743.

28th June, 2016.

Dear Sir,

RE: DIFFERENTIAL RATING 2016-2017. 4A Alba Street, Kununurra.

Assessment Number A 3314

It is with concern that I read that the Shire intends, again, to raise the rates for our properties. We are self-funded retirees who rely on income from an investment property to make ends meet. The rents have gone down locally over the past year and the rates continue to rise. These increases make things difficult for our budget. The rates have gone up substantially over the last few years to such a level that we must now question whether we can afford to stay in Kununurra or if we must move interstate where rates are fair.

We hereby submit our objection to the rate rise for the next year.

Yours Sincerely,

Gillian Lefmann *G. Lefmann*

Stephen Lefmann *S. Lefmann*

PO Box 396

Kununurra, WA 6743.

Veronica Gulland

From: wozandnic . <wozandnic@gmail.com>
Sent: Tuesday, 28 June 2016 1:57 PM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37088 - FM.05.12 - Objection to Differential Rating & Proposed Rate Rise

Attention SWEK,

As a home owner and rate payer in Kununurra, I vehemently object to the differential rating in our shire and the ludicrous proposed rate rise (including the previous rise!)

Please return the rating system back to the standard, inline with the GRV and dramatically improve your fiscal management in order that the Shire can rise from its debt to a sustainable and growth focussed entity.

Regards
Warren Shaw

Veronica Gulland

From: Gaysie and Pete <gaysienpete@bigpond.com>
Sent: Thursday, 30 June 2016 11:16 AM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37142 - FM.05.12 - Objection to Differential Rating & proposed rate rise

To SWEK Shire Councillors,

- We are writing to have our say about the proposed rate increase.
- What we can't understand is how you arrive at the decision to increase rates when the rental values are going down considerably.
- Our rates are some of the highest in WA and comparable to Peppermint Grove in Perth. We also have a property in the CBD of Perth and rates there are half of what we pay here.
- Are rate increases due to poor accounting and administration issues? Too many staff?
- Are all entities who own property paying rates?
- Having a well-kept and large garden we should be able to take more than one 6x4 trailer of green waste to the tip in one day. At present we can only take one and are constantly reminded of it each time we go!! This seems poor service with the tip rates we pay.
- We would like the council to take into consideration the many rate payer grievances and hopefully lead to a better outcome for future rates.

Thanking you

Peter and Gaye Collins

Veronica Gulland

From: kids Douglas <gobbledock3@gmail.com>
Sent: Thursday, 30 June 2016 6:58 AM
To: Mail; Cr Simone Rushby; Minister.Simpson@dpc.wa.gov.au
Subject: I-37121 - FM.05.12 - swek rates increase

I hold three house in the East Kimberley shire,

NO! I do Not agree with the rate increase!

Enough of the increases,with the water/power, healthcare,registration,and now your saying the RATES.

The pressure that has been put on the general public overall, Leads to mental health issues, due high cost of living. The global warming has not been kind to the North of Australian the past 2 years or more, where residence/businesses cooling appliances are working overtime, causing higher utilities cost

The decrease of employment in the Kimberley,leading to the lower income - per house hold, rate increase will be another financial burden for each house holder.

Beverley Kent

15B Dulverton street

Wyndham 6740

Veronica Gulland

From: Mark Douglas <wyndhamwildcatch@gmail.com>
Sent: Thursday, 30 June 2016 6:49 AM
To: Mail
Cc: Cr Simone Rushby; Minister.Simpson@dpc.wa.gov.au
Subject: I-37119 - FM.05.12 - swek rates pending

29/06/16

The shire of East Kimberley,

Refference to a rate increase.

I would like to express my opinion, due to the demise of employment and reduction in the population, of our small towns. That an increase of rates, AGAIN would not be a beneficial way to keep and help the residents in the East Kimberley.

To another rate increase, this will put extra financial pressure on the house owners, that are struggling with the already high utilities bills. If you like to help you by keeping and helping the east Kimberley residents this is not a way to do that.

Our towns have had a huge decrease of population, due to NO job sources, the high expense living, lack of services, and closure of businesses. How is an increase encouraging residence to stay and build???

--

Mark Douglas
8 Bloodwood drive Kununurra

(0408646264)

Veronica Gulland

From: Rhonda Michelson <rtmichelson@hotmail.com>
Sent: Friday, 1 July 2016 5:00 PM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37224 - FM.05.12 - Differential Rating

To Whom it may concern

Re: Rate Increase Objection

I am writing to state my objection to the pending Rate Increase the Shire of Wyndham East Kimberley are looking at implementing.

Oleander Nominees is the owner of U8/29 Konkerberry Drive Kununurra. Assessment no: A683.

It is our opinion the rates in Kununurra are already too high. Rentals have dropped and so have our returns.

I have never come across rates that are so high compared to say Perth and Kalbarri of where I own property.

What I would like to know is how many rate payers are there in the Shire of Wyndham, East Kimberley? i.e: the total no, of those paying rates?

Would you please email to me the total number of rate payers in the above Shire.

Tony Michelson
Director Oleander Nominees Pty Ltd

Veronica Gulland

From: Vicky Biorac <vickyb@bvisualmedia.com.au>
Sent: Friday, 1 July 2016 1:48 AM
To: Mail
Cc: Cr Simone Rushby; Cr Emily Bolto; Cr Beau Robinson; Cr Sophie Cooke; Cr Jane Parker; Cr Keith Wright; Cr Darren Spackman; Cr Alma Petherick; Cr Naomi Perry
Subject: I-37162 - FM.05.12 - DIFFERENTIAL RATING
Attachments: Rates Increase Objection.docx; ATT00001.htm

Hi,

We do not support a rate increase - it is just not affordable and unsustainable.

Attached a letter for a commercial property assessment notice - it outlines our concerns relating to the proposed increase in rates.

Please take the time to read this letter so that you can understand the impact rate increases are having on the community of Kununurra and long time residents who are retired.

Vicky Biorac
PO Box 380
Kununurra 6743

To the CEO
Shire of Wyndham East Kimberley
Coolibah Drive
Kununurra 6743

To The Chief Executive Officer,

RE: Proposal to Impose Differential Rates and Minimum Payments for 2016/17

SWEK Rates Assessment Number: A3194

Responding to proposed rate increase on: GRV Commercial, 12.3972c in dollar, minimum \$1,113.00

We do not support a 2.55% rate increase. We've already had two years of significant rate increases and any further increases are not affordable and unsustainable. I am writing on behalf of my parents Rada and Charlie Biorac who own 3 properties in Kununurra and are retired. They are community minded people who have contributed to this community over 48 years through their voluntary work in the community and through their former Painting and Maintenance business. Charlie Biorac came to Kununurra in 1968 and as a Painter and Builder over the last 48 years painted and renovated a large number of houses, schools and businesses in Kununurra as well as a large number of buildings in Wyndham and Halls Creek. During his time in Kununurra he's also built 3 commercial buildings, 2 industrial workshops and 2 houses. Over the years both my parents have contributed to the community through their time in the Rotary Club, Arts Council, Historical Society and Ag Show Committee. They are now retired and in a position that they never thought they would ever be – struggling financially - due to a \$19,500 rates bill compounded by reduced rental income due to a slump in Kununurra's Investment Property Market and reduction of business activity in town. My parents live off their rental income and are not entitled to a pension due to the value of their assets. They are also paying off a bank loan on this commercial property.

Just on this commercial property alone their rates have increased by 60% over the last 3 years:

- In 2013/2014 the rates were \$4,738.80
- This was increased by 50% in 2014/2015 to the amount of \$9,541.
- In 2015/2016 again the rates were increased – adding another \$2200 to the total – currently the rates on this building are \$11,662.43.

This proposed rates increase is unjustified because there is an economic downturn in Kununurra - there is a lack of investment and business activity in town. There is more office space available than there is demand. My parents commercial property is only at 60% occupancy – and it has been for the last 3 years – we have not been able to attain 100% occupancy even though it has been advertised for the last 3 years. These rate increases cannot be justified as over the last 3 years Kununurra's economy has been in a downturn with the current capital growth rate of only 0.5% - Kununurra's Capital

Growth Rate was 8% in 2012. Listed on www.reiwa.com.au there are 55 residential properties for sale in Kununurra and 39 houses for rent. Only 5 houses have sold this year. 5 businesses have also stopped operating in town this year. All these facts show a lack of business growth and lack of property investment in Kununurra.

How is the shire going to entice businesses and investors to invest in Kununurra when there is negligible economic growth and excessive land rates? SWEK's report *East Kimberley @ 25K* was published in November 2013 and is a plan on how to grow Kununurra to a thriving population of 25,000 by 2041. It also outlines the barriers to growth that the town is experiencing and the growth accelerators that need to be put in place.

The introduction in the EK@25 report outlines *"the aspiration for the Shire is for future population growth at around 4.0 per cent per annum which will take the Shire to a population of 25,000 residents by 2041. This growth is based on an aspiration of 5.0 per cent growth per annum, for Kununurra and 2.2 per cent growth for Wyndham and the rest of the Shire."*

It is now 2.5 years since this report was published and the economic growth has been 0.5% not 5% and by increasing land rates SWEK is only contributing to the barriers to growth that was outlined in this report: namely - housing affordability, land availability, including the high cost to develop, and absence of economic opportunity that provides commercial return on investment. The recommended growth accelerators in this report include making all types of land available, including resolution of land tenure, and getting community buy-in for change and growth. Increasing rates is simply making land unaffordable and is creating a culture of discontent and mistrust in the community towards SWEK. It is hard to see how SWEK will achieve the aspirations outlined in EK@25 when they are making decisions that only financially hurting residents and are hindering investment in available land due to excessive land rates.

In summary - my parents cannot afford the rates increase because there is not enough rental income coming in to pay for it. It is also extremely difficult to hold onto an investment property with such high rates when you cannot rent it out. Of course it is also extremely difficult to sell property when there are no buyers. My parents have got to the point where they need to sell an asset as it has become unaffordable to keep it but there are no buyers. They have had their industrial property on the market for 14 months, and it is on the market at a very affordable rate, and they have dropped the price twice. So they are in a position where they cannot sell an asset and they cannot afford the land rates on the asset.

I am astounded by a number of factors - How is it that Councillors cannot see that by increasing rates you are also decreasing locals ability to invest in their business, buy property or simply shop local - all of these things effect the growth of the town. Why is it that Councillors cannot see that land owners are not financially capable of paying these rates due to the slump in the property market? How is it that Councillors cannot see that this decision to increase rates for a 3rd year running is contributing to the decline in the economic growth of the town?

I would like the Councillors who are agreeable with this rate increase to please reconsider. Reconsider because there are many people in town who own commercial, industrial and residential properties who are struggling due to the lack of tenants in both

business and residential property. This rate increase is just not affordable for a large portion of Kununurra locals. It obviously effects the elderly more than anyone else as they are not able to just go out there and get a job to pay for the extra financial burden that SWEK plans to impose on them. Please consider all the demographics of Kununurra and remember that as a Councillor your job is to make sound decisions that support the economic development of Kununurra. If we cannot keep Kununurra an affordable place to live than what chance do we have of any future economical development in this region? Increasing rates is a financial burden for Small Businesses and Investors and therefor does not support the economic development of this region. We all want to turn Kununurra into a thriving community so that our children can also have a future here.

Kind Regards

Vicky Biorac
Rada Biorac
Charlie Biorac

Veronica Gulland

From: Vicky Biorac <vickyb@bvisualmedia.com.au>
Sent: Friday, 1 July 2016 2:16 AM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37163 - FM.05.12 - DIFFERENTIAL RATES: Responding to: GRV Residential and Assessment Number: A799
Attachments: Rates Increase Objection2.docx; ATT00001.htm

Hi,

We do not support a rate increase - it is just not affordable and unsustainable.
Attached a letter for a residential property assessment notice - it outlines our concerns relating to the proposed increase in rates.
Please take the time to read this letter so that you can understand the impact rate increases are having on the community of Kununurra and long time residents who are retired.

Vicky Biorac
PO Box 380
Kununurra 6743

To the CEO
Shire of Wyndham East Kimberley
Coolibah Drive
Kununurra 6743

To The Chief Executive Officer,

RE: Proposal to Impose Differential Rates and Minimum Payments for 2016/17

Responding to: GRV Residential
Assessment Number: A799

We do not support a 2.55% rate increase. We've already had two years of significant rate increases and any further increases are not affordable and unsustainable. I am writing on behalf of my parents Rada and Charlie Biorac who own 3 properties in Kununurra and are retired. They are community minded people who have contributed to this community over 48 years through their voluntary work in the community and through their former Painting and Maintenance business. Charlie Biorac came to Kununurra in 1968 and as a Painter and Builder over the last 48 years painted and renovated a large number of houses, schools and businesses in Kununurra as well as a large number of buildings in Wyndham and Halls Creek. During his time in Kununurra he's also built 3 commercial buildings, 2 industrial workshops and 2 houses. Over the years both my parents have contributed to the community through their time in the Rotary Club, Arts Council, Historical Society and Ag Show Committee. They are now retired and in a position that they never thought they would ever be – struggling financially - due to a \$19,500 rates bill compounded by reduced rental income due to a slump in Kununurra's Investment Property Market and reduction of business activity in town. My parents live off their rental income and are not entitled to a pension due to the value of their assets.

This residential property has been their home for the last 35 years and in 2013/2014 the rates were \$2,304.21 and they are now \$2,996.

These rate increases cannot be justified as over the last 3 years Kununurra's economy has been in a downturn with the current capital growth rate of only 0.5% - Kununurra's Capital Growth Rate was 8% in 2012. Listed on www.reiwa.com.au there are 55 residential properties for sale in Kununurra and 39 houses for rent. Only 5 houses have sold this year. 5 businesses have also stopped operating in town this year. All these facts show a lack of business growth and lack of property investment in Kununurra.

How is the shire going to entice businesses and investors to invest in Kununurra when there is negligible economic growth and excessive land rates? SWEK's report *East Kimberley @ 25K* was published in November 2013 and is a plan on how to grow Kununurra to a thriving population of 25,000 by 2041. It also outlines the barriers to growth that the town is experiencing and the growth accelerators that need to be put in place.

The introduction in the EK@25 report outlines *"the aspiration for the Shire is for future population growth at around 4.0 per cent per annum which will take the Shire to a population of 25,000 residents by 2041. This growth is based on an aspiration of 5.0 per cent growth per annum, for Kununurra and 2.2 per cent growth for Wyndham and the rest of the Shire."*

It is now 2.5 years since this report was published and the economic growth has been 0.5% not 5% and by increasing land rates SWEK is only contributing to the barriers to growth that was outlined in this report: namely - housing affordability, land availability, including the high cost to develop, and absence of economic opportunity that provides commercial return on investment. The recommended growth accelerators in this report include making all types of land available, including resolution of land tenure, and getting community buy-in for change and growth. Increasing rates is simply making land unaffordable and is creating a culture of

discontent and mistrust in the community towards SWEK. It is hard to see how SWEK will achieve the aspirations outlined in EK@25 when they are making decisions that only financially hurting residents and are hindering investment in available land due to excessive land rates.

In summary - my parents cannot afford the rates increase because there is not enough rental income coming in to pay for it. My parents have got to the point where they need to sell an asset as it has become unaffordable to keep it but there are no buyers. They have had their industrial property on the market for 14 months, and it is on the market at a very affordable rate, and they have dropped the price twice. So they are in a position where they cannot sell an asset and they cannot afford the land rates on the asset.

I am astounded by a number of factors - How is it that Councillors cannot see that by increasing rates you are also decreasing locals ability to invest in their business, buy property or simply shop local - all of these things effect the growth of the town. Why is it that Councillors cannot see that land owners are not financially capable of paying these rates due to the slump in the property market? How is it that Councillors cannot see that this decision to increase rates for a 3rd year running is contributing to the decline in the economic growth of the town?

I would like the Councillors who are agreeable with this rate increase to please reconsider. Reconsider because there are many people in town who own commercial, industrial and residential properties who are struggling due to the lack of tenants in both business and residential property. This rate increase is just not affordable for a large portion of Kununurra locals. It obviously effects the elderly more than anyone else as they are not able to just go out there and get a job to pay for the extra financial burden that SWEK plans to impose on them. Please consider all the demographics of Kununurra and remember that as a Councillor your job is to make sound decisions that support the economic development of Kununurra. If we cannot keep Kununurra an affordable place to live than what chance do we have of any future economical development in this region? Increasing rates is a financial burden for Small Businesses and Investors and therefor does not support the economic development of this region. We all want to turn Kununurra into a thriving community so that our children can also have a future here.

Kind Regards

Vicky Biorac
Rada Biorac
Charlie Biorac

Veronica Gulland

From: Vicky Biorac <vickyb@bvisualmedia.com.au>
Sent: Friday, 1 July 2016 2:27 AM
To: Mail
Subject: I-37164 - FM.05.12 - Differential Rates - Assessment notice A800
Attachments: Rates Increase Objection3.docx; ATT00001.htm

Hi,

We do not support a rate increase - it is just not affordable and unsustainable.
Attached a letter for a residential property assessment notice - it outlines our concerns relating to the proposed increase in rates.
Please take the time to read this letter so that you can understand the impact rate increases are having on the community of Kununurra and long time residents who are retired.

Vicky Biorac
PO Box 380
Kununurra 6743

To the CEO
Shire of Wyndham East Kimberley
Coolibah Drive
Kununurra 6743

To The Chief Executive Officer,

RE: Proposal to Impose Differential Rates and Minimum Payments for 2016/17

Responding to: GRV Townsite
Assessment Number: A800

We do not support a 2.55% rate increase. We've already had two years of significant rate increases and any further increases are not affordable and unsustainable. I am writing on behalf of my parents Rada and Charlie Biorac who own 3 properties in Kununurra and are retired. They are community minded people who have contributed to this community over 48 years through their voluntary work in the community and through their former Painting and Maintenance business. Charlie Biorac came to Kununurra in 1968 and as a Painter and Builder over the last 48 years painted and renovated a large number of houses, schools and businesses in Kununurra as well as a large number of buildings in Wyndham and Halls Creek. During his time in Kununurra he's also built 3 commercial buildings, 2 industrial workshops and 2 houses. Over the years both my parents have contributed to the community through their time in the Rotary Club, Arts Council, Historical Society and Ag Show Committee. They are now retired and in a position that they never thought they would ever be – struggling financially - due to a \$19,500 rates bill compounded by reduced rental income due to a slump in Kununurra's Investment Property Market and reduction of business activity in town. My parents live off their rental income and are not entitled to a pension due to the value of their assets. This industrial/residential property - assessment number A800 - rates doubled over the last 3 years for this property. In 2013/2014 the rates were \$2,459.63 and over the last 2 years the rates have doubled – it is now \$4,738.84.

These rate increases cannot be justified as over the last 3 years Kununurra's economy has been in a downturn with the current capital growth rate of only 0.5% - Kununurra's Capital Growth Rate was 8% in 2012. Listed on www.reiwa.com.au there are 55 residential properties for sale in Kununurra and 39 houses for rent. Only 5 houses have sold this year. 5 businesses have also stopped operating in town this year. All these facts show a lack of business growth and lack of property investment in Kununurra.

How is the shire going to entice businesses and investors to invest in Kununurra when there is negligible economic growth and excessive land rates? SWEK's report *East Kimberley @ 25K* was published in November 2013 and is a plan on how to grow Kununurra to a thriving population of 25,000 by 2041. It also outlines the barriers to growth that the town is experiencing and the growth accelerators that need to be put in place.

The introduction in the EK@25 report outlines *"the aspiration for the Shire is for future population growth at around 4.0 per cent per annum which will take the Shire to a population of 25,000 residents by 2041. This growth is based on an aspiration of 5.0 per cent growth per annum, for Kununurra and 2.2 per cent growth for Wyndham and the rest of the Shire."*

It is now 2.5 years since this report was published and the economic growth has been 0.5% not 5% and by increasing land rates SWEK is only contributing to the barriers to growth that

was outlined in this report: namely - housing affordability, land availability, including the high cost to develop, and absence of economic opportunity that provides commercial return on investment. The recommended growth accelerators in this report include making all types of land available, including resolution of land tenure, and getting community buy-in for change and growth. Increasing rates is simply making land unaffordable and is creating a culture of discontent and mistrust in the community towards SWEK. It is hard to see how SWEK will achieve the aspirations outlined in EK@25 when they are making decisions that only financially hurting residents and are hindering investment in available land due to excessive land rates.

In summary - my parents cannot afford the rates increase because there is not enough rental income coming in to pay for it. My parents have got to the point where they need to sell an asset as it has become unaffordable to keep it but there are no buyers. They have had this industrial/residential property on the market for 14 month at a very affordable rate, and they have dropped the price twice. So they are in a position where they cannot sell an asset and they cannot afford the land rates on the asset.

I am astounded by a number of factors - How is it that Councillors cannot see that by increasing rates you are also decreasing locals ability to invest in their business, buy property or simply shop local - all of these things effect the growth of the town. Why is it that Councillors cannot see that land owners are not financially capable of paying these rates due to the slump in the property market? How is it that Councillors cannot see that this decision to increase rates for a 3rd year running is contributing to the decline in the economic growth of the town?

I would like the Councillors who are agreeable with this rate increase to please reconsider. Reconsider because there are many people in town who own commercial, industrial and residential properties who are struggling due to the lack of tenants in both business and residential property. This rate increase is just not affordable for a large portion of Kununurra locals. It obviously effects the elderly more than anyone else as they are not able to just go out there and get a job to pay for the extra financial burden that SWEK plans to impose on them. Please consider all the demographics of Kununurra and remember that as a Councillor your job is to make sound decisions that support the economic development of Kununurra. If we cannot keep Kununurra an affordable place to live than what chance do we have of any future economical development in this region? Increasing rates is a financial burden for Small Businesses and Investors and therefor does not support the economic development of this region. We all want to turn Kununurra into a thriving community so that our children can also have a future here.

Kind Regards

Vicky Biorac
Rada Biorac
Charlie Biorac

Veronica Gulland

From: Cr Naomi Perry
Sent: Friday, 1 July 2016 8:41 AM
To: Vicky Biorac; Mail
Cc: Cr Simone Rushby; Cr Emily Bolto; Cr Beau Robinson; Cr Sophie Cooke; Cr Jane Parker; Cr Keith Wright; Cr Darren Spackman; Cr Alma Petherick
Subject: I-37168 - FM.05.12 - Re: DIFFERENTIAL RATING

Hi Vicky,

Thank you for your letter. It would be helpful if you could provide with your letter, the services that you would cut in order for our shire to have no rise, keeping in mind that if you cut any maintenance program, it simply makes the following years maintenance budget higher. Provide a list of what services you as a resident would support 'not paying for', whether that be in the sector of community programs, assets maintenance, gardens and recreation space etc. I understand that submissions are being received at present relating to budget and I look forward to receiving yours.

Regards

Naomi Perry
Councillor

SHIRE of WYNDHAM | EAST KIMBERLEY

20 Coolibah Drive, PO BOX 614 Kununurra WA 6743 | M: 0400 699 696 | F: (08) 9168 1798 | www.swek.wa.gov.au

The information contained in this email, including any attachments, may be confidential and / or contain legally privileged information. If you are not the intended recipient any use, disclosure or dissemination of this email is unauthorised. If you have received this email in error, please delete all copies, including any attachments and alert the sender. Virus scanning is the responsibility of the recipient.

 Please consider the environment before printing this email.

From: Vicky Biorac <vickyb@bvisualmedia.com.au>

Sent: Friday, 1 July 2016 1:48 AM

To: Mail

Cc: Cr Simone Rushby; Cr Emily Bolto; Cr Beau Robinson; Cr Sophie Cooke; Cr Jane Parker; Cr Keith Wright; Cr Darren Spackman; Cr Alma Petherick; Cr Naomi Perry

Subject: DIFFERENTIAL RATING

Hi,

We do not support a rate increase - it is just not affordable and unsustainable.

Attached a letter for a commercial property assessment notice - it outlines our concerns relating to the proposed increase in rates.

Please take the time to read this letter so that you can understand the impact rate increases are having on the community of Kununurra and long time residents who are retired.

Veronica Gulland

From: Vicky Biorac <vickyb@bvisualmedia.com.au>
Sent: Friday, 1 July 2016 2:39 AM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37165 - FM.05.12 - Differential Rates - Assessment Number A118
Attachments: Rate Increase Objection RV.docx; ATT00001.htm

Hi,

We do not support a rate increase - it is just not affordable and unsustainable.
Attached is a letter for our property - Ag Zone 2 - assessment notice A118 - it outlines our concerns relating to the proposed increase in rates.

Vicky Biorac
PO Box 380
Kununurra 6743

To the CEO
Shire of Wyndham East Kimberley
Coolibah Drive
Kununurra 6743

To The Chief Executive Officer,

**RE: Proposal to Impose Differential Rates and Minimum Payments for 2016/17
Assessment Number: A118**

We do not support a 2.55% rate increase. We've already had two years of significant rate increases and any further increases are not affordable and unsustainable.

These rate increases cannot be justified as over the last 3 years Kununurra's economy has been in a downturn with the current capital growth rate of only 0.5% - Kununurra's Capital Growth Rate was 8% in 2012. Listed on www.reiwa.com.au there are 55 residential properties for sale in Kununurra and 39 houses for rent. Only 5 houses have sold this year. 5 businesses have also stopped operating in town this year. All these facts show a lack of business growth and lack of property investment in Kununurra.

How is the shire going to entice businesses and investors to invest in Kununurra when there is negligible economic growth and excessive land rates? SWEK's report *East Kimberley @ 25K* was published in November 2013 and is a plan on how to grow Kununurra to a thriving population of 25,000 by 2041. It also outlines the barriers to growth that the town is experiencing and the growth accelerators that need to be put in place.

The introduction in the EK@25 report outlines *"the aspiration for the Shire is for future population growth at around 4.0 per cent per annum which will take the Shire to a population of 25,000 residents by 2041. This growth is based on an aspiration of 5.0 per cent growth per annum, for Kununurra and 2.2 per cent growth for Wyndham and the rest of the Shire."*

It is now 2.5 years since this report was published and the economic growth has been 0.5% not 5% and by increasing land rates SWEK is only contributing to the barriers to growth that was outlined in this report: namely - housing affordability, land availability, including the high cost to develop, and absence of economic opportunity that provides commercial return on investment. The recommended growth accelerators in this report include making all types of land available, including resolution of land tenure, and getting community buy-in for change and growth. Increasing rates is simply making land unaffordable and is creating a culture of discontent and mistrust in the community towards SWEK. It is hard to see how SWEK will achieve the aspirations outlined in EK@25 when they are making decisions that only financially hurting residents and are hindering investment in available land due to excessive land rates.

I am astounded by a number of factors - How is it that Councillors cannot see that by increasing rates you are also decreasing locals ability to invest in their business, buy property or simply shop local - all of these things effect the growth of the town. Why is it that Councillors cannot see that land owners are not financially capable of paying these rates due to the slump in the property market? How is it that Councillors cannot see that this decision to increase rates for a 3rd year running is contributing to the decline in the economic growth of the town?

I would like the Councillors who are agreeable with this rate increase to please reconsider. Reconsider because there are many people in town who own commercial, industrial and residential properties who are struggling due to the lack of tenants in both business and residential property. This rate increase is just not affordable for a large portion of Kununurra locals. It obviously effects the elderly more than anyone else as they are not able to just go out there and get a job to pay for the extra financial burden that SWEK plans to impose on them. Please consider all the demographics of Kununurra and remember that as a Councillor your job is to make sound decisions that support the economic development of Kununurra. If we cannot keep Kununurra an affordable place to live than what chance do we have of any future economical development in this region? Increasing rates is a financial burden for Small Businesses and Investors and therefor does not support the economic development of this region. We all want to turn Kununurra into a thriving community so that our children can also have a future here.

Kind Regards

Vicky Biorac and Robert Storey

Veronica Gulland

From: Grahame Gould <grahamegould@gmail.com>
Sent: Thursday, 30 June 2016 5:22 PM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37167 - FM.05.12 - Rates

Follow Up Flag: Follow up
Flag Status: Completed

To the CEO

I am very disappointed that our Councillors do not appear to want to represent the community. The rate rises of the past few years are killing the incentive for people to stay in town and to make this a great town to live.

It is short-sighted thinking that does not appear to consider that more rates can be raised by seeing the town grow than by constantly squeezing the rate payers.

There also appear to have been no real moves to save money and balance the budget that way.

Sincerely,
Grahame Gould
PO Box 2052
Kununurra
0407 156 083

Veronica Gulland

From: Dee Lerch <deanne.lerch@gmail.com>
Sent: Thursday, 30 June 2016 8:31 PM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37161 - FM.05.12 - Objection to Differential Rating and Proposed rate rise

To whom it may concern,

Please find my formal objection to any rate rise for the Shire of Wyndham East Kimberley for 2016/2017. I am the land holder of 417 Research Stn Rd Kununurra. I am currently out of the country so not able to supply my assessment number, sorry.

While I agree in principle to a CPI rise, considering the extensive rate rises I have experienced over the last 3 years it is financially unsustainable for this coming year, and I have an absolute objection to any rate rise.

It is my opinion that that cost cutting in house needs to be addressed or to delay costs of future expansions needs to occur for this coming year, to consolidate the liabilities for the next year.

Please do not hesitate to contact me further by return email or by phone 0448663302 after 18 July.

Kind Regards
Deanne Lerch

Veronica Gulland

From: French, Terry (AD) <Terry.French@riotinto.com>
Sent: Thursday, 30 June 2016 7:59 PM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37160 - FM.05.12 - Rate increas (Differetial Rating)

To whom it may concern, I'm writing this e-mail to let you know that I'm against a rise in rates this year (differential rating) I have been a rate payer in Kununurra for many years now and are constantly finding it more and more difficult to justify the rate increases we are expected to pay each year.

I'm fully aware that to sustain a healthy economic atmosphere, we must all pay our fair share, the word here being Fair. We (the rate payer) cannot be expected to pay the brunt for council expenditure all the time.

In this current economical time of un-certainty we (the town) should be trying to attract businesses and people to the region, if rates continue to rise then rents will follow, people will look elsewhere to invest their money.

For myself living in Kununurra has progressively got harder and harder to make ends meet, I'm currently working over 170 hrs a fortnight and my partner is doing 40 hrs week just to make ends meet, take into consideration the high cost of living in the region and you can see the reason why I'm against a rate increase, it is quite evident.

You the council where voted in by us, your constitutes, you were voted in to listen to our input into how we think the region is doing (we, the rate payer) fully understand that sometimes hard decisions have to be made, but don't make the mistake that we (the rate payer) will constantly be the cash cow that will fork out for projects, bills and debt, there's only such a certain about that people will take before they say enough is enough.

While we are on the issue of rates, I put it to you, do you see on the horizon that the day will come when we will get a rate cut, but maybe that's too much to ask ??

Terrance R French

8/33 Konkerberry Drive
Kununurra 6743

Please note I, am writing this email from my work computer, as I, am out at the mine, trying to make as much money as I can, so I can afford to live in Kununurra, this view has nothing to do with my employer and is solely my impression of the current issue.

Thank you.

FM.05.12
29 JUN 2016



PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA
Koolama Street WYNDHAM
T | 9168 4100
F | 9168 1798
E | mail@swek.wa.gov.au
W | www.swek.wa.gov.au
8.00am - 4.00pm MON - FRI

Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17

1. SUBMISSION DETAILS

GENDER

Male
Female

AGE RANGE

16 – 25 Years 26 – 35 Years 36 – 45 Years 46 – 55 Years 56+ Years

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes No

RESIDENT

Are you a Resident in: Kununurra Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator: Yes No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer Letter Radio Kimberley Echo Facebook

Shire's Website Friends Email from the Shire Other If Other, please specify:

.....

2. PRIORITIES FOR THE COUNCIL

The draft Corporate Business Plan has been endorsed for community engagement and is available on the Shire's website (www.swek.wa.gov.au), Administration Offices in both Kununurra and Wyndham, along with the Kununurra Community Library.

The draft Corporate Business Plan has a range of priorities identified from a range of informing plans over 2016-17 to 2019-20.

QUESTIONS	YOUR COMMENTS
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Are there any priorities, projects or programs that you would like to see included in the draft Corporate Business Plan?

I don't think the proposed heating of the pool is necessary. I would however like to see additional shading to extend over all lap lanes of the pool. It is in the hot weather that the pool is most

Are there any projects or programs that you believe should not be a priority for the Shire in the next 4 years?

utilised & swimmers need protection from the sun & shade may also keep the water marginally cooler.

Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan?

The ~~is~~ other issue I would like to comment on is fees to use rubbish tip facilities. I often see on social media that people are dumping rubbish in the bush rather than paying. ~~that is a waste of money~~ I hate to see rubbish littering our bushland

Any other comments?

~~no~~ ~~preferably that the Council~~ ~~didn't see other~~
The introduction of a recycling program should be considered

Thanks for the opportunity to comment on this plan

3. PROPOSED RATES IN THE DOLLAR FOR 2016/17

The rates applied are determined by the Council on the basis of raising the revenue required to balance the estimated expenditure required to fund the provide services, facilities and infrastructure for the community, after all other estimated revenue is taken into account.

The Council is proposing the following rates in the dollar for 2016/17:

Proposed Rate	Estimated Rate	Minimum Payment	Average Valuation	Average Rates Payable	Average Annual Increase (Decrease)
	(cents)	\$	\$	\$	\$
GRV Residential	9.5363	1,113.00	29,412	2,805	1.50
GRV Other Vacant	14.3045	1,113.00	17,114	2,448	0.75
GRV Commercial	12.3972	1,113.00	92,786	11,503	4.09
GRV Industrial	11.4436	1,113.00	52,615	6,021	3.70
UV Rural Residential	1.0045	1,113.00	276,481	2,777	1.33
UV Pastoral	5.4410	1,113.00	268,296	14,598	6.98
UV Commercial / Industrial	0.6890	1,113.00	371,471	2,559	1.28
UV Rural Agriculture 1	0.9744	1,113.00	953,510	9,291	2.83
UV Rural Agriculture 2	0.6890	1,113.00	526,505	3,628	1.77
UV Mining	28.2265	1,113.00	43,190	12,191	6.38
UV Mining Vacant	14.1132	557.00	15,177	2,142	(19.50)*
UV Other	0.6463	1,113.00	263,000	1,700	0.81

* Note that this is not reflective of the increase due to several mining tenements with larger values no longer being rateable for 2016/17.

QUESTIONS	YOUR COMMENTS
-----------	---------------

Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?

Yes

No

If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?

.....

.....

.....

.....

.....

.....

QUESTIONS	YOUR COMMENTS
-----------	---------------

Are you comfortable with a 2.55% rate increase if it means that the current proposed priorities in the draft Corporate Business Plan are achieved?

Yes

No

Other Comments:

As a long term resident and rate payer I feel that there have been enough

Any other comments about the proposed Rates in the Dollar?

rate increases over the years we already have a very high cost of living - further increases make me question if I can continue to afford living in the area

4. CONTACT DETAILS

So that the Shire can inform you of how your feedback was considered by the Council in developing the Corporate Business Plan, Annual Budget and Rates in the Dollar, please provide your contact details.

DETAILS

Name *Wendy Jones*

Address

Email Address *suep.hyballha@bigpond.com*

Phone Number

Veronica Gulland

From: Pete and Donna Aladin <pnd.aladin@hotmail.com>
Sent: Tuesday, 28 June 2016 11:26 AM
To: Mail
Cc: Cr Simone Rushby; Cr Alma Petherick; peter_leo1972@yahoo.com.au
Subject: I-37076 - FM.05.12 - Objection to Differential Rating and Proposed rate rise

To whom it may concern,

WE do NOT want ANY increase to the rates in Kununurra.
WE are currently renting and IF you approve of a rate increase they will be passed onto us.

We would LOVE to one day buy a house in this town but the rates are becoming ridiculously high, businesses are closing down and lots of people are leaving town.....

Over the last several years the increases have NOT been inline with the CPI and I feel you are hurting the locals who love this town.

Think about the long term effects.

Regards

Pete and Donna Aladin
16 Ironwood Drive
Kununurra WA 6743

L-37170 FM.05.12

30 JUN 2016

Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17



PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA
Koolama Street WYNDHAM
T | 9168 4100
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E | mail@swek.wa.gov.au
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8.00am - 4.00pm MON - FRI

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GENDER

Male
Female

AGE RANGE

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Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes No

RESIDENT

Are you a Resident in: Kununurra Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator: Yes No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer Letter Radio Kimberley Echo Facebook

Shire's Website Friends Email from the Shire Other If Other, please specify:
.....

3. PROPOSED RATES IN THE DOLLAR FOR 2016/17

The rates applied are determined by the Council on the basis of raising the revenue required to balance the estimated expenditure required to fund the provide services, facilities and infrastructure for the community, after all other estimated revenue is taken into account.

The Council is proposing the following rates in the dollar for 2016/17:

Differential Rates	Rate in the Dollar (cents)	Minimum Payment \$	Average Valuation \$	Average Rates Payable \$	Average Weekly Increase / (Decrease) \$
GRV Residential	9.5363	1,113.00	29,412	2,805	1.50
GRV Other Vacant	14.3045	1,113.00	17,114	2,448	0.75
GRV Commercial	12.3972	1,113.00	92,786	11,503	4.09
GRV Industrial	11.4436	1,113.00	52,615	6,021	3.70
UV Rural Residential	1.0045	1,113.00	276,481	2,777	1.33
UV Pastoral	5.4410	1,113.00	268,296	14,598	6.98
UV Commercial / Industrial	0.6890	1,113.00	371,471	2,559	1.28
UV Rural Agriculture 1	0.9744	1,113.00	953,510	9,291	2.83
UV Rural Agriculture 2	0.6890	1,113.00	526,505	3,628	1.77
UV Mining	28.2265	1,113.00	43,190	12,191	6.38
UV Mining Vacant	14.1132	557.00	15,177	2,142	(19.50)*
UV Other	0.6463	1,113.00	263,000	1,700	0.81

* Note that this is not reflective of the increase due to several mining tenements with larger values no longer being rateable for 2016/17.

QUESTIONS	YOUR COMMENTS
Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?	<p>- NO BOARD WALK IN MANGROVES</p> <p>- NO SWIMMING POOL HEATING</p> <p>- DIE HACK AT TIP TO SAVE CARTING SO MUCH GRAVEL</p>

①

COMMENTS

- WE COULD HAVE REVERSE ANGLE PARKING AT POST OFFICE INSTEAD OF FORWARD ANGLE PARKING. WHEN WE ARE REVERSING OUT ~~TOWARDS~~ THERE IS A VAN OR TROOP CARRIER PARKED NEXT TO US WE CAN NOT SEE VEHICLES COMING ALONG + REVERSE INTO THEM. THERE HAS BEEN ~~A~~ QUITE A FEW PRANGES HERE.
- THE CYCLONE SIGN ON BONAPARTE ST. IS DOWN TOO LOW OR IN WRONG PLACE. WHEN WE ARE DRIVING A HIGH 4WD DOWN BONAPARTE ST. TOWARDS H/WAY WE CAN NOT SEE VEHICLES INCLUDING RD. TRAINS COMING FROM THE ~~WEST~~ EAST.
- WE DON'T NEED CYCLONE SIGNS IN WYNDHAM BECAUSE WE HAVE NEVER HAD A CYCLONE HERE. IT PROBABLY WAS A FESSA INITIATIVE. PEOPLE FROM DOWN SOUTH USED TO BUY HOUSES HERE + RENT THEM OUT BEFORE THEY PUT CYCLONE SIGNS UP. I WAS TRYING TO SELL A HOUSE HERE ONCE + WHEN THE BLOKE ~~SAW THE~~ (A POTENTIAL BUYER) SEEN THE SIGNS HE TOOK OFF + LOST INTEREST.
- WOULD WE BE ABLE TO EXCAVATE HOLE AT TIP + PUT MAIN WASTE IN THERE SO WE DON'T HAVE TO CART AS MUCH GRAVEL IN.
- WE COULD STILL SEPERATE RUBBISH INTO ITS CATEGORIES.
- CAN WE PERSWADE STATE GOV. ^{TO} GIVE SHIRE CHEAPER WATER RATHER THAN GET RE-CYCLED SEWAGE GOING AGAIN.
- MOOCHALABBA DAM OVERFLOWS EVERY YR.
- LAST YR IT ONLY WENT DOWN 1.5 METRES FROM TO TOP

(2)

- EVEN THOUGH WE HAD A POOR WET SEASON THIS YR IT STILL OVERFLOWED.
- THE PEOPLE AT THE WYNDHAM WATER AUTHORITY TELL ME THAT THERE IS ENOUGH WATER IN MOOCHALABRA TO LAST FOR 3 YRS WITH OUT ANY RAIN.
- WHEN I WAS WORKING ON THE IRON ORE LOADING AT WYNDHAM HARBOUR I PLACED A WHEELY BIN ON THE FLOATING SECTION OF ANTHON LANDING, BECAUSE I NOTICED PEOPLE WERE LEAVING PLASTIC BAIT BARS & PLASTIC COOL DRINK BOTTLES ~~ETC~~ ETC ON LANDING. I TIED WHEELY BIN TO LANDING SO IT WOULDN'T BLOW OFF. ROBY THE CLEANER TOOK WHEELY BIN AWAY & NEVER BOUGHT IT BACK. I PLACED A SECOND WHEELY BIN ON LANDING & HE TOOK THAT ONE AWAY AS WELL.
- ONE DAY WHEN FUNDS ARE AVAILABLE COULD WE PLACE A SOLAR LIGHT ON FLOATING SECTION OF ANTHON'S LANDING. WHEN WE ARE APPROACHING ANTHON FROM THE NORTH WE CANT SEE IT BECAUSE EXISTING LIGHTS ARE SHINING TO THE SOUTH.
- WE ~~SHOULD~~ NEED TO TAKE ^{SOME} RUBBERS OFF FLOATING ALUMINIUM JETTY & PLACE ~~ALUMINIUM~~ ALUMINIUM SPACERS BETWEEN RUBBERS & ALLY CHASSIS AS THE RUBBER & SALT WATER A CORRODING MAIN CHASSIS OUT.

③

- WE COULD REMOVE ALL FLOATS ON EAST WEST SECTION & REPAIR ANY DAMAGE ON FLOATS WHERE THEY HAVE BEEN RUBBING ON ROCKS. WHILE FLOATS ARE OUT WE COULD CONCRETE SECTION UNDER FLOATS BETWEEN THE TWO BOAT RAMPS. AT THE MOMENT IT IS HARD TO WALK BETWEEN BOAT RAMP & FLOATING PONTOONS.
- I WONDER IF WE COULD SPRAY CALTROP PRICKLES IN SHIRE DEPOT MORE OFTEN, WHEN I USE THE STAND PIPE AT DEPOT THERE IS ALWAYS A LOT OF CALTROP AROUND THERE. THE BOOM SPRAY THAT THE SHIRE HAS DOESN'T SEEM TO BE VERY PRACTICAL MOUNTED ON THE BARK OF THE TREE. WE WOULD BE BETTER OFF WITH A WAND, BUT THERE MAY BE A REASON WE DON'T USE ONE.
- WE COULD PUT A SIGN UP AT POOL TO SAY WHEN IT IS OPEN & WHEN IT IS CLOSED, THIS COULD BE A BLACK BOARD & WHITE BOARD AS POOL HAS TO CHANGE WHEN OPERATORS HAVE TO COME FROM KNX OR THEY CAN'T ATTEND FOR SICKNESS ETC.
- WE JUST HAVE TO REMEMBER THAT WYNDHAM HAS HAD A BIT DOWN TURN AS A LOT OF SHIPPING HAS CEASED.

KIND REGARDS,

Daniel Sle

1 JUL 2016

Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17



PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA
Koolama Street WYNDHAM
T | 9168 4100
F | 9168 1798
E | mail@swek.wa.gov.au
W | www.swek.wa.gov.au
8.00am - 4.00pm MON - FRI

1. SUBMISSION DETAILS

GENDER

Male
Female

AGE RANGE

16 – 25 Years 26 – 35 Years 36 – 45 Years 46 – 55 Years 56+ Years

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes No

RESIDENT

Are you a Resident in: Kununurra Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator: Yes No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer Letter Radio Kimberley Echo Facebook

Shire's Website Friends Email from the Shire Other If Other, please specify:

.....

3. PROPOSED RATES IN THE DOLLAR FOR 2016/17

The rates applied are determined by the Council on the basis of raising the revenue required to balance the estimated expenditure required to fund the provide services, facilities and infrastructure for the community, after all other estimated revenue is taken into account.

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Differential Rates	Rate in the Dollar (cents)	Minimum Payment \$	Average Valuation \$	Average Rates Payable \$	Average Weekly Increase / (Decrease) \$
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QUESTIONS	YOUR COMMENTS
Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?

Shire of East Kimberley Rate Payers Association Inc.

P.O. Box 39

Kununurra WA. 6743

The CEO

Shire of Wyndham East Kimberley

20 Coolibah Drive

PO Box 614

Kununurra WA. 6743

Dear Carl,

Re: draft 4 year Corporate Business Plan and draft Annual Budget for 2016/17

The Shire of Wyndham East Kimberly Rate Payers Association would like to thank you for the chance to give feedback on this matter and would like to make the following statements.

With regards to the Draft 4 Year Corporate Business Plan and Annual Budget released for community engagement we feel that without sufficient evidence of the outcome of the previous budget to actuals, the carry forward information of items not fully expended from previous years and other historical information, we cannot make an informed submission.

It is great to see the direction the shire is taking in asking for public comment but feel the old "smoke and mirrors" habit still exists where the public has been asked for comment on out of date information and the deadline for comment is before the information is available.

The proposed differential rate rise after the excessive hikes of the last few years sits uncomfortably with us, especially in view of some of the proposed unnecessary expenditure forecast in the strategic plan.

As ratepayers we cannot see the value of items such as the "Develop a project definition plan for a new leisure and aquatic facility" at the cost of \$470,000 and "Review the Lake Kununurra Foreshore and Aquatic Use Plan" \$100,000.

Also of concern is how the shire envisages raising the revenue for future proposed expenditure. There has been a definite downturn in the local economy, with the loss of employment in both private enterprises and government departments. The latest industrial and residential land releases are still vacant. Properties are not selling, rental values are going down. Banks are not lending. And worst of all people are leaving the area. These are all an indication that the shire is in recession.

We feel it is time the shire tightens its belt, just as all businesses in the local area have done, and stop wasting money on expensive plans and projects to allow for community growth when the community is not growing, it's declining.

In summary we would like to see the following:

- More time for public comment when the final information has been released from the 2015/16 financial year.
- Reviewing and possibly deferring the expensive plans mentioned above and other expensive "Long term Growth" projects.
- Stop increasing rates at a time when there is evidence it is hurting the local community
- Stop wasting money.

Thank you again for the chance to provide this feedback and hopefully we can work together to improve our community.

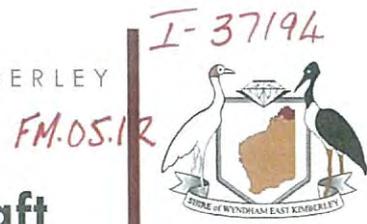
Kind Regards



Rhonda Guerinoni

President

Shire of East Kimberley Rate Payers Association Inc.



PO Box 614 Kununurra 6743
 20 Coolibah Drive KUNUNURRA
 Koolama Street WYNDHAM
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Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17

1. SUBMISSION DETAILS

GENDER

Male
 Female

AGE RANGE

16 – 25 Years 26 – 35 Years 36 – 45 Years 46 – 55 Years 56+ Years

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes No

RESIDENT

Are you a Resident in: Kununurra Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator: Yes No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer Letter Radio Kimberley Echo Facebook
 Shire's Website Friends Email from the Shire Other If Other, please specify:

2. PRIORITIES FOR THE COUNCIL

The draft Corporate Business Plan has been endorsed for community engagement and is available on the Shire's website (www.swek.wa.gov.au), Administration Offices in both Kununurra and Wyndham, along with the Kununurra Community Library.

The draft Corporate Business Plan has a range of priorities identified from a range of informing plans over 2016-17 to 2019-20.

QUESTIONS	YOUR COMMENTS
<p>Are there any priorities, projects or programs that you would like to see included in the draft Corporate Business Plan?</p>	<p>Support of WELA Ranger in Wyndham Fetic upgrade in Wym - very expensive, why not use Shire workers??</p>
<p>Are there any projects or programs that you believe should not be a priority for the Shire in the next 4 years?</p>	<p>Rename One Mile to Port. (2.1.1.2) in Action listed above. This should be a priority - not a ^{new} leisure centre in Knx - Encourage youth engagement in Wym.</p>
<p>Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan?</p>	<p>- Some equity in the spending between Knx and Wym. The Shire should be building Wym: - Skip bins to be put back in Wyndham.</p>
<p>Any other comments?</p>	<p>It is a shame that the Shire gave \$10,000 grant to East Kimberley Grammar - a waste of ratepayers money + conflict of interest for 3 shire councillors. I believe the Lily Lagoon boat ramp should've waited and the Wym boat ramp started as a matter of urgency - this receives a lot more</p>

3. PROPOSED RATES IN THE DOLLAR FOR 2016/17

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* Note that this is not reflective of the increase due to several mining tenements with larger values no longer being rateable for 2016/17.

QUESTIONS	YOUR COMMENTS
-----------	---------------

Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?

Yes No

If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?

New leisure Centre in Knox.....
 ↳ waste of money.....
 Why spend money on current leisure centre eg: increase storage space 40,000 when a new one is planned - doesn't make sense.

QUESTIONS	YOUR COMMENTS
-----------	---------------

Are you comfortable with a 2.55% rate increase if it means that the current proposed priorities in the draft Corporate Business Plan are achieved?

Yes

No

Other Comments: People in Wyn are suffering with downturn in mining jobs and loss of services. If money were spent equitably within Knx + Wyn that would be great!

Any other comments about the proposed Rates in the Dollar?

I thought rates were meant to reflect rental value - rents have decreased + non-occupancy have increased - why an increase??
My property has reduced in valuation of over \$100,000.

Thankyou - for the opportunity to provide feedback.

4. CONTACT DETAILS

So that the Shire can inform you of how your feedback was considered by the Council in developing the Corporate Business Plan, Annual Budget and Rates in the Dollar, please provide your contact details.

DETAILS	
---------	--

Name	Michelle McKittick
Address	45 Gully Rd Wyn, Unit 3/25 Konterbery Knx
Email Address	michelle.mckittick2@education.wa.edu.au
Phone Number	0438901081

Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17

29 JUN 2016



7-37110
FN 05.18
PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA
Koolama Street WYNDHAM
T | 9168 4100
F | 9168 1798
E | mail@swek.wa.gov.au
W | www.swek.wa.gov.au
8.00am - 4.00pm MON - FRI

1. SUBMISSION DETAILS

GENDER

Male
Female

ll

AGE RANGE

16 – 25 Years 26 – 35 Years 36 – 45 Years 46 – 55 Years 56+ Years

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes No

RESIDENT

Are you a Resident in:
COTSSO PICKSADGE RD Kununurra Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator:
BANANA GROWER Yes No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer Letter Radio Kimberley Echo Facebook

Shire's Website Friends Email from the Shire Other If Other, please specify:

PICKED UP FROM SWEK

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QUESTIONS	YOUR COMMENTS
-----------	---------------

Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?

Yes

No

RATES AND TAXES ARE INEVITABLE

If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?

29 JUN 2016

QUESTIONS

YOUR COMMENTS

Are you comfortable with a 2.55% rate increase if it means that the current proposed priorities in the draft Corporate Business Plan are achieved?

Yes

No

Other Comments: EXTENSION WASTE SERVICES
REF: WM 09 5/0-26919 A586
PHONECALL 29-06-2016 RONNIE REXBOLAND

I SUPPORT USER PAY.
I QUESTION THE LOGIC OF

Any other comments about the proposed Rates in the Dollar?

EXTEND WASTE SERVICES
① NOT COST EFFECTIVE TO COUNCIL
② IT ADDS APPROX 7% TO MY
RATE BILL ON TOP OF 2.2%
COUNCIL MANAGEMENT IS TRYING
TO JUSTIFY
IN ANY ONE YEAR I HAVE NO
MORE THAN ONE M³ HOUSEHOLD
WASTE.
THIS AMOUNT DOES NOT WARRANT
A BIN SERVICE

4. CONTACT DETAILS

So that the Shire can inform you of how your feedback was considered by the Council in developing the Corporate Business Plan, Annual Budget and Rates in the Dollar, please provide your contact details.

DETAILS

Name

REX BOLAND

Address

Box 393 KUXUNURRA

Email Address

LOT 550 PACESADDOS ROAD
273

Phone Number

0891681480

Veronica Gulland

From: boab.babies@bigpond.com
Sent: Friday, 1 July 2016 12:33 PM
To: Mail
Subject: I-37188 - FM.05.12 - Differential Rating submission

To whom it may concern

I would like to submit my opposition to the rate rise proposed for the 2016/2017 year. As a ratepayer I struggle to feel comfortable with yet another rate rise at a time when the town as a whole is struggling financially. Businesses are closing and houses are been left vacant at a record rate yet Shire of Wyndham East Kimberley seems to believe it appropriate to channel large amounts of money into projects not needed or justified. The Kununurra East Lily Creek Structure Plan is one such example. This plan was started when the population prediction for Kununurra was 25 000 people by the year 2020. This has now been changed to 25000 by the 2040 so I can not understand why there is the need to further develop this plan at considerable cost now when in all likelihood the needs of the community may have changed by 2040. I understand and support the need for future plans but really is now the time to be spending money on 'plans'.

I also object to being asked to provide more money on top of the already ridiculously high rates we pay here when we have a CEO being paid \$330 000+ per year. The state premier only receives \$360 000. Given the Council saw fit to award a pay rise to the CEO within the first 6 months of his contract I feel the Shire must have sufficient funds to operate. In the private sector when times are tough financially staff including management are expected to take pay cuts and work harder for their money. Why is this local government so different?

I also object to the number of organisations within turnovers in the millions being given exemptions to paying for rates and waste pickups.

Regards
Jennifer Raven

Veronica Gulland

From: Ana <tdpetrovic@westnet.com.au>
Sent: Friday, 1 July 2016 1:50 PM
To: Mail
Subject: I-37195 - FM.05.12 - Re: Proposal to Impose Differential Rates and Minimum Payments for 2016/17

Sent from my iPad

On 1 Jul 2016, at 1:08 PM, Ana <tdpetrovic@westnet.com.au> wrote:

Dragana & Tomislav Petrovic

[44 Barringtonia Ave](#)

[Kununurra WA 6743](#)

To the CEO

Shire of Wyndham East Kimberley

Coolibah Drive

Kununurra 6743

To The Chief Executive Officer,

RE: Proposal to Impose Differential Rates and Minimum Payments for 2016/17

SWEK Rates Assessment Number: A987

We do not support a 2.55% rate increase. We've already had two years of significant rate increases and any further increases are not affordable and unsustainable

This proposed rates increase is unjustified because there is an economic downturn in Kununurra - there is a lack of investment and business activity in town. These rate increases cannot be justified as over the last 3 years Kununurra's economy has been in a downturn

with the current capital growth rate of only 0.5% - Kununurra's Capital Growth Rate was 8% in 2012. Listed on www.reiwa.com.au there are 55 residential properties for sale in Kununurra and 39 houses for rent. Only 5 houses have sold this year. 5 businesses have also stopped operating in town this year. All these facts show a lack of business growth and lack of property investment in Kununurra.

Kind Regards

Dragana Petrovic

Sent from my iPad

Veronica Gulland

From: Ana <tdpetrovic@westnet.com.au>
Sent: Friday, 1 July 2016 1:51 PM
To: Mail
Subject: I-37197 - FM.05.12 - Re: Proposal to Impose Differential Rates and Minimum Payments for 2016/17

Sent from my iPad

On 1 Jul 2016, at 1:13 PM, Ana <tdpetrovic@westnet.com.au> wrote:

Dragana & Tomislav Petrovic

44 Barringtonia Ave

Kununurra WA 6743

To the CEO

Shire of Wyndham East Kimberley

Coolibah Drive

Kununurra 6743

To The Chief Executive Officer,

RE: Proposal to Impose Differential Rates and Minimum Payments for 2016/17

SWEK Rates Assessment Number: A1907

We do not support a 2.55% rate increase. We've already had two years of significant rate increases and any further increases are not affordable and unsustainable

This proposed rates increase is unjustified because there is an economic downturn in Kununurra - there is a lack of investment and business activity in town. These rate increases cannot be justified as over the last 3 years Kununurra's economy has been in a downturn

with the current capital growth rate of only 0.5% - Kununurra's Capital Growth Rate was 8% in 2012. Listed on www.reiwa.com.au there are 55 residential properties for sale in Kununurra and 39 houses for rent. Only 5 houses have sold this year. 5 businesses have also stopped operating in town this year. All these facts show a lack of business growth and lack of property investment in Kununurra.

Kind Regards

Dragana Petrovic

Sent from my iPad

Veronica Gulland

From: Bob Parsons <parbec99@gmail.com>
Sent: Friday, 1 July 2016 2:38 PM
Cc: Mail
Subject: I-37199 - FM.05.12 - FW: Submission to Differential Rates, Feedback to 4yr Plan and 2017 Bdgt
Attachments: Submission to Differential Rates, Feedback to 4yr Plan and 2017 Bdgt.pdf; DSC_1055.JPG; DSC_1056.JPG
Importance: High

Dear Shire Wyndham & East Kimberley,
 Please find attached the feedback form and document of comments regarding the 2016/17 proposed rates, budget and the 4 years Corporate Business Plan.
 Regards, Silke Becke

----- Original Message -----

Subject: Submission to Differential Rates, Feedback to 4yr Plan and 2017 Bdgt
Sent: 01/07/2016 2:27 pm
From: Zilka Becke <Zilka.Becke@wunan.org.au>
To: parbec99@gmail.com
Cc: Shivashankari Ganeshamoorthy <shanky@wunan.org.au>

Hi Shanky,

can you please let me know whether you can open the attachment?

Cheers, Zilka

Notes to questions on Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17

Question 1:

- Get the old Shire Building and the Workers Camp (Garrjang Village) to earn some revenue.
I noticed the proposal from Seafarms – good!
Why does the old Shire Building need \$250k of refurbishment when it only was done a few years before the Shire moved out? Did it get vandalised in that time?!
- Beautify the western town entrance, corner Ivanhoe Rd and Victoria Hwy, in front of JSW yard.
- Beautify the area around the Big Boab at Vic Hwy, opposite to Ibis Motel (but leave pull-off area for Truckies)
- Boat ramp at Lake Argyle
- Semi-permanent shade sail over the whole of the main pool (during hot time of the year). Heating for cool time is a good idea.
- Possibly long parking bays for Caravans along Konkerberry Drv, between Kimberley Croc and Ebony St?

Question 2:

- No new Leisure- and Aquatic Centre! As you would know from previous feedback letters of mine, I believe the Swimming Pool is fantastic in its construction and location. So far no one has given me a sensible reason why this needs to be replaced. And to spend \$470k!! just on a Plan is simply crazy (no matter whether covered by R2R or not. It's still tax payers money)!
I agree that the Leisure Centre looks a bit dated and could do with a 'face lift' and renewal of ablution and change-rooms.
- If possible don't spend any more on Ivanhoe Crossing, except installation of grids in front of culverts.
- Reseal or reconstruct roads: entrance of Egret Close doesn't need to be done. The entrance is fine. The loose surface gravel along the total length of the road is a downfall, though (due to a dodgy job done by a Perth company. As Gary Gaffney told me at the time there was no local tender handed in, which I know was/is not true.)
You might find notes that I did report the crumbling surface issue already about 2 or 3 months after it got tarred.
A turning lane on the Hwy into Egret Close would improve safety immensely. But I believe that's a Main Roads matter?
- Anthon Landing, Boardwalk (\$209k) and Cathodic treatment (\$150k): the report from Maritime Constructions (on website) says that the renewal of this landing was only completed 5 years ago in 2011. It says further that it has got a Design life of 40 years, with a time to first maintenance of 15 years.
If the landing really needs any work done to it any sooner I would say this would be a warranty situation.
- WA Day: absolutely not necessary, as it is bad enough that the states have different rules for the things that should be unified in one country (let it be driver's license, schooling, accreditations, etc).
Nothing to celebrate here and the \$15k would be better spend on anything else under point #3.1.1.1.

Question 3:

- Cubungi treatment at Lilly Lagoon: advocate for the Waterboard (or whoever is in charge here) to drain the lagoon for a week in order to let the Cubungi die off, and save the \$312k allocated under #3.5.3.2
- Close to \$200k allocated for community engagement over 4 years: how about a Stall and/or a Forum every so often at Whitegum Park? There's more opportunity for community contact and debate than choosing the Leisure Centre as a venue. If the community members don't come to you, you need to go to them and encourage positive contact points. At the end of the day you're getting paid while liaising with the residents; we are not.
- Too much focus on CCTV (about \$560k under #3.3.6.1)! I don't believe that more cameras will make any difference to the trouble in town, as a good part of those people concerned would be known already and got nothing (or hardly anything) to lose.
It possibly could be more effective to support the Night Bus (picking up kids), concentrate on getting children to school, strongly advocate for the Cashless Debit Card and other productive measures, get serious about liquor restrictions (2 cartoons are no" restriction"), spend the money on training and employing more indigenous people.
- \$40k for Free Disposal Week: could this be linked with some sort of awareness campaign to minimize rubbish production in the first instance?
- \$30k for Kununurra Visitor Centre: Should this be more? It's an important facility in town and I wonder whether it could do more/better PR if given more funds (I don't know its financials).

Question 3A:

- The cost under 2.3.1.8 Landfill and Waste Management you show as Zero Net Cost to the Shire.
- Isn't this miss-leading or even incorrect when the Shire had to take up a loan ("126") to cover this substantial cost of nearly 1.3 Million?

Question 4:

- See comments under Notes 2
- "Investigate and implement external electronic scanning processes for incoming invoices" \$150k: wouldn't these days most invoices be send by email, meaning in an electronic format already? If not I'm sure most suppliers easily could switch to this method. Why would this need to be handled externally, rather than internally?
- "Investigate and implement improvements to enhance the efficiency of financial reporting ..." \$100k: to aim for improvements and being more efficient is always good and I believe a continuous process. Why would it cost so much?
- "Undertake transition of UV Rural Residential to GRV Residential" \$40k: What's the gain/purpose here? This morally should only be done if this transition doesn't result in higher Rates for one or the other group, hence no financial gain to the Shire, and just for the purpose of the exercise?
- What is "Implement outdoor officer information access portal (\$60k) and "Virtualise desktop computer fleet" (\$80) about?
- "Conduct employee satisfaction survey" \$40k: has the Shire got no internal HR facility to address this? Why would this cost so much?
- Rezoning of various industrial areas, \$100k: please see my response from 3/6/16 to the draft Local Planning Strategy. Does this mean the Shire/Landcorp got it wrong when establishing the current industrial areas (which are not selling)?
- "Passenger Plant" \$856k (if trade-in values are achieved): Motor vehicles are always an area of high expenditure and risk of high inefficiency. I would like for the Shire to have a close look at car-pooling and consolidation before spending dollars of this dimension.
- "Develop Culture and Arts Plan" \$40k: Not just here but right through the proposed budget there seems to be a lot of time and money allocated on planning, investigating, reviewing, feasibility studies, etc rather than on the actual activities it concerns.
- Though of course it is necessary to have a decent plan before starting an activity, the cost of developing the first needs to stay in proportion to the second. There is a risk to 'get stuck' just with endless planning and assessing and creating a 'bottomless pit' that just gobbles up the dollars, rather than actually getting to do the activity.
- The 4 yr Corporate Business Plan mentions "replacement of air-conditioning plant" for the airport (page 21). What happened here? It has been only a few years that the whole building was re-constructed. Surely, there still has to be warranty on the air-conditioning system from that time?
- The 2016/17 Budget proposes a Current Ratio of 1:1 and at the same time is 'eating' in the Cash Reserves by 6 Million this year and 2 Million in the coming financial year. This looks to me like extremely dangerous ground to operate on with really no margin to spare, hence stricter cost restrictions appear inevitable.

Question 5 and 6:

- Though at first instance the rate increase of 2.55% appears as a relief after years of 5 to up to 20% increases, considering the saving options mentioned for Question 2 and 4 I feel that the rates shouldn't need to be increased at all for a while; and if those suggested saving measures are realistic and do-able there even would be dollars spare to start tackling the Asset Management Gap.
- I also believe that the proposed salary increase of 4% each year (as per 4 yr Corporate Business Plan) is absolutely unrealistic in today's climate. It appears that the Shire is to a certain extent bound by some EBAs, though I hope these haven't been drafted that bad that there is no option for the Shire to reflect reality of the job market up here.
- Knowing that the CPI (the cost of a 'basket' of Goods & Services, not just food) is currently below 1%, of course an additional estimated 1.6% increase in Rates on top of this allows already for the higher cost of doing business up here, including road maintenance.
- The idea and the impact of re-zoning needs clarification.
Nathalie Octoman tried to explain to me that there is no correlation between changing the zoning category for a particular property and the corresponding rate in the dollar figure, though both use/refer to the same term (e.g. 'Rural Residential'). At the moment this really doesn't make sense to me, and before any changes are happening in this area I would say it is necessary to provide better clarification to the rate payers what the implications would be.

- Most importantly I urge the Shire to have a close look at one of the category of rating principles, the one called Equity, based on Property Wealth.

I feel this one is exactly the opposite to “the concept of fairness” and absolutely in contradiction to this principle.

Actually, it is quite outrageous that the Shire here “implies” that simply because someone decides to spend their money on a more valuable property (rather than on a new car, boat, holidays or other lifestyle choices) it is assumed that this person is able or can effort to contribute a higher percentage to the rates. What people choose to spend their money on is in no way an indication of their financial situation.

It is the job of the Australian Taxation Office to assess how much an individual can contribute to general services based the person’s income. The Shire shouldn’t have any right to judge someone’s financial situation (without any real knowledge of it) simply going by a property this person owns. And who is making this decision anyway? The Shire is leaving itself wide open here for someone’s personal opinion!

And if you should tell me that other Shires might apply the same principle, that doesn’t make it one bit more right!

I hope there is some helpful and constructive feedback in the above.

Regards,
Silke Becke

YOUR COMMENTS

are priorities, programs that you would like included in the Corporate Business Plan?

by projects or programs that you believe should be a priority for the next 4 years?

opportunities or programs that you would like included in the draft Corporate Business Plan?

Comments?

Differential Rate	Rate in the Dollar (cents)	Minimum Payment	Average Valuation	Average Rates Payable
GRV Residential	9.5363	1,113.00	29,412	2,114
GRV Other Vacant	14.3045	1,113.00	17,114	2,114
GRV Commercial	12.3972	1,113.00	92,755	1,114
GRV Industrial	11.4436	1,113.00	92,615	1,114
UV Rural Residential	1.0045	1,113.00	276,481	1,114
UV Pastoral	5.4410	1,113.00	268,266	1,114
UV Commercial / Industrial	0.6890	1,113.00	271,471	1,114
UV Rural Agriculture 1	0.9744	1,113.00	353,513	1,114
UV Rural Agriculture 2	0.6890	1,113.00	526,505	1,114
UV Mining	28.2265	1,113.00	43,190	1,114
UV Mining Vacant	14.1132	557.00	15,177	1,114
UV Other	0.6463	1,113.00	263,000	1,114

* Note that this is not reflective of the increase due to several mining agreements with other values for 2016/17.

QUESTIONS

Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?

Yes BUT SO DO ALL STATES ADJUSTING EXPENDITURE AND INCOME CONTROL

(4)

If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?

Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17



PO Box 414 Essendon VIC 3211
28 Goodale Street WYNDHAM
Western Districts
T 9148 4100
F 9148 1116
E mail@wyndham.vic.gov.au
W www.wyndham.vic.gov.au
L8000 - 48222 6016 - 111

1. SUBMISSION DETAILS

GENDER

Male
Female

AGE RANGE

16 – 25 Years 26 – 35 Years 36 – 45 Years 46 – 55 Years 56+ Years

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes No

RESIDENT

Are you a Resident in: Kununurra Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator? Yes No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer Letter Radio Kimberley Echo Facebook
Shire's Website Friends Email from the Shire Other If Other, please specify:

QUESTIONS

Are you comfortable with a 2.55% rate increase if it means that the current proposed priorities in the draft Corporate Business Plan are achieved?

Yes No

Other Comments:

Any other comments about the proposed Rates in the Dollar?

Yes No

YOUR COMMENTS

Yes No

4. CONTACT DETAILS

So that the Shire can inform you of how your feedback was considered by the Council in developing Business Plan, Annual Budget and Rates in the Dollar, please provide your contact details.

DETAILS

Name

SILKE BECKE

Address

85 EGGET CRES, KMX, PO BOX 2132

Email Address

PARBECK99@GMAIL.COM

Phone Number

0467621201

Veronica Gulland

From: Katrina Jowett - Acadia Farms <katrina@acadiafarms.com.au>
Sent: Friday, 1 July 2016 3:02 PM
To: Mail
Subject: I-37207 - FM.05.12 - Submission letter regarding CBP
Attachments: Council Letter Mulligans.doc

Hi,

Please find attached letter regarding the Corporate Business Plan.

Kind Regards,

Katrina.

Katrina Jowett



349 Mulligans Lagoon Road
PO BOX 1767
Kununurra, WA 6743

T: (08) 9168 2879
F: (08) 9168 2979
M: 0408 910 238
E: katrina@acadiafarms.com.au



01 July 2016

Dear Council,

We are writing in regards to the shire's proposed Corporate Business Plan (CBP), in particular point 271 on page 33, regarding the re-sheeting of Mulligans Lagoon Road.

We appreciate that Mulligans Lagoon Road has finally been included in the CBP however we would like to raise concern that the works have not been scheduled to be carried out until 2017/2018.

As a business operator and rate payer on this road, we feel that higher importance is necessary. As you are aware, the current need for regular maintenance is ongoing and the intervals between maintenance grades are very short due to the poor quality of the road surface.

This makes operating a business difficult for the following reasons:

- Trucks carrying our produce refuse to drive on the road
- Damage sustained to produce (i.e. bruising, therefore reducing the high-quality product we pride ourselves on growing and selling)
- Damage to vehicles
- Safety risk to workers traversing the road on a daily basis
- Safety for residents, who during wet weather are unable to traverse the road as it is impassable.

We ask that you would carefully reconsider the schedule for the re-sheeting works and place priority on a local shire road with businesses that support this town for the duration of the entire year.

Kind Regards,

A handwritten signature in black ink, appearing to read "Chris and Katrina Jowett". The signature is written in a cursive, flowing style.

Chris and Katrina Jowett

Acadia Farms Pty. Ltd.

BA: 349 Mulligans Lagoon Road, Kununurra WA 6743 PA: PO Box 1767 Kununurra WA 6743
T 08 9168 2879 F 08 9168 2979 M 0408 910 238
ABN 13 162 171 922 E admin@acadiafarms.com.au

Veronica Gulland

From: Lisa Pilypaitis <lisa.pilypaitis@gmail.com>
Sent: Friday, 1 July 2016 3:20 PM
To: Mail
Cc: simone.rushby@swek.gov.au
Subject: I-37209 - FM.05.12 - Objection Differential Rating and Proposed rate rise.

Re: Objection to Differential

To the Chief Executive Officer,

I write to you on objection of the proposed rates increases endorsed by council (well, not ALL of them) on the 31st of May. As a community member of Kununurra for almost 7 years, and a home owner for 3 years, I believe this action negatively impacts on our small town as a whole.

In the last 3 years, we have had a rates increase every year...our own rates will extend to an increase of over \$1000 for this short period. Since building our house 3 years ago, it's value has also dropped significantly. While I appreciate that this is how the market works, I am greatly concerned at how our rates still manage to go up despite the lessening in value of our property. When taking into account the current issues within the Council, the Show Cause Notice, and the most recent abhorrent treatment of local community members by the Shire President, I hold grave concerns over what the true intentions of the Shire are.

My husband and I look forward to building a future here in Kununurra, but with the continual rise in costs of living, not aided by rates increases, we begin to have less and less reasons to do so.

Please show due consideration to the faithful residents of Kununurra.

Regards,

Lisa Carson
Bryan Carson
30 Zamia Link
Lakeside Park Estate
Kununurra WA 6743

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 8:55 AM
To: Mail
Subject: I-37125 - FM.05.12 - 2016 Rates objection 1 (Mark Northover)
Attachments: Document10.pdf; ATT00001.htm

Subject: Rates objection 1

RATES OBJECTION 1

Attention: CEO Carl Askew

My rates are unrealistic, unaffordable and in desperate need of a serious review. I have 8 rating objections to the adoption of the increases via the advertised differential rating submission. This represents 8 rated properties, and 4 entities. Three residential properties, three miscellaneous licences for land access and five mining leases, all in the SWEK.

I make specific comment to the fact that last year SWEK bundled all of my objections together- however I remind you that each property is a separate customer of SWEK and therefore is to be taken as separate objection. I find no legal or departmental ruling that allows you to treat them in any other way.

Please note however, that due to recent victimisation and bullying of local residents, by certain SWEK Councillors and Senior Staff, assessment numbers have been redacted, as is my legal right.

I believe the rating advocacy is conducted under self serving conflict management, collaborating and conspiring as a team to unfairly increase our rates. Defective administration and management over time has triggered the default position of pleading for the adoption of Differential rating. This is placing unfair duress on my business and residency along with that of other ratepayers.

My objection is to the continuation and application of unfair differential rates on the Rural Residential, Mining, Agriculture, and Residential properties we own and I ask that this year, could you effectively address my concerns and complaints please.

I am open to communication regarding my comments, however would request that any identification of property and reference to myself is redacted for council and the public, and finally request a confirmation receipt email of my submission and objections.

Submission on differential rates:

Last year, 2014/15 council and the minister failed to diffuse growing concerns, rising rates and advocacy for the discretionary rating system. Confirmed systematic (7) failures noted and tabled within the extended public reports were ignored. Quotes from senior Directors, supported by statutes like "I didn't know", "yes, we have been operating illegally", "don't worry, there is only 2 people asking questions" or "I can do a quick and dirty tender" has now escalated to Parliament. In fact, SWEK administration has aggressively pursued and enjoyed the statutes assistance via the non for profit union (sic), in a disparate attempt to stem the growing concerns and complaints.

A united voice on rates submission in 2015 from the ratepayers association and the Chamber of Commerce members was argued and dismissed by council as one individual lone voice. I believe, my rates are, and have been compromised since 2010, with the introduction and acceptance by the Minister, of this differential rating system.

Reported to the electorate at 4.9%, to the Minister in Parliament at 6% and finally in comparison to the State of Western Australia, a whopping official rate rise of 22%. That 22% also aligned to my imposed 2014/15 rates.

The municipal charges are extreme. Red tape costs and non compliance has increased courtesy of the Union membership. In turn, these private training associations and consultancy groups, self advocate and lobby Parliament consuming our ever increasing rates.

Rates can be reduced drastically, in line with other interstate councils. [Ten million dollars (\$10m) of rates going entirely on a complex and convoluted administration system that challenges the capacity of the average working ratepayer.]

The "show cause notice" and the need for overtly good governance has seen an unprecedented attempt to obfuscate procedure and practices of the past. We are witnessing the use of independent contractors to complete shoulder maintenance and grass control, all ignored and aggressively disputed over 5 years, despite numerous prior complaints and accidents.

As for the general rates, funding effective council operations relies on an internal paper shuffle of grant funding. The Corporate Business Plan or the adopted and currently proposed budget's do not reflect or account for recent council works. SWEK's programmed road upgrades designated and promoted within the Royalties for Regions failed to deliver. (Example, Mulligans road \$ 1.9 million funds evaporated into the shuffle, however we still erected the RFR sign.)

With the adoption of WALGA procurement systems, rate consumption is obfuscated within the the quote system, not available to the general public, paying for contractor kickbacks between collaborating parties.(6)

Council rate rise advocacy has been getting greedier and delivering less to the disparaged ratepayer every year since 2010. (Quoted by the DOI, "emailing costs are \$1000.00 each time"). My estimate after repeated questioning at council, put 20 FTE staff as outdoor and 73 FTE as indoor, despite SWEK not responding to "my council" clarification requests.

Administration has become accustomed to differential rating's, and the Minister has insufficient Parliamentary guidelines (process and procedure) set down to prevent acceptance of this practice. Rates have outstripped the CPI and the LGPI many times over since I have purchased property. Where does it stop?

The setting of the rate in the dollar for Rural Residential, Mining and Agriculture is not reflective of the services received or consumed. These disadvantaged property owners are self sufficient for water, sewerage, power, extremely poor internet, inferior fire services and are currently subsidising the waste re cycling depot operations and the future fund of central town. The strategic rating policy is not reflective of this communities desires and was poorly administered in feed back from the total rate paying community.

Why not do a survey and ask each ratepayer separately?

It is an easy survey, just ask them on their rate notice.

Do you support a rate rise? Easy really?

SWEK Core services and management should be internally improved and managed with competent staff/contractors, handing back the strategic management to the informed Councillor's . Report after report has confirmed lack of administrative competence, yet SWEK would prefer to take court action against its own citizens.(4)

The DLGC is enjoying the State Government laissez-faire approach to this form of revenue raising without making the necessary interventions.

Approval into a foray with discretionary (differential) imposts against the rich should be left for the Federal Government. Local Government should not start a war within the community by targeting those said individuals.

Mining should be encouraged

Raising the discretionary tax to address the mining sector should be beyond the scope and resources of local government. The differential rating advocated and the general rating between vacant and improved leases is concerning. We have not even got a constructed road within 20 kms of our mining leases. The services are appalling, and the demands on SWEK are minuscule. Some pastoral leases get their private roads graded (Kalumburu road) with these subsidised rate payer funds.

Agriculture should be encouraged.

Our tenants exported \$15m dollars of produce from our agricultural property on Mulligans Lagoon road in 2015. Poor SWEK management was the precipice for temporary relocation (vacate) to the Northern Territory in 2016, enjoying cheaper rates and better infrastructure. We are one of four properties on this obfuscated, unmaintained road within 10km of town centre. [road surface is black soil (5)].

Summary

Rates reduction is necessary to address the fairness, inconsistencies, mismanagement and changing community work environment. This is resulted in widespread hardship and relocation for some. The increasing defaults for 2015/16 is having a personal and a dividing effect throughout the wider community. (250 defaults filed with the courts in 2014/15 and rapidly increasing for 2015/16.)

A) I believe the strategic rating policy has not been reviewed correctly, and public comment was ineffective in engaging the rate paying community.

B) I believe that the elector's meeting was improperly managed to deliberately distort outcomes. Staff in uniforms dominated. The CEO and President colluded to miscount votes.(3)

C) The strategic rating policy was out of date and incorrectly reviewed with poor administration information supplied to council .(2)

D) The foundation for the Corporate Business Plan was not received and reviewed in a effective and timely manner prior to adoption of current plans and policies.(2)

E) The Corporate Business Plan, the Strategic Business Plan and the Strategic Rating Policy did not align with the communities values and expectations as to arrive at the established and hence the current base rates.(2)

F) Complaints to all of the above and more were not taken seriously, management in their privilege capacity colluded and advocated through media propaganda that there were "no complaints". (1)

I trust that under these changing and difficult times facing the East Kimberley, a reflective rating policy advocating for a return to previous unimproved values, and adopting a fairer rate in the dollar for the above mentioned sectors is implemented for 2015/16 and beyond. Decisive Ministerial intervention is required, the sooner the better.

Regards,
Mark Northover,

B.B.admin (Business). ADA. (Agriculture)
Managing Director Martinjinni Pty Ltd.
Managing Director Goldengate Nominees
Resident/Ratepayer in the East Kimberley and Central Wheatbelt.

- (1) "Formal complaint resolution" 2014/15 (tabled at SWEK.)
- (2) Details of the "Probity Audit 2014/15" (tabled at SWEK)
- (3) Unresolved complaints file. 2014/16 (tabled at SWEK)
- (4) i) Letter of threat and intimidation from SWEK's Union. 2015 (Tabled at the DLGC.)
ii) Upwards of \$200k lost on legal case against a River Farm resident. 2014/15 (Tabled at Swek)
- (5) "Road condition report on Mulligans" 2009 (tabled at SWEK)
- (6) WALGA procurement agreement." Confidential."
- (7) Moore Stephens, Auditors report May 2016. Systematic failures. Restricted scope. (tabled at SCM 28/06/2016)

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 8:51 AM
To: Mail
Subject: I-37127 - FM.05.12 - 2016 Rates Objection 2 (Mark Northover)
Attachments: RO2.pdf; ATT00001.htm

Subject: Objection 2

RATES OBJECTION 2

Attention: CEO Carl Askew

My GRV residential rates for #(****) are unrealistic, unaffordable and in desperate need of a serious review.

I believe the rating advocacy is conducted under self serving conflict management, collaborating complaints with hyperbole and conspiring as a team to unfairly increase our rates. Defective administration and management over time has triggered the default position of pleading for the adoption of Differential rating. This is placing unfair duress on my business, my residency along with other ratepayers.

Last year, 2014/15 council and the Minister failed to diffuse growing concerns, rising rates and advocacy for the discretionary rating system. Confirmed systematic (7) failures noted and tabled within the extended public reports were ignored. Quotes from senior Directors, supported by excuses within dubious statutes like "I didn't know", "yes, we have been operating illegally", "don't worry, there is only 2 people asking questions" or "I can do a quick and dirty tender" has now escalated to Parliament. In fact, SWEK administration has aggressively pursued and enjoyed the vague LG statutes, underpinned by the non for profit union (sic), in a disparate attempt to stem the growing concerns and complaints.

A united voice posited on rates in 2015 from the ratepayers association and the Chamber of Commerce members was argued and dismissed by council as one individual lone voice. I believe, my rates are, and have been compromised since 2010, with the introduction and acceptance by the Minister, of this differential rating system.

Reported to the electorate at 4.9%, to the Minister in Parliament at 6% and finally in comparison to the State of Western Australia, a whopping official rate rise of 22%. That 22% also aligned to my imposed 2014/15 rates.

The municipal charges are extreme. Red tape costs and non compliance has increased courtesy of the Union membership. In turn, these private training associations and consultancy groups, self advocate and lobby Parliament consuming our ever increasing rates.

Rates can be reduced drastically, in line with other interstate councils. [Ten million dollars (\$10m) of rates going entirely on a complex and convoluted administration system that challenges the capacity of the average working ratepayer.]

The "show cause notice" and the need for overtly good governance has seen an unprecedented attempt to obfuscate procedure and practices of the past. We are witnessing the use of independent contractors to complete shoulder maintenance and grass control, all ignored and aggressively disputed over 5 years, despite numerous prior complaints and accidents.

As for the general rates, funding effective council operations relies on an internal paper shuffle of grant funding. The Corporate Business Plan or the adopted and currently proposed budget's do not reflect or account for recent council works. SWEK's programmed road upgrades designated and promoted within the Royalties for Regions failed to deliver. (Example, Mulligans road \$ 1.9 million funds evaporated into the shuffle, however we still erected the RFR sign.)

With the adoption of WALGA procurement systems, rate consumption is obfuscated within the the quote system, not available to the general public, paying for contractor kickbacks between collaborating parties.(6)

Council rate rise advocacy has been getting greedier and delivering less to the disparaged ratepayer every year since 2010. (Quoted by the DOI, "emailing costs are \$1000.00 each time"). My estimate after repeated questioning at council, put 20 FTE staff as outdoor and 73 FTE as indoor, despite SWEK not responding to "my council" clarification requests.

Administration has become accustomed to differential rating's, and the Minister has insufficient Parliamentary guidelines (process and procedure) set down to prevent acceptance of this practice. Rates have outstripped the CPI and the LGPI many times over since I have purchased property. Where does it stop?

The strategic rating policy is not reflective of this communities desires and was poorly administered in feed back from the total rate paying community.

Why not do a survey and ask each ratepayer separately?

It is an easy survey, just ask them on their rate notice to tick the box.

Do you support a rate rise, yes or no? Easy really?

SWEK Core services and management should be internally improved and managed with competent staff/contractors, handing back the strategic management to the informed Councillor's . Report after report has confirmed lack of administrative competence, yet SWEK would prefer to take court action against its own citizens.(4)

The DLGC is enjoying the State Government laissez-faire approach to this form of revenue raising without making the necessary interventions.

Approval into a foray with discretionary (differential) imposts against the rich should be left for the Federal Government. Local Government should not start a war within the community by targeting those said individuals.

Summary

Rates reduction is necessary to address the fairness, inconsistencies, mismanagement and changing community work environment. This is resulted in widespread hardship and relocation for some. The increasing defaults for 2015/16 is having a personal and a dividing effect throughout the wider community. (250 defaults filed with the courts in 2014/15 and rapidly increasing for 2015/16.)

A) I believe the strategic rating policy has not been reviewed correctly, and public comment was ineffective in engaging the rate paying community.

B) I believe that the elector's meeting was improperly managed to deliberately distort outcomes. Staff in uniforms dominated. The CEO and President colluded to miscount votes.(3)

C) The strategic rating policy was out of date and incorrectly reviewed with poor administration information supplied to council .(2)

D) The foundation for the Corporate Business Plan was not received and reviewed in a effective and timely manner prior to adoption of current plans and policies.(2)

E) The Corporate Business Plan, the Strategic Business Plan and the Strategic Rating Policy did not align with the communities values and expectations as to arrive at the established and hence the current base rates.(2)

F) Complaints to all of the above and more were not taken seriously, management in their privilege capacity colluded and advocated through media propaganda that there were "no complaints". (1)
(G) Our residential services have diminished. Cyclone cleanup gone, The DOI motion passed by council to reduce mowing services, increase fees and charges (rubbish tip recycling depot), Recreational and sporting groups have had to pass on SWEK's demands, and the list goes on.

I trust that under these changing and difficult times facing the East Kimberley, a reflective rating policy advocating for a return to previous unimproved values, and adopting a fairer rate in the dollar for the above mentioned sectors is implemented for 2015/16 and beyond. Decisive Ministerial intervention is required, the sooner the better.

Regards,
Mark Northover- Goldengate Nominees

B.B.admin (Business). ADA. (Agriculture)
Managing Director Martinjinni Pty Ltd
Managing Director Goldengate Nominees
Resident/Ratepayer in the East Kimberley and Central Wheatbelt.

- (1) "Formal complaint resolution" 2014/15 (tabled at SWEK.)
- (2) Details of the "Probity Audit 2014/15" (tabled at SWEK)
- (3) Unresolved complaints file. 2014/16 (tabled at SWEK)
- (4) i) Letter of threat and intimidation from SWEK's Union. 2015 (Tabled at the DLGC.)
ii) Upwards of \$200k lost on legal case against a River Farm resident. 2014/15 (Tabled at SWEK)
- (6) WALGA procurement agreement." Confidential."
- (7) Moore Stephens, Auditors report May 2016. Systematic failures. Restricted scope. (tabled at SCM 28/06/2016)

Assessment number redacted to mitigate victimisation and bullying by certain Councillor's and staff.

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 8:48 AM
To: Mail
Subject: I-37126 - FM.05.12 - 2016 Rates objection 3 - Martinjinni
Attachments: Document7.pdf; ATT00001.htm

Subject: Rates assessment 3 - Martinjinni

RATES OBJECTION 3

Attention:CEO Carl Askew

My Mining lease #(M*****), rating in the dollar and the general assessment of vacant and occupied mining tenements are unrealistic, unaffordable and in desperate need of a serious review.

Regards,
Martinjinni Pty Ltd .

(#) Assessment number redacted to mitigate victimisation and bullying by certain Councillor's and Senior staff.

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 8:57 AM
To: Mail
Subject: I-37128 - FM.05.12 - Rates assessment 4 - Martinjinni
Attachments: Document6.pdf; ATT00001.htm

Subject: Rates assessment 4 - Martinjinni

RATES OBJECTION 4

Attention:CEO Carl Askew

My Mining lease #(M*****), rating in the dollar and the general assessment of vacant and occupied mining tenements are unrealistic, unaffordable and in desperate need of a serious review.

Regards,
Martinjinni Pty Ltd .

(#) Assessment number redacted to mitigate victimisation and bullying by certain Councillor's and Senior staff.

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 8:58 AM
To: Mail
Subject: I-37129 - FM.05.12 - Rates assessment 5 - Martinjinni
Attachments: Document5.pdf; ATT00001.htm

Subject: Rates assessment 5 - Martinjinni

RATES OBJECTION 5

Attention:CEO Carl Askew

My Mining lease #(M*****), rating in the dollar and the general assessment of vacant and occupied mining tenements are unrealistic, unaffordable and in desperate need of a serious review.

Regards,
Martinjinni Pty Ltd .

(#) Assessment number redacted to mitigate victimisation and bullying by certain Councillor's and Senior staff.

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 8:59 AM
To: Mail
Subject: I-37130 - FM.05.12 - 2016 Rates objection 6 Martinjinni
Attachments: Document3.pdf; ATT00001.htm

Subject: Rates objection 6 Martinjinni

RATES OBJECTION 6

Attention:CEO Carl Askew

My Mining lease #(M*****), rating in the dollar and the general assessment of vacant and occupied mining tenements are unrealistic, unaffordable and in desperate need of a serious review.

Regards,
Martinjinni Pty Ltd .

(#) Assessment number redacted to mitigate victimisation and bullying by certain Councillor's and Senior staff.

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 9:00 AM
To: Mail
Subject: I-37131 - FM.05.12 - 2016 rate Objection 7
Attachments: Document2.pdf; ATT00001.htm

Subject: Objection 7

RATES OBJECTION 7

Attention: SWEK CEO Carl Askew.

My Residence # (Lot *****) , rating in the dollar and the general assessment, courtesy of the flawed strategic rating policy, has hiked up my rates in an attempt to convert to GRV, has made living unaffordable and is in desperate need of a serious review.

Regards,
Mark Northover.

(#) assessment number redacted to mitigate victimisation and bullying by certain Councillor's and Senior members of staff.

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 9:01 AM
To: Mail
Subject: I-37132 - FM.05.12 - 2016 Rates objection 8
Attachments: ro8.pdf; ATT00001.htm

Subject: Rates objection 8

RATE OBJECTION 8

Attention: SWEK CEO Carl Askew

Agricultural holding #(K*****), rating in the dollar and the general assessment is, unaffordable and in desperate need of a serious review. The services provided in this precinct are distinctly lacking in respect to other serviced land. No rubbish service, limited access, complimented by ungraded road as SWEK continually called me a liar in an attempt to mismanage the ownership of this portion of road. (SWEK corrected in 2016 without an apologise).

The rating in the dollar is unrealistically set high for this disadvantaged property, and the unimproved valuation assumed the road was maintained.

SWEK management deficiencies are noted in my other objections and applicable here.

Regards,
Mark Northover.

(#) Assessment number redacted to mitigate victimisations and bullying by certain Councillor's and Senior staff.

Veronica Gulland

From: Mark Northover <mark.northover@icloud.com>
Sent: Thursday, 30 June 2016 3:41 PM
To: Mail
Subject: I-37155 - FM.05.12 - Corporate business plan / annual budget proposal. public submission.

1. Corporate business plan and draft budget: submission due before 01/07/2016.

2. **Item 587:** Upgrade Lily Creek Lagoon jetty, boat ramp and car park - Cathodic Protection

Incompetency of tender administration:

A) Lily creek boat has estimated life expectancy. The painting should have been integral to the tender process. Cathodic protection on the newly installed Lily Creek boat ramp should have been part of the asset management during tendering. The Wyndham boat ramp detail was inclusive of life expectancy and serviceability within the constructed tender, so what went wrong here? Item 587 has nothing to do with car parking, so remove it and pursue the negligent parties for this over site. Saving 60k.

* **Item 590 and 591:** Anthon Jetty Marine Inspection maintenance Anthon Jetty Cathodic Protection

Anthons jetty, costing \$7million, with practical completion in October 2011, has a design life of 40 years, with first maintenance due at 15 years from installation. Corrosion inhibiting vapour capsules and moisture absorbing desiccant were also added to the watertight bulkheads. Corrosion detailing of the pontoon was an important factor to meet design life, with both internal and external epoxy paint systems. The deck had FRP reinforcing bars, and not steel to increase durability. The pontoon decking is constructed from recycled plastic.

Why are you proposing a budgeted engineering survey and cathodic protection when maintenance design life was an integral factor in awarding the the project?

* **Item 552:** Action 3.4.4.2 Prepare Business Case for new Leisure and Aquatic facility

Funding sources SWEK. Prudent to mothball this project.

Item 542-547. Action 3.4.3.2 Develop Shire Staff Housing Policy

Staff need to provide their own houses.

Plenty of vacancies throughout town.

Sell this \$1000,000 + asset and reduce my rates.

528. Refurbish the former Shire Office Building on Coolibah Drive

Fast forward decisions on this building. Previous council mislead the public about the value of this building by stating it was appreciating at a time that was obviously not a reflection as being true and accurate. Re assess income earning projects. Encourage employment and business by calling tender's for expression of interest proposals to make good use of this asset. (Don't use the SWEK administration union to advertise)

426. Review the waste management strategy Acquire new landfill site for Kununurra

Difficult to comment as this was not shown in the "draft local planning strategy and the draft local planning scheme no. 9". Obfuscation or poor planning by management colluding with council factions.

425. Review the waste management strategy Acquire new landfill site for Kununurra

Need to review your landfill practice in line with community expectations and your EPA licence. This has currently mobilised significant community angst. Effort needs to be made on research here.

392. ANZAC day

Make an effort on Anzac Day. SWEK forgot this year, ad-hoc representation in 2016.

361. Action 2.5.1.1 Identify land for suitable educational Kununurra Strategic Directions Site for new school identified in Draft East Lily Creek establishment in line with growth management
Remove this item. Not required in line with changing economic environment.

291. Kalumburu Road Renewal / Upgrade

Why are you assuming responsibility for the Mitchell Plateau road.
Why are you spending ratepayers funds on the Mitchell plateau road and the Kalumburu road which are not a shire assets? Remove this item or change the description.

275. Duncan Road - re-sheet

The Duncan road is naturally occurring road base. Re sheeting is an absolute waste of ratepayers money. Re think how to upgrade this road. You had not graded this road for 2 years, somewhat embarrassing lack of care of a Shire assets.

271. Mulligan Lagoon Road Resheet

\$1.9 million was granted under royalties for regions for this road. The road is within 10 km of town and the running surface is black soil. In excess of 27,000 tonne of produce and equipment was transported down this road in 2015/16. Well over \$34million of produce generated during 2015/16, and you are continuing to patch pot holes with the allocation of funding.

270 and 272. King River Road Resheet

Agriculture is the reason we have an Ord River Scheme. Money priority poorly allocated here.

220 and 221. Detailed design, tendering and construction of runway extension

Airport: Well done. Very important forward thinking on behalf of long term sustainability.

211 to 214. Action 2.2.7.1 Liaise with relevant Government Departments on initiatives to provide affordable housing

Plenty of houses available and cheap. Mothball this proposal.

177- 180 Prepare Industrial Land Strategy and prioritise a site for a development of a General Industrial Estate

Heavy industry needs airing or inclusion. Support Good planning

140 to 144. Action 1.4.5.1 Review Workforce Management

Well overdue. Remove staff and administration from these tasks. Need outside independent consultant and advisory that is not affiliated with the union (WALGA). Huge efficiency improvements and cost savings to be made. Staffing competency requires significant funding allocation allocated to the selection of Senior Directors. Minimum experience and educational literacy standards need implementing for the council appointed to the CEO selection panel.

113. Develop Council Chambers Audio capabilities for recording of meetings

Supported. City of Vincent had a great system for \$7500. Not \$20,000.

87. Develop and implement a Risk Management Framework

This was supposed to be implemented at the last budget. Lip service?

80. Undertake transition of UV Rural Residential to GRV Residential

Bad policy. Needs changing. This will drive people onto rural agricultural land and the transition is occurring now. The Strategic Rating Policy was poorly administered during advocacy and adoption. Rural residential land either needs rezoning or drop this transition to GRV. Will send people to the wall, or simply put, divide communities as a direct result of bad long term planning.

Lost documents, non land use conformity is a direct result of poor LG administration and council planning in these precincts. Heavy industrial land needs to be provided to re locate prospective and developing industries, not raising the rating method.

72. Undertake back scanning of records to ensure can move towards digitisation and minimise storage facility requirements

Utilise existing staff and scrap this cost. Currently over staffed compared to other councils.

25 Promote good news stories

Change the title of this to "*The right to govern accompanies the the obligation to do so openly and fairly*" Not putting in misleading media articles to say "I did not know" whilst promoting good news stories.

Summary,

Lakeside aquatic and leisure centre precinct needs revision in light of unreported and poorly investigated complaints from past council decisions. Funding for this decadent proposal should not impact on the current ratepayer.

Airport funding should incorporate long term vision, in line with asset management and good governance to foresee the facilitation of larger aircraft. Really strange that you reduced fees solely based on Broome airport argument but little discussion was made on the landing field and operational efficiencies.

The Councillor's with poor business acumen and literacy skills should not be encouraged to take important decision making board roles.

Draft budget.

Machinery charge out figures are unrealistic and deceiving. Private contract rates are a fraction of those proposed.

Simple examples range from

a). Operating costs of a caterpillar 2012 953D steel tracked loader and a caterpillar 950 rubber tyre loader. Westrac charts don't support the figures presented.

B) Contractors rates for the machinery are well below the SWEK's costs presented. Compare the cost to SWEK on recent grading work with the second operator, transport, operator travel and accommodation and fuel, on the Kalumburu and Duncan road. Sell your grader if you can't improve the management.

C) The 2 X back hoe charge out fees vary enormously. Airport (1120716) mowing services are excessive. Independently review all of price schedules in light of the changed economic circumstances in recent contractor competitiveness.

D) Your indicated labour rates are ridiculous and bordering on embarrassing. Lieghtons had FIFO supervisors at the \$75.00/hour. Not at your figure of \$152.30/hour. There are plenty of local, independent private contractors working at a fraction of this, and readily available with a car supplied at no additional cost.

E) Traffic management costs are excessive. Contractors are charging 50% of the total SWEK charge out rates.

F) Charge out rates for you directors is a mistake. A director employed for 2000 hours on \$220,000 is costing \$110 per hour. (100% engaged which is rarely feasibly) You are charging \$85/hour within the item code. (1100613) This would not cover the cost of the seat they are sitting on. Overheads are obfuscated as your directors are getting paid too much. Quite simple really.

G) Tip fees are exorbitant, as a reflection of poor management structures.

H) Staff and administration vehicles need to be replaced with cheaper and fit for purpose. Logo affixed.

H) The current situation where the SWEK Administration is enjoying of free ratepayer fuel (1000km radius) needs removing from all contracts to improve the fuel budget. Additional imposts of insurance, repair and depreciation costs associated with this obfuscated loop hole need addressing.

I) Administration activities relating to the outdoor/indoor ratios need review. Currently expenditure is unbalanced and mismanaged, being presented to council in a deceptive manner that does not allow for transparency.

Expenditure items appear to be poorly researched, displaying ad hoc advocacy throughout the draft budget.

Veronica Gulland

From: Kimberley Water Carting <kimberleywater@westnet.com.au>
Sent: Friday, 1 July 2016 9:24 AM
To: Mail
Subject: I-37178 - FM.05.12 - Objection to differential rate rise

We would like to express our objection to the proposed differential rate rise based on:

- Significant rate rises in the last few years
- Current economic climate and the questionable need to spend money on non essential items.

Kind Regards,

Jeff Walters & Sandra Phipps

KIMBERLEY WATER CARTING ABN: 21 954 912 473 PO Box 822, Kununurra, WA 6743 Jeff Mobile: 0417 682 585 Sandra Mobile: 0428 951 120 Fax: (08) 9169 1839 Email: kimberleywater@westnet.com.au

Veronica Gulland

From: Chris Grant <cheveney@googlemail.com>
Sent: Friday, 1 July 2016 9:08 AM
To: Mail
Cc: Chris Grant
Subject: I-37177 - FM.05.12 - Draft 4 Year Corporate Business Plan
Attachments: Barringtonia Roundabout.jpg; New lake Argyle Road.jpg

Dear Chief Executive officer,

CO: mail@swek.wa.gov.au

I wish to make comment on the Shires planning and advocating for funding for a number of significant projects.

New Leisure and Aquatic Facility for Kununurra

Leisure and Aquatic Facilities are an important service provided by the shire and greatly add to the community. I feel that refurbishing and upgrading the current facility in the heart of Kununurra would be of greater benefit to the town and more cost effective.

The current location is central and close to the schools that use the pool and is close to peoples places of work for attending before and after work.

Sending the same amount of money to upgrade rather than rebuild would give greater floor area for the same investment. Upgrades to the existing facility should include filling in the current pool and constructing a new pool at a high elevation in the same location. Adding a first floor to the Leisure centre across the front and above the current gym and on the ppo side would allow for a new area for an expanded gym upstairs and space for exercise classes. Moving the gym upstairs allows for the main entrance to be opened back up creating an open and inviting area with the option of a café at the front.

Kununurra Airport Runway extension

I fully support a commend the decision to actively plan and advocating for funding an extension to the Kununurra Airport Runway. This will not only support tourism but also transport of produce to major markets.

Re-sheeting of Duncan Road

I do not feel this is a good use of rate payers funds. I do not see the Duncan Road as providing any benefit the Shire economy. Improvements to this road if anything will allow traffic to bypass the towns of Kununurra and Wyndham.

Trails Master Plan

I fully support a commend the decision to actively plan and advocating for funding to the develop Trails Master Plan

Included in this plan should also be works to improve access to Mirima National Park from the Town Centre. Improvements to paths and street scaping on Barringtonia Ave would better link the town to this asset. This will help beatify the town and make it more attractive to tourism.

Improvements to the intersection of Barringtonia Ave and Weaber Plain Rd are needed and should be address within the next 4 years. This intersection has poor pedestrian access and flow. People and small children often walk directly across the intersection causing a safety risk. This intersection controlled by stop signs is not followed by drivers who don't stop at the stop signs. This intersection needs to be upgraded to a roundabout to better control both the flow of traffic but also pedestrians. As the gateway to Mirima National Park, paths and street scaping would make it more attractive to tourism. Attached is a example of how a roundabout would improve this intersection.

Lake Argyle Road Upgrade

To improve connection with the town of Kununurra a more direct road from Fish Farm Road through the Durack Folly could also be investigated. More direct links would open Lake Argyle to residents and tourists alike by reducing travel time. The second road would also allow the tourist drive to be a loop road, taking in the historic Durack Folly ridge crossing.

Regards,

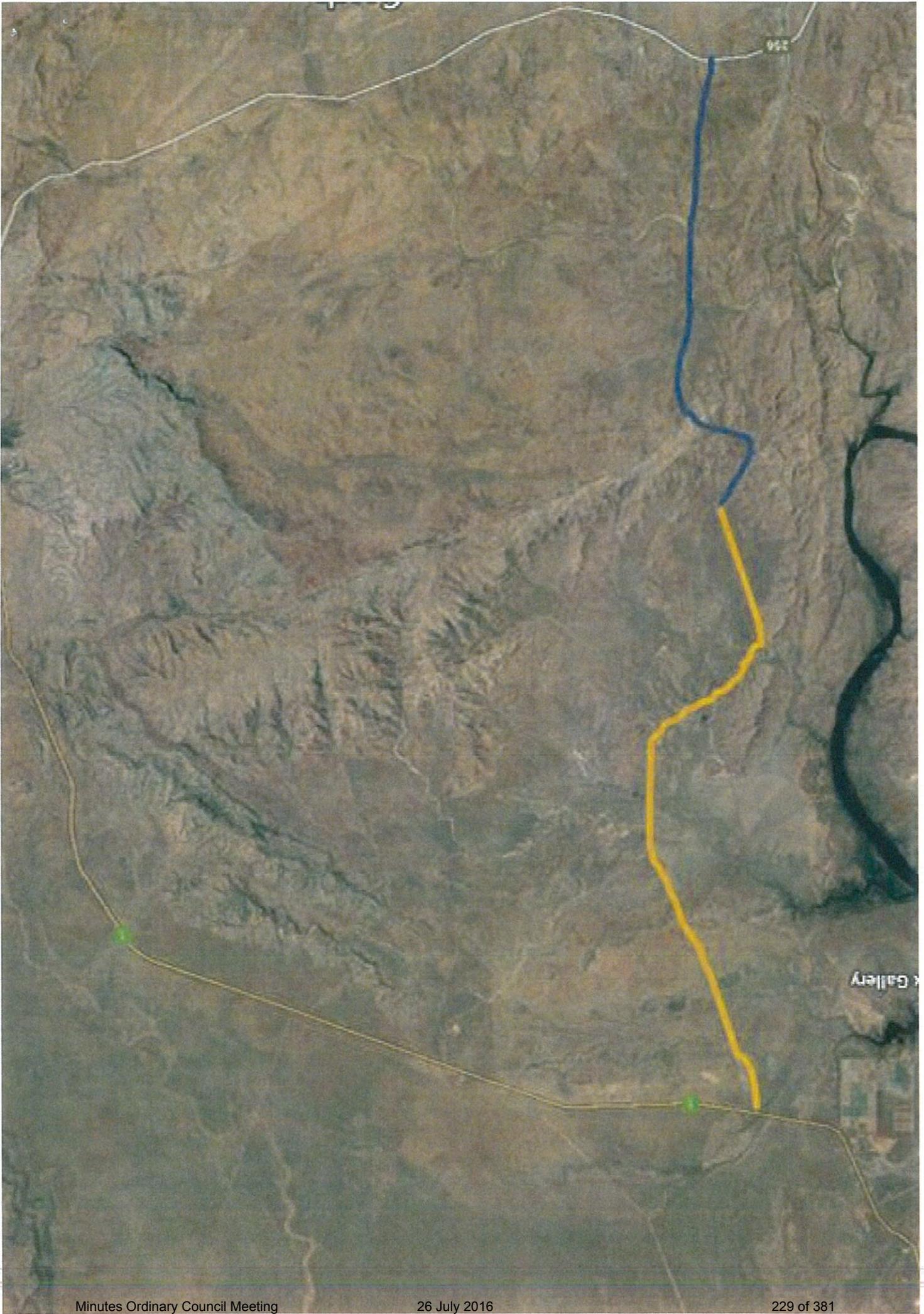
Chris Grant

Of 35 Weaber Plain Road

Boab Tree board walk
Walk around boab with
information boards about
the trees

Visitor Parking for boab and
walkway to mirrima





Veronica Gulland

From: jeannebarnes20 <jeannebarnes20@gmail.com>
Sent: Friday, 1 July 2016 9:56 AM
To: Mail
Cc: simon.rushby@swek.wa.gov.au
Subject: I-37180 - FM.05.12 - Objection to differential rate system and rate increase

To the Shire of Wyndham East Kimberley

We are writing to express that, as ratepayers, we object to the proposed rate increase in Kununurra.

We don't have to point out that this town is experiencing a downturn at the moment and another rate increase would put even more pressure on families financially. A result of this increase would potentially be that people will be forced to leave. People who love this town, contribute to this town, and support the local businesses, who in turn will suffer. This is a lose/lose situation for everyone. There will be more empty houses, more rates and mortgage defaulters, and landlords will be forced to increase rent.

We have lived here in Kununurra for 7 years and purchased a property earlier this year. Purchasing a property is a huge financial outlay and this will put pressure on us as a family.

Please explain to us why our rates are much higher than in Other parts of Australia?

Instead of increasing rates, the Shire should find more efficient ways of managing the funds effectively, for example using the money set aside for the new Leisure centre complex, to make up for shortfalls elsewhere.

People like us are the people who employ the Shire employees to make decisions, on our behalf, to ensure that the best possible outcomes are achieved for the people of Kununurra. We trust that the Shire will overturn this rate increase for the betterment of our town.

Yours Sincerely,

Nat and Jeanne Barnes

Sent from my SAMSUNG Galaxy Note5 on the Telstra Mobile network

Veronica Gulland

From: McQualter, Amanda <Amanda.McQualter@casa.gov.au>
Sent: Friday, 1 July 2016 12:13 PM
To: Mail
Subject: I-37185 - FM.05.12 - Submission - Differential Rates [SEC=UNCLASSIFIED]

UNCLASSIFIED

Good afternoon,

Thank you for your letter dated 3 June 2016 addressed to the Civil Aviation Safety Authority regarding the Shire of Wyndham East Kimberley draft Corporate Business Plan and Budget.

Your letter was assigned to the Air Navigation, Airspace and Aerodrome (ANAA) Branch for circulation and feedback.

Please be advised that ANAA have nil content for submission and thank you for the opportunity to comment.

Thanks and kind regards,

Amanda McQualter
Administration Officer and RAPAC Secretariat
Air Navigation, Airspace and Aerodromes Branch
Aviation Group
Civil Aviation Safety Authority
GPO Box 2005, Canberra, ACT, 2601
Phone: 02 6217 1373

Veronica Gulland

From: Jenny Spragg <jennyspragg@hotmail.com>
Sent: Friday, 1 July 2016 12:09 PM
To: Mail
Cc: Cr Simone Rushby; Minister.simpson@dpc.wa.gov.au
Subject: I-37187 - FM.05.12 - Objection to Annual Rate Rise - Lot 191 Drysdale App, Valentine Falls, Kununurra

Jenny Spragg & Terry French
Lot 191, Drysdale Approach
Valentine Falls
Kununurra WA 6743

To the SWEK Administration,

FORMAL OBJECTION TO RATE RISES

I formally object to a rate rise. The reasons are as follows:

- Services have and continue to decline;
- Rents have declined by hundreds of dollars a week;
- Rental properties are vacant;
- Sale properties are not selling;
- Residents are leaving the community;
- Business are closing; and
- There is little to no incentive for investment (particularly with the council giving themselves the option to kick tenants out to get a better offer).

Increasing the rates annually is not sustainable for the town or the ratepayers. It *should not* be up to the rate payers to *make up* the Shire's *budget shortfall*.

It is wrong that the community is in such a dire financial position and yet lack lustre performance does not impact on CEO and Director's salary packages. Particularly when they are not financially invested in the community.

Again, it *It should not* be up to just the rate payers to *make up* the Shire's *budget shortfall*.

In this current economical time of uncertainty SWEK should be doing everything to attract businesses and people to the region. Rates rise, people leave, rates rise, people leave it's a vicious cycle.

Your sincerely
Jenny Spragg & Terry French

NOTE: Lot 191, Drysdale Approach, Valentine Falls, Kununurra is a separate property to 8/33 Konkerberry Drive, Kununurra and as such the both complaints by Terry French *MUST* be not be grouped together to make a single complaint.

Veronica Gulland

From: Bec Henggeler <brumbybec@hotmail.com>
Sent: Thursday, 30 June 2016 3:17 PM
To: Mail
Cc: Cr Simone Rushby; Cr Alma Petherick
Subject: I-37156 - FM.05.12 - Objection to differential rating and proposed rate rise

Dear Sir/Madam,

This letter is to object to the rate increases and the proposal to impose differential rates and minimum payments for 2016/17.

Kununurra house prices have dropped considerably the past 12-24 months and yet the Shire rates continue to increase. I do not support a rate rise as it can lead to instability in the town and low income earners such as myself are unable to afford continual rate rises especially when the Gross Rental Value of our properties have decreased.

I believe this is unsustainable as on top of added expenses with proposed rate rises the uncertainty of employment for people residing in Kununurra during the current economic downturn (reduced mining in the area and local businesses threatening to close) home owners such as myself may have to consider selling. This will result in even more houses being put on the market.

If there are sectors (such as agriculture) that are currently still doing well and can afford a rise perhaps the differential rating should be applied only to those sectors.

Regards,

Rebecca

Veronica Gulland

From: Lisa - Kimberley Croc Motel <lisa@kimberleycroclodge.com.au>
Sent: Thursday, 30 June 2016 1:51 PM
To: Mail; minister.simpson@dpc.wa.gov.au; Cr Alma Petherick; Cr Simone Rushby; Cr Darren Spackman
Cc: 'Spackman, Bevan/Bernice'; JAB Industries; deanne.lerch@gmail.com; lisa@kimberleycroc.com.au
Subject: I-37157 - FM.05.12 - Objection to Differential Rating and Proposed rate rise - Assessment #1178

To whom it may concern,

Please find my formal objection to any rate rise for the Shire of Wyndham East Kimberley for 2016/17. Assessment #1178

While I agree in principle to a CPI rise, considering the extensive rate rises I have experienced (see below) it is financially unsustainable for this year.

It is my opinion that that cost cutting in house needs to be addressed or to delay costs of future expansions needs to occur for this coming year, to consolidate the liabilities for the next year.

The email below is a copy of the email I have sent 30.05.16 to the Shire of Wyndham East Kimberley expressing my concern. This concern has now risen to an absolute objection. Please do not hesitate to contact me further on 0407 682 183 if required.

Kind Regards
 Lisa Spackman

Kimberley Croc Motel
Ph: +61 08 9168 1411
Web: www.kimberleycroc.com.au

Kimberley Croc Backpackers YHA
 Ph: +61 08 9168 2702
 Web: www.kimberleycroc.com.au

Kununurra Commercial Laundry & Dry Cleaning
 Ph: +61 08 9168 1647
 Web: www.kununurralaundry.com.au

PO Box 965
 Kununurra WA 6743



From: Lisa - Kimberley Croc Lodge [mailto:lisa@kimberleycroclodge.com.au]
Sent: Monday, May 30, 2016 7:04 PM
To: darren.spackman@swek.wa.gov.au; 'jane.parker@swek.wa.gov.au'; 'keith.wright@swek.wa.gov.au'; 'sophie.cooke@swek.wa.gov.au'; beau.robinson@swek.wa.gov.au; 'simone.rushby@swek.wa.gov.au'; 'naomi.perry@swek.wa.gov.au'; 'alma.petherick@swek.wa.gov.au'; 'emily.bolto@swek.wa.gov.au'; ceo@swek.wa.gov.au; 'natalie.octoman@swek.wa.gov.au'

Cc: 'Spackman, Bevan/Bernice'; JAB Industries (jabind@bigpond.com)

Subject: Rates

Dear Councillors and Executive,

This is a very humbling and difficult email to write.

I am imploring you all to seriously consider any rate rises this year.

My company is at a point where by we are finding it difficult to meet the obligations of this current years rates due to the down turn in the local economy over the last few years, coupled with the massive increases we have experience in the local rates and other utilities.

Example of the rates increase – this is rates only (Round Figures) – not including waste management fees, interest or penalties for partial payments, ESL fees, etc

Assessment #1178

2012/13 - \$6,000

2013/14 - \$6,300 (5% increase on prior year)

2014/15 - \$9,000 (43% increase on prior year)

2015/16 - \$11,000 (22% increase on prior year – and 83% in 3 years)

I am very concerned about the 2016/17 rates obligation – and that the advertised increases are only for the residential rates.

Before I have gotten to the point of writing to you all, I have already been at the stage of changing my business model (exploring different markets, finding what is needed in the community but not provided, having more efficient staff, using technology to become more efficient and lower costs through our my organisation, etc) in order to stay financial and keep the doors open, but it is a daily struggle.

Some may argue that it is my management skills has led me to this position, and not of your collective concern. I understand this point of view, but it can also be applied to alot of the organisations or businesses that are also in my position. I am not alone, which we can see in the businesses that are starting to close down and families leaving town.

Please, I am pleading with every single one of you, to seriously consider the effect on the whole community of another rates rise. While I understand that SWEK has financial obligations and responsibilities as well, and that rate rises are a great way to increase a dwindling income in the short term – please have the foresight to protect your community for the long term.

A similar basic scenario, with less zeros behind the figures, to put everything in to perspective, would be in the following case of the Commercial Laundry & Dry Cleaners (that I own and operate) .

It is the only place in Kununurra for this service, as is SWEK in terms of the services it provides. If we put up our prices for our dry-cleaning for example, at the same formula as has been applied to my rates, I would not have any customers. The implied value for money would be non-existent. This means that instead my valued customers of being happy to pay \$33.00 for a basic suit to be dry cleaned, it would cost you \$56.00, with the same level of service. My customers would not find this service worth what they are expected to pay and would go elsewhere. This could also apply to the business of running the shire – your customers do have the option of going elsewhere – do you want this?

On a positive note, Ronnie who works in rates has been so supportive and helpful. Thank you.

Please consider this email. It is not just about me, this situation is felt by a lot of people in the wider community, but it is not often spoken about as it is a difficult subject to discuss in reference to your shaky financial situation.

I am available to discuss this at any time.

Regards

Lisa Spackman

0407 682 183

Veronica Gulland

From: Lisa - Kimberley Croc Motel <lisa@kimberleycroclodge.com.au>
Sent: Thursday, 30 June 2016 2:03 PM
To: Mail; Cr Simone Rushby; Cr Alma Petherick; Cr Darren Spackman; minister.simpson@dpc.wa.gov.au
Cc: 'Spackman, Bevan/Bernice'; deanne.lerch@gmail.com; JAB Industries; lisa@kimberleycroc.com.au
Subject: I-37158 - FM.05.12 - Objection to Differential Rating and Proposed rate rise - Assessment #1567

To whom it may concern,

Please find my formal objection to any rate rise for the Shire of Wyndham East Kimberley for 2016/17 - Assessment #1567 120 Konkerberry Dve, Kununurra WA 6743

While I agree in principle to a CPI rise, considering the extensive rate rises I have experienced over the last 3 years it is financially unsustainable for this coming year, and I have an absolute objection to any rate rise.

It is my opinion that that cost cutting in house needs to be addressed or to delay costs of future expansions needs to occur for this coming year, to consolidate the liabilities for the next year.

Please do not hesitate to contact me further on 0407 682 183 if required.

Kind Regards
Lisa Spackman

Kimberley Croc Backpackers YHA
Ph: +61 08 9168 2702
Web: www.kimberleycroc.com.au

Kimberley Croc Motel
 Ph: +61 08 9168 1411
 Web: www.kimberleycrocmotel.com.au

Kununurra Commercial Laundry & Dry Cleaning
 Ph: +61 08 9168 1647
 Web: www.kununurralaundry.com.au

PO Box 965
 Kununurra WA 6743



2011 - Most Improved WA YHA Hostel - Guest Feedback
 2008 - Best WA YHA Hostel - Guest Feedback
 Bronze - 2008 WA Tourism Awards - Backpackers
 Silver - 2007 WA Tourism Awards - Backpackers
 Winner: Kununurra Small Business Awards 2007 - Micro Business
 YHA WA Most Improved Hostel 2007
 Bronze - 2006 WA Tourism Awards - Backpackers

Veronica Gulland

From: Natalie Octoman
Sent: Monday, 4 July 2016 9:29 AM
To: Veronica Gulland
Subject: FW: EKCCI response to SWEK Corporate Buiseness Plan
Attachments: EKCCI response to SWEK Corporate Buiseness Plan.docx

From: ceo
Sent: Sunday, July 03, 2016 2:52 PM
To: Natalie Octoman <Natalie.Octoman@swек.wa.gov.au>
Subject: FW: EKCCI response to SWEK Corporate Buiseness Plan

From: Direct Drilling - Admin [<mailto:admin@directdrill.com.au>]
Sent: Friday, 1 July 2016 4:02 PM
To: ceo <ceo@swек.wa.gov.au>
Subject: EKCCI response to SWEK Corporate Buiseness Plan

Hello Carl,

Please find attached the EKCCI response to **SHIRE OF WYNDHAM EAST KIMBERLEY – DRAFT CORPORATE BUSINESS PLAN 2016/17-2019/20**

Kind regards,

Jill Williams
President
East Kimberley Chamber of Commerce & Industry Inc.
PO Box 465
Kununurra WA 6743
p 08-9168 2555
f 08-9168 2333
e admin@directdrill.com.au

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☑ Please consider the environment before printing this email.



Carl Askew
 Chief Executive Officer
 8 Banksia St
 Shire of Wyndham East Kimberley
 PO Box 1149

1st July 2016

Dear Carl,

SHIRE OF WYNDHAM EAST KIMBERLEY – DRAFT CORPORATE BUSINESS PLAN 2016/17-2019/20

The East Kimberley Chamber of Commerce and Industry Inc. (EKCCI) has reviewed the Draft Corporate Business Plan 2016/17-2019/20, and is concerned there is insufficient mention of the scale and role played by the community services sector in the Shire of Wyndham East Kimberley, and the opportunities for SWEK to support this sector. The document does not adequately address opportunities for SWEK and the community services sector to work in partnership to deliver on outcomes of mutual benefit.

The community services sector in the Shire comprises a significant number of not-for-profit and non-government organisations, which are delivering numerous services to a broad range of clients – services which complement SWEK goals and/or are delivering programs and activities which are known to be shire-based in other regions. While we fully understand the different circumstances affecting our shire versus others in Western Australia, the EKCCI believes it is remiss to exclude partnering with the sector in the Draft Corporate Business Plan.

Specifically, please note the following:

- **Key Opportunities (Page 9) – First dot point – “Greater opportunity to work in partnership with different levels of government – to facilitate discussion and avoid duplication.”** As was demonstrated in March 2016, with the Community Forum at the Kununurra Leisure Centre, there is substantial opportunity to work with organisations such as the EKCCI, in order to achieve mutually beneficial goals. This should be recognised and encouraged for SWEK’s future Corporate Business Plan.

- **Furthermore, we strongly endorse dot point 7 – “To seek opportunities for grants by working collaboratively with other agencies and organisations”.** For this to occur, we believe SWEK staff need a stronger presence in the community services sector, such that they can then understand the sector, what it delivers, and what the community needs are.

SWEK staff should be present and involved, in a professional capacity, in the range of community services delivered across the Shire. This involvement needs to be actively supported by management, and should facilitate closer working partnerships and joint projects where possible. Further, it will show an alignment and send a strong message to potential external funders that this community works together.

- **Our Priorities (Page 9) – “Strong leadership and governance that underpins a more strategic approach to community engagement, regional development and organisational stability.”** In line with the dot points contained under this priority, the EKCCI believes that in order to support the strong community needs understood by our Councillors, it is vital that SWEK staff become involved in the community services sector, to add value to SWEK programs and projects and support not-for-profit community groups and services, in a developmental capacity. This will also foster partnerships with SWEK and the community sector, and, it is envisaged, alleviate the social and community pressures which call on SWEK resources.

As Kununurra is one of the 9 towns in Western Australia identified as a Regional Growth Centre the EKCCI sees a vibrant and positive future for our Community. It is timely that the review of the Shire’s DRAFT Corporate Business Plan has occurred at this time as it can reflect the desire of SWEK to form partnerships, and where appropriate Memorandums of Understanding with Community bodies such as EKCCI. It is an exciting time for the future of our region and EKCCI looks forward to working with the Shire in the best interests of our community.

Yours sincerely



Jill Williams

Chairperson
East Kimberley Chamber of Commerce and Industry

Cc –
Councillor Jane Parker
Councillor Keith Wright

Veronica Gulland

From: Bridget Parish <bridgetparish@hotmail.com>
Sent: Monday, 27 June 2016 8:24 PM
To: Mail
Cc: Cr Simone Rushby
Subject: I-37058 - FM.05.12 - Objection to Rates Increase

Dear Sir/Madam,

We believe that there is discussion in regards to a rates increase for the new financial year.

As long time residents (and previous rate payers) of Kununurra we have recently invested in our community by purchasing our dream property. We have two young children and have made the decision to commit to living in Kununurra for many years to come. A rate increase will be a financial burden to our family, one which will have an impact on monies available to spend locally.

We ask that you look within the budget to see where monies can be saved/cut as the community really is feeling the effect of these rises.

We look forward to hearing a positive outcome from this decision.

Kind regards

Bridget Parish and Darren Francis

Veronica Gulland

From: Natalie Octoman
Sent: Monday, 4 July 2016 9:26 AM
To: Veronica Gulland
Subject: FW: Rates (Budget 2016-17)

From: Carl Askew
Sent: Friday, July 01, 2016 5:28 PM
To: Natalie Octoman <Natalie.Octoman@swек.wa.gov.au>
Subject: FW: Rates (Budget 2016-17)

From: Keith Wright [<mailto:2ktours@bordernet.com.au>]
Sent: Friday, 1 July 2016 3:52 PM
To: Carl Askew <Carl.Askew@swек.wa.gov.au>
Subject: Rates (Budget 2016-17)

Good afternoon Carl

Please find following my indication of my (et al) opposition to the changes mooted for the forthcoming Budget for the Shire for 2016-17

We the undersigned parties, who collectively share a combined total of 160 years of residency and encompass a combined family connection of in excess of 40 rateable properties within the Shire of Wyndham East Kimberley, hereby wish to declare a formal objection to the imposition of the Differential Rating System and the proposed Rate increase of 2.55% , on the following basis :

While there are still a few buoyant sectors of the community, who may feel that a rate increase is achievable, we act in consideration of the community in which we live and represent as a whole.

The current economic climate within the Shire and the State has taken a severe downturn, which could be seen as the catalyst for the closure of 2 substantial mines and 8 large business, an average of 12 repossessions per month, a valuation decrease of properties in the vicinity of 30% and an increase of in excess of 25% in rating defaults.

As individuals who have all raised families, have invested financially and emotionally within the Shire, cover a diverse section of business, industry and community involvement and some of whom are now elected members of the Shire of Wyndham East Kimberley Council, we cannot support or advocate for any rate increase to those which currently exist.

Respectfully

Cr Keith Wright PhC MPS (Ret)(Deputy President)

Councillor Keith Wright	2013-Current
Councillor Darren Spackman	2013- Current
Councillor Alma Petherick	2015 - Current
Councillor Simone Rushby	2015 - Current

2 K TOURS (Kununurra & Kimberley)

Box 1019

Kununurra....6743

Tel: 08 9168 1314

Mob: 0427 633 455 K

Mob: 0428 633 455 A

FAX: 08 9168 2650



Kununurra Visitor Centre, East Kimberley, WA

75 Coolibah Drive, PO Box 446, Kununurra WA 6743
 T | 08 9168 1177 F | 08 9168 2598 Free | 1800 KUN UNU (586 868)
 E | info@visitkununurra.com W | www.visitkununurra.com
 ABN | 62 688 278 920

1st July 2016

Mr Carl Askew
 Chief Executive Officer
 Shire of Wyndham East Kimberley
 PO Box 614
 KUNUNURRA WA 6743

Dear Carl

Re: Kununurra Visitor Centre – Visitor Servicing Assistance 2016/17 Budget

We would like to once again thank the Shire Councilors for their recent assistance in providing the Kununurra Visitor Centre with a cash donation of \$60,000 as a result from a well-received midyear budget review.

These funds have assisted Kununurra Visitor Centre in servicing our Visitors 7 days/week (Monday to Friday 8.30 am to 4.30 pm, Saturdays 8.30 am to 3.30 pm and Sundays 9.00 am to 1.30 pm), which will continue through to the end of September at a minimum, at which time we will assess the number of Visitors still arriving and requiring this important service.

After reviewing the Shire of Wyndham East Kimberley Draft Budget for 2016/17, we note the Shire has once again budgeted for a \$30,000 donation, however it appears to be subject to a strategic and business plan. As you are aware, we are currently in lease arrangements with Australia's North West which come to an end in December 2018. Whilst we are in the process of putting Business and Strategic Plans together, it is extremely difficult to look past 2018 as we are unsure what the Shires intentions are with regards to Visitor Servicing beyond 2018 and the intentions for the building.

Kununurra Visitor Centre is continuing to service approximately 600 people per day, with minimum space both inside and outside, please see images below. Waiting time for service is on average 10 to 15 minutes, and whilst we haven't had any complaints to date, we are aware of people leaving due to the waiting period. Extra operational funds will assist the Visitor Centre in employing extra staff for those times when we are most visited, which is from 8.30 to 12.30 daily. With extra funding it will allow us to employ staff to move around the Visitor Centre with the use of iPads to assist with enquiries and make tour/accommodation bookings if and where required. It also enables us to apply for project funding with the required dollar for dollar contribution.





Kununurra Visitor Centre, East Kimberley, WA

75 Coolibah Drive, PO Box 446, Kununurra WA 6743
T | 08 9168 1177 F | 08 9168 2598 Free | 1800 KUN UNU (586 868)
E | info@visitkununurra.com W | www.visitkununurra.com
ABN | 62 688 278 920

We have been asked many times if we have volunteers assisting with servicing of the visitors, like other Visitor Centres throughout Australia, however these roles cannot be filled with 'transients', they are specialists in local knowledge and understanding of our region. Although we currently have all paid staff, each member volunteers extra time to the Visitor Centre in the hours worked compared to the hours paid – on an average there is up to 30 hours per week of unpaid work being completed by our staff, this doesn't include the many extra hours put in by our General Manager and Executive Committee.

The Executive Committee strongly urges you to reconsider the suggested financial assistance earmarked for future operational assistance to the Visitor Centre and if you require any further information, please don't hesitate to contact us.

Yours faithfully

Susanne Smith
Chairperson
Ord Tourist Bureau Incorporated

Vivienne McEvoy
General Manager
Ord Tourist Bureau Incorporated

cc: Cr Parker, Cr Wright, Cr Robinson, Cr Spackman, Cr Petherick, Cr Rushby, Cr Perry, Cr Cooke, Cr Bolto



Veronica Gulland

From: Alma <apetherick@westnet.com.au>
Sent: Friday, 1 July 2016 2:44 PM
To: Mail
Subject: I-37201 - FM.05.12 - Rates

We the undersigned parties,

Of whom share a combined total of 160 years of residency and encompass a combined family connection of in excess of 40 rateable properties within the Shire of Wyndham East Kimberley, hereby wish to declare a formal objection to the imposition of the Differential Rating System and the proposed Rate increase of 2.55% , on the following basis :

While there are still a few buoyant sectors of the community, who may feel that a rate increase is achievable, we act in consideration of the community in which we live and represent as a whole.

The current economic climate within the Shire and the State has taken a severe downturn, which could be seen as the catalyst for the closure of 2 substantial mines and 8 large business, an average of 12 repossession per month, a valuation decrease of properties in the vicinity of 30% and an increase of in excess of 25% in rating defaults.

As individuals who have all raised families, have invested financially and emotionally within the Shire, cover a diverse section of business, industry and community involvement and some of whom are now elected members of the Shire of Wyndham East Kimberley Council, we cannot support or advocate for any rate increase to those which currently exist.

We trust that our comments are received in good faith

Respectfully

Vice President Councillor Keith Wright 2013-Current
Councillor Darren Spackman 2013- Current
Councillor Alma Petherick 2015 - Current
Councillor Simone Rushby 2015 - Current

Alma .v.Petherick
PETHERICK ENTERPRISE P/L

t/a **VA Fashions**

apetherick@westnet.com.au

Phone: 08 9168 1747 **Fax:** 08 9168 1580

Veronica Gulland

From: Darren Spackman (spacky) <spacky@wn.com.au>
Sent: Friday, 1 July 2016 2:50 PM
To: Mail
Subject: I-37204 - FM.05.12 - Rate change

Please add to public comments

We the undersigned parties,

Of whom share a combined total of 160 years of residency and encompass a combined family connection of in excess of 40 rateable properties within the Shire of Wyndham East Kimberley, hereby wish to declare a formal objection to the imposition of the Differential Rating System and the proposed Rate increase of 2.55% , on the following basis

While there are still a few buoyant sectors of the community, who may feel that a rate increase is achievable, we act in consideration of the community in which we live and represent as a whole.

The current economic climate within the Shire and the State has taken a severe downturn, which could be seen as the catalyst for the closure of 2 substantial mines and 8 large business, an average of 12 repossessions per month, a valuation decrease of properties in the vicinity of 30% and an increase of in excess of 25% in rating defaults.

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We trust that our comments are received in good faith

Respectfully

Vice President Councillor Keith Wright 2013-Current
 Councillor Darren Spackman 2013- Current
 Councillor Alma Petherick 2015 - Current
 Councillor Simone Rushby
 2015 - current

Veronica Gulland

From: Stephanie Lee - MMTS <Stephanie@mmts.net.au>
Sent: Friday, 1 July 2016 2:56 PM
To: Mail
Cc: Shannon McMahon - MMTS
Subject: I-37205 - FM.05.12 - [MMTS] Proposed Differential Rates for 2016/2017 - Wyndham East Kimberley
Attachments: Ltr_Differential_Rates_Wyndham East Kimberley_2016-2017.pdf

Dear Mr Askew

I hope this email finds you well.

We act for a number of exploration and prospecting companies in Western Australia.

We refer to the notice of the Shire’s intention to levy differential rates.
Please find **attached** our submission.

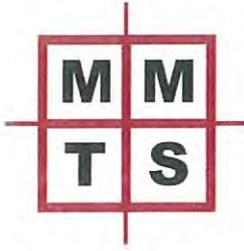
Kind regards



STEPHANIE LEE
McMAHON MINING TITLE SERVICES PTY LTD
(08) 6467 7997 (w) | stephanie@mmts.net.au | www.mmts.net.au
UNIT 28, 168 GUILDFORD RD, MAYLANDS WA 6051
PO BOX 592, MAYLANDS WA 6931

Please note that failure to respond to any request by McMahon Mining Title Services Pty Ltd (MMTS) can result in the loss of your tenure or a fine for which MMTS will not be liable.
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McMAHON
MINING
TITLE
SERVICES
PTY LTD

Ph: 08 6467 7997
Fax: 08 9272 6939
mmts@mmts.net.au
Unit 28 / 168 Guildford Rd
Maylands WA 6051

PO Box 592
Maylands WA 6931
ABN 70 104 341 817

1 July 2016

Mr Carl Askew
Chief Executive Officer
Shire of Wyndham East Kimberley
PO Box 614
KUNUNURRA WA 6743

via email to: mail@swek.wa.gov.au

Dear Carl

SUBMISSION REGARDING INTENTION TO LEVY DIFFERENTIAL RATES 2016-17

We act for a number of exploration and prospecting companies in WA and thank you for the opportunity to make a general submission regarding the proposed rates for 2016-17.

While we warmly welcome the separate UV-Mining Vacant category for exploration and prospecting Licences, we remain concerned by the high rates proposed for these properties. On behalf of our clients, we ask the Shire to review the rate proposed and consider a reduction to an equivalent rate-in-dollar to pastoral properties (currently 259% of this rate).

As we are based in Perth, we have not been able to inspect the Statement of Objects and Reasons available at the Kununurra and Wyndham Shire Administration Offices and the Kununurra Community Library and Wyndham Library but on requesting a copy of this document from the Shire, we were directed to the Strategic Rating Policy (CP/FIN-3200) (**Policy**) available in the publication section of the Shire's website. On this basis we assume that while the proposed rates differ in this document than those advertised for 2016-17, the objects and reasons remain the same or similar.

The state of the exploration sector and capacity to pay

The mining and exploration sector have suffered significantly from plummeting commodity prices (for instance according to the Reserve Bank of Australia's Index of Commodity Prices, as at January 2016 commodity prices were \$84.2, the lowest since 2005), massive unemployment, reduced international competitiveness and capital investment, lower discovery rates, lower grades and deeper deposits, and higher production and operating costs. Companies have implemented extensive cost-cutting programs to maintain viability, with exploration expenditure hit hardest.

The Department of Mines and Petroleum (DMP) noted that during the 2014-15 year in WA, exploration expenditure fell by 22% from the previous year. This represents the lowest level of expenditure since 2006-07. In 2014-15, the number of exploration licences in WA fell by 15%, while the area of land covered by exploration licences fell by 20%.

Unlike mining companies, exploration companies do not make profits extracting commercial quantities of resources. At the exploration stage, they are investing significant funds with minimal returns, only turning a profit *if* they discover a commercially viable resource and convert to a mining lease. Exploration companies are equity funded and have limited cash flow and we note the BDO

Accountants Quarterly Explorer update for December 2015 indicated that of 754 ASX listed companies 77% had less than 6 months of cash reserves.

While we recognise and welcome the lower minimum rate for UV-Mining Vacant, in the case of prospecting licences, we note the minimum rate proposed (\$57) is still higher than the *maximum* annual rent proposed to be levied by the State Government (\$500). It seems somewhat illogical that the cost for the primary (and exclusive) right granted by the State Government to minerals on its land could be less than a secondary Local Government fee for the right to access its infrastructure – infrastructure we note the community as a whole including visitors are entitled to access.

Lower usage and demand on Shire infrastructure

We note that the Shire's Policy recognises that "Exploration and prospecting licences are considered to have a minimal impact on the cost of providing services, facilities and infrastructure across the Shire and could be considered to be vacant land and only when minerals are discovered is it anticipated that the property holder would seek to convert the property into a mining lease."

The Policy notes, however, that the pastoral sector "generates high traffic volumes with heavy loads and has the highest impact on the road infrastructure in particular." Similarly, the Policy notes the commercial/industrial sector "generates high traffic volumes, and is considered to have a greater capacity to pay through rates generally being tax deductible." Despite this, the UV-Mining Vacant rate is 2.6 times the UV-Pastoral rate and more than 20 times the UV-Commercial/Industrial rate.

Although half the UV-Mining rate-in-dollar, the UV Mining-Vacant rate remains well in excess of the UV Pastoral and UV Commercial/Industrial rate-in-dollar. While mining operations may generate a higher volume of traffic on roads and demand on other Shire infrastructure than pastoral and commercial/industrial properties and justify a higher rate, the same cannot be said of exploration activities. There is no clear justification for a higher rate being applied in such situations.

As the Shire's Policy notes, exploration licences are also are subject to a requirement to return half of the land back to the State. While there is no such requirement for prospecting licences, these are limited to a maximum size of 200ha and term of eight years.

We ask the Shire to consider a lower rate for exploration and prospecting properties, reflective of the significantly lower use of Shire infrastructure and the sector's reduced capacity to pay. The increase in rates by shires in WA is a matter of serious concern for our clients and I would be happy to discuss this matter further and can be contacted on (08) 6467 7997.

Yours sincerely



Shannon McMahon
Principal

Veronica Gulland

From: Simone Rushby <simone.rushby@icloud.com>
Sent: Friday, 1 July 2016 3:07 PM
To: Mail
Subject: I-37208 - FM.05.12 - Objection to differential rating and Proposed rate increase

We the undersigned parties,

Of whom share a combined total of 160 years of residency and encompass a combined family connection of in excess of 40 rateable properties within the Shire of Wyndham East Kimberley, hereby wish to declare a formal objection to the imposition of the Differential Rating System and the proposed Rate increase of 2.55% , on the following basis :

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As individuals who have all raised families, have invested financially and emotionally within the Shire, cover a diverse section of business, industry and community involvement and some of whom are now elected members of the Shire of Wyndham East Kimberley Council, we cannot support or advocate for any rate increase to those which currently exist.

We trust that our comments are received in good faith

Respectfully

Vice President Councillor Keith Wright 2013-Current

Councillor Darren Spackman 2013- Current

Councillor Alma Petherick 2015 - Current

Councillor Simone Rushby 2015 - Current



PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA

Koolama Street WYNDHAM

T | 9168 4100
F | 9168 1798
E | mail@swek.wa.gov.au
W | www.swek.wa.gov.au

8.00am - 4.00pm MON - FRI

Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17

1. SUBMISSION DETAILS

GENDER

Male
Female

AGE RANGE

16 – 25 Years 26 – 35 Years 36 – 45 Years 46 – 55 Years 56+ Years

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes No
Representing stakeholder - Health

RESIDENT

Are you a Resident in: Kununurra Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator: Yes No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer Letter Radio Kimberley Echo Facebook

Shire's Website Friends Email from the Shire Other If Other, please specify:

2. PRIORITIES FOR THE COUNCIL

The draft Corporate Business Plan has been endorsed for community engagement and is available on the Shire's website (www.swek.wa.gov.au), Administration Offices in both Kununurra and Wyndham, along with the Kununurra Community Library.

The draft Corporate Business Plan has a range of priorities identified from a range of informing plans over 2016-17 to 2019-20.

QUESTIONS

YOUR COMMENTS

Are there any priorities, projects or programs that you would like to see included in the draft Corporate Business Plan?

You have done a great job with your plan!
Thanks for all the work.

Are there any projects or programs that you believe should not be a priority for the Shire in the next 4 years?

Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan?

Any other comments?

I like the 3.36 Strategy
I would like 2.44 to include Youth office employed in Shire.
opportunities for local employment - indigenous
staff increase employment

3. PROPOSED RATES IN THE DOLLAR FOR 2016/17

The rates applied are determined by the Council on the basis of raising the revenue required to balance the estimated expenditure required to fund the provide services, facilities and infrastructure for the community, after all other estimated revenue is taken into account.

The Council is proposing the following rates in the dollar for 2016/17:

Differential Rates	Rate in the Dollar (cents)	Minimum Payment \$	Average Valuation \$	Average Rates Payable \$	Average Weekly Increase / (Decrease) \$
GRV Residential	9.5363	1,113.00	29,412	2,805	1.50
GRV Other Vacant	14.3045	1,113.00	17,114	2,448	0.75
GRV Commercial	12.3972	1,113.00	92,786	11,503	4.09
GRV Industrial	11.4436	1,113.00	52,615	6,021	3.70
UV Rural Residential	1.0045	1,113.00	276,481	2,777	1.33
UV Pastoral	5.4410	1,113.00	268,296	14,598	6.98
UV Commercial / Industrial	0.6890	1,113.00	371,471	2,559	1.28
UV Rural Agriculture 1	0.9744	1,113.00	953,510	9,291	2.83
UV Rural Agriculture 2	0.6890	1,113.00	526,505	3,628	1.77
UV Mining	28.2265	1,113.00	43,190	12,191	6.38
UV Mining Vacant	14.1132	557.00	15,177	2,142	(19.50)*
UV Other	0.6463	1,113.00	263,000	1,700	0.81

* Note that this is not reflective of the increase due to several mining tenements with larger values no longer being rateable for 2016/17.

QUESTIONS	YOUR COMMENTS
Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?	I don't think it should go down

QUESTIONS	YOUR COMMENTS
-----------	---------------

Are you comfortable with a 2.55% rate increase if it means that the current proposed priorities in the draft Corporate Business Plan are achieved?

Yes

No

Other Comments:

.....

.....

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Any other comments about the proposed Rates in the Dollar?

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.....

4. CONTACT DETAILS

So that the Shire can inform you of how your feedback was considered by the Council in developing the Corporate Business Plan, Annual Budget and Rates in the Dollar, please provide your contact details.

DETAILS	
---------	--

Name	Donna Hindmarsh Operations Manager
Address	Kununurra Hospital, PO Box 2039 Kununurra
Email Address	Donna.Hindmarsh@health.wa.gov.au
Phone Number	08-91664233



PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA
Koolama Street WYNDHAM
T | 9168 4100
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8.00am - 4.00pm MON - FRI

Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17

1. SUBMISSION DETAILS

GENDER	
Male	<input checked="" type="checkbox"/>
Female	<input type="checkbox"/>

AGE RANGE									
16 – 25 Years	<input type="checkbox"/>	26 – 35 Years	<input type="checkbox"/>	36 – 45 Years	<input type="checkbox"/>	46 – 55 Years	<input type="checkbox"/>	56+ Years	<input checked="" type="checkbox"/>

RATEPAYER	
Are you a Ratepayer of the Shire of Wyndham East Kimberley?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

RESIDENT		
Are you a Resident in:	Kununurra <input checked="" type="checkbox"/>	Wyndham <input type="checkbox"/>

BUSINESS OWNER	
Are you a Business Owner or Operator:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?									
Post Box Flyer	<input checked="" type="checkbox"/>	Letter	<input type="checkbox"/>	Radio	<input type="checkbox"/>	Kimberley Echo	<input type="checkbox"/>	Facebook	<input type="checkbox"/>
Shire's Website	<input type="checkbox"/>	Friends	<input type="checkbox"/>	Email from the Shire	<input type="checkbox"/>	Other	<input type="checkbox"/>	If Other, please specify:	

2. PRIORITIES FOR THE COUNCIL

The draft Corporate Business Plan has been endorsed for community engagement and is available on the Shire's website (www.swek.wa.gov.au), Administration Offices in both Kununurra and Wyndham, along with the Kununurra Community Library.

The draft Corporate Business Plan has a range of priorities identified from a range of informing plans over 2016-17 to 2019-20.

QUESTIONS	YOUR COMMENTS
<p>Are there any priorities, projects or programs that you would like to see included in the draft Corporate Business Plan?</p>	<p>I would like to see the Business Plan for Bandedoot Drive Staged Drainage & Road Reconstruction Bought Forward. So Bloodwood Drive can drop water road for drainage every year. Water off the road runs through my kitchen \$12K last time to replace kitchen.</p>
<p>Are there any projects or programs that you believe should not be a priority for the Shire in the next 4 years?</p>	<p>solution: Drop height from Bloodwood Drive to Bandedoot Drive, AS ABOVE. No problem of flooding solved for Bloodwood residents → take top off road & re seal = job done</p>
<p>Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan?</p>	<p></p>
<p>Any other comments?</p>	<p></p>

3. PROPOSED RATES IN THE DOLLAR FOR 2016/17

The rates applied are determined by the Council on the basis of raising the revenue required to balance the estimated expenditure required to fund the provide services, facilities and infrastructure for the community, after all other estimated revenue is taken into account.

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GRV Commercial	12.3972	1,113.00	92,786	11,503	4.09
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UV Other	0.6463	1,113.00	263,000	1,700	0.81

* Note that this is not reflective of the increase due to several mining tenements with larger values no longer being rateable for 2016/17.

QUESTIONS	YOUR COMMENTS
-----------	---------------

Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?

Yes

No

If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?



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Feedback Form – Draft Corporate Business Plan and Draft Budget including Rates in the Dollar for 2016/17

1. SUBMISSION DETAILS

GENDER

Male	<input checked="" type="checkbox"/>
Female	<input type="checkbox"/>

AGE RANGE

16 – 25 Years <input type="checkbox"/>	26 – 35 Years <input type="checkbox"/>	36 – 45 Years <input type="checkbox"/>	46 – 55 Years <input checked="" type="checkbox"/>	56+ Years <input type="checkbox"/>
--	--	--	---	------------------------------------

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley?	Yes <input checked="" type="checkbox"/> <i>BUSINESS</i>	No <input checked="" type="checkbox"/>
---	---	--

RESIDENT

Are you a Resident in:	Kununurra <input checked="" type="checkbox"/>	Wyndham <input type="checkbox"/>
------------------------	---	----------------------------------

BUSINESS OWNER

Are you a Business Owner or Operator:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer <input type="checkbox"/>	Letter <input type="checkbox"/>	Radio <input type="checkbox"/>	Kimberley Echo <input type="checkbox"/>	Facebook <input checked="" type="checkbox"/>
Shire's Website <input type="checkbox"/>	Friends <input type="checkbox"/>	Email from the Shire <input checked="" type="checkbox"/>	Other <input type="checkbox"/>	If Other, please specify:

2. PRIORITIES FOR THE COUNCIL

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The draft Corporate Business Plan has a range of priorities identified from a range of informing plans over 2016-17 to 2019-20.

QUESTIONS	YOUR COMMENTS
<p>Are there any priorities, projects or programs that you would like to see included in the draft Corporate Business Plan?</p>	<p>BUILD / REPAIR FROM THE CENTRE OUT - ROADS, DRAINAGE, FOOTPATHS, CURBS PARKS, ACTIVITY VENUES TO BRING THE COMMUNITY IN - BEST PRACTICE FOR ECONOMICAL SUSTAINABILITY</p>
<p>Are there any projects or programs that you believe should not be a priority for the Shire in the next 4 years?</p> <p>???</p>	<p>DRAW IN LINE IN TIME TO CREATE A START POINT THE 'ZONE' THE RINGS OUT WHICH THEN JUSTIFY THE EXPENDITURE AND BUDGETS FROM THE START POINT. AS EACH PASSES THE CENTRE RING GETS LESS BY PLANNING SUSTAINABLE MAINTENANCE</p>
<p>Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan?</p>	<p>DRAINAGE AROUND SPORTING FACILITIES COMMUNITY VENUES. 'SIMPLEST BREAKDOWN IF WE SINKE TO WATER FLOW THEN THERE WOULD BE LESS SPENT ON MAINTENANCE OF SURFACE DAMAGE.</p>
<p>Any other comments?</p>	<p>STRATEGY 4 WASTE MANAGEMENT - COSTS ARE GOING UP THROUGH THE CARE ON ALL WASTE YET METAL / STEEL RECYCLABLES ARE ON SOLD TO TRAVELLING CONTRACTORS - DOUBLE DIPPING AND SOME WOULD SUGGEST NOT FAIR.</p>

3. PROPOSED RATES IN THE DOLLAR FOR 2016/17

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QUESTIONS	YOUR COMMENTS
Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?	<p>RESTRICTION OF THE STAFFING IS IMPORTANT BUT WHAT WAS ACHIEVED 10 MILLION IS MORE THAN A 1/3 OF ALLOCATE BUDGET</p> <p>- ANOTHER APPARENT LABOUR IS COSTED 2X SHIRE STAFF USE TO BE A COST CODED AS WELL AS EQUIPMENT (SHIRE) COST CODED</p> <p>NEED TO BRING THE LABOUR STRUCTURE BACK IN LINE TO ACHIEVE 1/3 COSTING</p>

QUESTIONS	YOUR COMMENTS
-----------	---------------

Are you comfortable with a 2.55% rate increase if it means that the current proposed priorities in the draft Corporate Business Plan are achieved?

Yes

No

Other Comments:

AN INCREASE THAT BE DISPLAYED WHOLE MONEY / DOLLAR VALUE GOES INTO PROJECTS RATHER THAN LOST IN THE SYSTEM

Any other comments about the proposed Rates in the Dollar?

NEED MORE TIME TO REVIEW

4. CONTACT DETAILS

So that the Shire can inform you of how your feedback was considered by the Council in developing the Corporate Business Plan, Annual Budget and Rates in the Dollar, please provide your contact details.

DETAILS	
---------	--

Name

CIREL CHAMBERLAIN

Address

Email Address

liveringa@gmail.com

Phone Number

0467 482 414



PO Box 614 Kununurra 6743
20 Coolibah Drive KUNUNURRA
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Male	<input type="checkbox"/>
Female	<input checked="" type="checkbox"/>

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16 – 25 Years <input type="checkbox"/>	26 – 35 Years <input type="checkbox"/>	36 – 45 Years <input type="checkbox"/>	46 – 55 Years <input type="checkbox"/>	56+ Years <input checked="" type="checkbox"/>
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RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---	---	-----------------------------

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Are you a Resident in:	Kununurra <input type="checkbox"/>	Wyndham <input checked="" type="checkbox"/>
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Are you a Business Owner or Operator:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

Post Box Flyer <input checked="" type="checkbox"/>	Letter <input type="checkbox"/>	Radio <input type="checkbox"/>	Kimberley Echo <input type="checkbox"/>	Facebook <input type="checkbox"/>
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QUESTIONS	YOUR COMMENTS
Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?	Yes <input type="checkbox"/> No <input type="checkbox"/>
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GENDER

Male

Female

AGE RANGE

16 – 25 Years

26 – 35 Years

36 – 45 Years

46 – 55 Years

56+ Years

RATEPAYER

Are you a Ratepayer of the Shire of Wyndham East Kimberley?

*I pay it every year, but I'm
not the listed ratepayer.*
Yes No

RESIDENT

Are you a Resident in:

Kununurra

Wyndham

BUSINESS OWNER

Are you a Business Owner or Operator:

Yes

No

HOW DID YOU HEAR ABOUT THE CORPORATE BUSINESS PLAN AND ANNUAL BUDGET COMMUNITY ENGAGEMENT PROCESS?

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Shire's Website

Friends

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Other If Other, please specify:

POSTER

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The draft Corporate Business Plan has a range of priorities identified from a range of informing plans over 2016-17 to 2019-20.

QUESTIONS	YOUR COMMENTS
<p>Are there any priorities, projects or programs that you would like to see included in the draft Corporate Business Plan?</p>	<p>See attachment ? Footpath - Wyndham Port Townsite</p>
<p>Are there any projects or programs that you believe should not be a priority for the Shire in the next 4 years?</p>	<p>Drain in Gambier St, Wyndham Port Carpark at Wyn Airport (if it hasn't already fallen off the perch)</p>
<p>Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan?</p>	<p>Manual repairs by Depot staff, not outsource for repairs eg. fill holes in culvert ^{crossings} on roads, using bucket, spade, not leaving it to get bigger.</p>
<p>Any other comments?</p>	

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If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?	

Corporate Business Plan - Inflation / Gambier St drainage

~~Are the 2015/2016 figures in the Financial Statement estimated or YTD? (Draft Budget p7) answered~~

~~Why is the Wyndham Waste Water Treatment Facility upgrade listed twice in the Draft Budget? (p58)~~

- ~~1. In 'Purchase Infrastructure - Waste' budget \$41,500; and~~
- ~~2. In 'Purchase Infrastructure - Other' budget \$95,000~~

~~answered~~

~~Why are you budgeting for an increase in the rate base (ie property valuations) when property values are falling? (Draft CBP p20)~~

~~answered.~~

Inflation

My question concerns the way that you calculate the estimated increase in the costs of goods and services for the next financial year. The Local Government Cost Index (LGCI) estimates that the inflationary increase in prices will be 1.5% next year, but SWEK adds a 'Kimberley loading factor' to this, as everything is 70% dearer up here (i.e. 1.5% plus an additional 70% of 1.5% = total 2.55%). My concern is that the fact that everything is 70% dearer up here affects the base cost, not the cost due to inflationary growth.

For example if the base cost of an item in Perth is \$100, it can be assumed to be \$170 in the Kimberley. In the following year both prices would be expected to rise by 1.5% (LGCI), making the item \$101.50 in Perth and \$172.55 in Wyndham.

I can't see how the difference in the initial base price can be confused with the inflationary impacts on these prices.

If you continue to add an increase to the base cost as well as an inflationary increase, the difference between the Perth and the Kimberley costs will keep widening, in percentage terms. IE at the end of ten years, the Kimberley item that started off being 70% dearer, would be 88.4% dearer, with the gap widening for every additional year.

Pontoon Jetty

A press release dated 27/5 stated that "SWEK has obtained \$60,000 funding for preliminary planning for future upgrade works to the Wyndham Boat Launching Facility", and that the project, "was proposed in the Shire's Corporate Business Plan [for the] 16/17 financial year".

As the CBP was only tabled at the last council meeting on 31/5 (with the first reference to Wyndham's boat ramp - line item p43, but not as a priority project), when was it added to the CBP?

The press release also stated that \$80,000 will be spent on "data collection, consultation and detailed engineering" (What do you want to collect and what do you want to consult about?).

The whole proposal to "Upgrade Wyndham Boat Ramp & Floating Pontoon" has been listed with a project budget of \$2,240,000". What do you want to do that costs that much?

OK

Gambier Street Wyndham U drainage channel

You have budgeted 150K to replace the drain in Gambier Street. This item is in response to a 2013 request to fix a hole in the footpath outside the museum. The footpath was repaired some time ago and WHS do not believe the drain to be an imminent problem or danger. However, the footpath on the west side of O'Donnell Street from Gambier Street to the Rusty Shed Café needs urgent repair. Every season at least a couple of elderly people trip badly on this section of footpath. Please redirect the money to repair this section of the footpath. It's only a matter of time before someone sues.

Natalie Octoman

From: Shire of Wyndham-East Kimberley <support@marketcreations.com.au>
Sent: Friday, June 10, 2016 1:13 PM
To: Mail
Subject: I-36708 - LP.05.1 - New Form from Website Shire of Wyndham-East Kimberley
Categories: Pending



The following form was filled out on the Shire of Wyndham-East Kimberley website.

Submission Form

Submission Details

Gender Female
Age Range 56+ Years
Are you a Ratepayer of the Shire of Wyndham East Kimberley? Yes
Are you are Resident? Wyndham
Are you a Business Owner or Operator? No
How did you hear about the Corporate Business Plan and Annual Budget Community Engagement Process? Shire's Website
If Other, please specify

Priorities for the Council

Are there any priorities, projects or programs that you would like to see included? The total length of the Wyndham cycleway from the Port to the 3ml. and then proper maintenance of the 3ml to the 6ml.
 Proper asset management with emphasis on bringing Wyndham assets up to their proper standard, eg Peter Reid Memorial Hall.

At least one new footpath per year in Wyndham
 Wyndham Boat ramp needs repairs urgently, before someone is hurt or their boat or car damaged.

Are there any priorities, projects or programs that you believe should not be a priority for the Shire in the next 4 years? No consultants employed - any such work should be able to be done in-house.
 Don't spend any money on Regional Council ideas, it is not practical and a waste of money. Anything really needed should be done in-house again.

It should be noted that airport expenditure comes from the airport budget, not general revenue, so that ratepayers do not think that their rates are being spent at the airport.
 Don't proceed with lengthening the runway until an airline company expresses a definite need. Their flight schedules

are determined by the travelling numbers, not wishful thinking.

Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan? Look at encouraging the use of Shire assets that are presently under-utilised. Are the charges a disincentive - something is better than nothing.

Any other comments? Asset management seems to be a re-occurring theme, with new councils re-inventing the wheel and wasting money in doing so. What has happened to past asset management plans?

When was a total staff review last done, with a keen look at numbers and positions? Why keep increasing staff members when we can't afford it and the Shire population hasn't grown that much. Eg What is the use of a CLO when the staff do not listen to the residents now, why don't the senior staff get out and have a look at both towns and the people they serve?

Proposed Rates in the Dollar for 2016/17

Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlines in the Corporate Business Plan? Yes

If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why? No consultants, minimal plans and just do some work. Start cutting back on "nice to have" things, like grants to the Kununurra Visitors Centre, which was supposed to be self-supporting by now. Cut back on extravagant plans for the Regional Council, all unnecessary. Cut back on Shire employee numbers, Wyndham is expected to function with minimal staff, apply the same effort to Kununurra. Councillors could take an allowance cut. Make the priorities the three R's of roads, rubbish and recreation, plus asset maintenance. Stop building more assets when we can't look after what we have, eg the unnecessary extravagance on the boat ramp near Celebrity Tree Park.

Are you comfortable with a 2.55% rate increase if it means that the current proposed priorities in the draft Corporate Business Plan are achieved? No

Any other comments about the proposed rate in the dollar? The increase for commercial, industrial, UV agricultural and some others seems to be unrealistic. A commercial business isn't making all much more money this year than they did last year and high rates is a good way to discourage new or existing businesses.

Contact Details

Name Maxine Middap
Address P.O. Box 73
 Wyndham W.A. 6740
Email Address mstclair9@bigpond.com
Phone Number 9161 0400 (BH)

Submitted: 10/06/2016 1:12:49 PM
IP: 165.187.10.37

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QUESTIONS	YOUR COMMENTS
<p>Are there any priorities, projects or programs that you would like to see included in the draft Corporate Business Plan?</p>	<p>.....</p> <p>.....</p> <p>.....</p> <p><i>The Nutwood - Rosewood street up grades shall be up grade in to this year.</i></p>
<p>Are there any projects or programs that you believe should not be a priority for the Shire in the next 4 years?</p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Are there any opportunities or efficiencies that you would like to see included in the draft Corporate Business Plan?</p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
<p>Any other comments?</p>	<p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>

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QUESTIONS	YOUR COMMENTS	
Did you know that the rate in the dollar will have the potential to directly impact on the priorities outlined in the Corporate Business Plan?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If the rates in the dollar were to reduce, what services, facilities or infrastructure would you suggest be scaled back, and why?	

Meagan LeRiche

From: Veronica Gulland
Sent: Tuesday, 19 July 2016 11:39 AM
To: Meagan LeRiche
Subject: FW: 410-411 Packsaddle Rd, Kununurra

-----Original Message-----

From: Bruce Livett [mailto:blivett@bigpond.net.au]
Sent: Friday, 1 July 2016 11:03 AM
To: Mail <mail@swek.wa.gov.au>
Subject: 410-411 Packsaddle Rd, Kununurra

Objection to proposed rate increase.

As owner of 410-411 Packsaddle Rd Kununurra, 6743 I wish to lodge my objection to the proposed increase in rates. The services provided do not justify a rate increase. We already pay for refuse removal privately via Ccleanaway , do not receive courier delivery to the door, have pathetic internet reception via oversubscribed satellite connection, no ADSL at this location and pump and maintain our own water supply. The proposed increase in rates is not justified under these circumstances.

I would appreciate acknowledgement of this objection.

Sincerely,
Bruce Livett
08 9168 1114
0403014626
zebrarockgallery@bigpond.net.au

Sent from my iPhone

PROPOSED RATES MODEL FOR 2016/17

Differential Rates	2015/16 Budget				2016/17 Proposed				Overall Increase In Rates 16/17	Average Rates Payable	Average Valuation	
	Rate/Min	No. Properties	Valuations	Total Rates	Multiplier	% increase in RID	Rate/Min	No. Properties				Valuations
GRV Residential	9,2992	1,607	47,123,544	4,382,113		1.50%	9,4387	1,632	47,992,984	4,529,914	2,776	29,407
GRV Other Vacant	13,9488	32	552,700	77,095	1.5000		14,1581	29	496,300	70,266	2,423	17,114
GRV Commercial	12,0890	157	14,662,457	1,772,544	1.3000		12,2703	158	14,659,129	1,798,721	11,384	92,779
GRV Industrial	11,1590	167	8,722,625	973,358	1.2000		11,3264	171	8,991,235	1,018,387	5,955	52,580
UV Rural Residential	0,9795	185	51,149,000	501,004		1.50%	0,9942	185	51,149,000	508,523	2,749	276,481
UV Pastoral	5,3057	23	6,170,800	327,404		1.50%	5,3853	23	6,170,800	332,316	14,449	268,296
UV Commercial/Industrial	0,6719	36	13,355,840	89,738		1.50%	0,6820	37	13,740,440	93,710	2,533	371,363
UV Rural Agriculture 1	0,9502	78	75,060,309	713,223		1.50%	0,9645	79	75,520,309	728,393	9,220	955,953
UV Rural Agriculture 2	0,6719	109	57,360,000	385,402		1.50%	0,6820	109	57,381,000	391,338	3,590	526,431
UV Mining	27,5246	37	1,594,199	438,797		1.50%	27,9375	37	1,634,268	456,574	12,340	44,169
UV Mining Vacant	13,7623	20	458,670	63,124		1.50%	13,9687	17	264,067	36,887	2,170	15,533
UV Other	0,6302	2	526,000	3,315		1.50%	0,6397	2	526,000	3,365	1,682	263,000
Subtotal		2,453	276,736,144	9,727,116				2,479	278,525,532	9,968,394	241,277	
Minimum												
GRV Residential	1,085.00	45	372,070	48,825		1.50%	1,101.00	45	381,930	49,545	1,101	8,487
GRV Other Vacant	1,085.00	112	440,980	121,520		1.50%	1,101.00	102	376,650	112,302	1,101	3,693
GRV Commercial	1,085.00	17	83,325	18,445		1.50%	1,101.00	17	83,325	18,717	1,101	4,901
GRV Industrial	1,085.00	7	30,875	7,595		1.50%	1,101.00	7	30,875	7,707	1,101	4,411
UV Rural Residential	1,085.00	-	-	-		1.50%	1,101.00	-	-	-	-	-
UV Pastoral	1,085.00	1	17,471	1,085		1.50%	1,101.00	1	17,471	1,101	1,101	17,471
UV Commercial/Industrial	1,085.00	10	574,200	10,850		1.50%	1,101.00	24	628,400	26,424	1,101	26,183
UV Rural Agriculture 1	1,085.00	2	50,000	2,170		1.50%	1,101.00	1	10,000	1,101	1,101	10,000
UV Rural Agriculture 2	1,085.00	-	-	-		1.50%	1,101.00	-	-	-	-	-
UV Mining	1,085.00	31	42,998	33,635		1.50%	1,101.00	31	47,154	34,131	1,101	1,521
UV Mining Vacant	543.00	41	59,681	22,263		-50.00%	551.00	27	36,001	14,877	551	1,333
UV Other	1,085.00	-	-	-		1.50%	1,101.00	-	-	-	-	-
Subtotal		266	1,671,600	266,388				255	1,611,806	265,905	- 483	
Total		2,719	278,407,744	9,993,504				2,734	280,137,338	10,234,299	240,794	
									3% of Increase for Asset Mgmt		\$ 7,224	
									Overall Rates Yield Increase		2.41%	

Average Payable Excl. Minimum Pmts (estimate)				Reference	Average Weekly Increase / (Decrease) \$
Differential Rating Category	2015/16 \$	2016/17 \$	Increase / (Decrease) \$		
GRV Residential	2,727	2,776	49		0.94
GRV Other Vacant	2,409	2,423	14		0.26
GRV Commercial	11,290	11,384	94		1.81
GRV Industrial	5,828	5,955	127		2.44
UV Rural Residential	2,708	2,749	41		0.78
UV Pastoral	14,235	14,449	214		4.11
UV Commercial / Industrial	2,493	2,533	40		0.77
UV Rural Agriculture 1	9,144	9,220	76		1.47
UV Rural Agriculture 2	3,536	3,590	54		1.05
UV Mining	11,859	12,340	480		9.24
UV Mining Vacant	3,156	2,170	- 986	1	- 18.97
UV Other	1,657	1,682	25		0.48

Note:-
The table above includes the properties that have Rates Concessions approved.

1. This is not reflective of the increase due to several mining tenements with larger values no longer being rateable for 2016/17.



POLICY NO	CP/FIN-3200	
POLICY	Strategic Rating	
RESPONSIBLE DIRECTORATE	Corporate Services	
RESPONSIBLE OFFICER	Director Corporate Services	
COUNCIL ADOPTION	Date: 02/09/2014	Resolution No: 10528
REVIEWED/MODIFIED	Date: 25/08/2015	Resolution No: 11090
	Date: 27/06/2016	Resolution No:
REVIEW DUE	Date: August 2017	
LEGISLATION	<i>Local Government Act 1995 – Sections 6.26, 6.28, 6.33, 6.35</i> <i>Valuation of Land Act 1978</i>	
RELATED POLICIES	<ol style="list-style-type: none"> 1. Town Planning Scheme No. 7 Kununurra and Environs; 2. Town Planning Scheme No. 6 Wyndham Townsite 3. CP FIN-3208 Rates Exemptions for Charitable Organisations Policy (Non Rateable Land) 4. CP FIN-3209 Rates Concession Policy (Rateable Land) 5. CP FIN-3212 Rates and Charges Debt Collection Policy 	
RELATED PROCEDURES	N/A	

PURPOSE:

The purpose of this Policy is to outline the Council's principles and methodology when exercising the Council's discretionary powers to determine the level and structure of rates levied under the *Local Government Act 1995*.

DEFINITIONS:

Gross Rental Value of land means the gross annual rental that the land might reasonably be expected to realize if let on a tenancy from year to year upon condition that the landlord were liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land...with further provisions outlined in the *Valuation of Land Act 1978*.

Land means lands, tenements and hereditaments, and any improvements to land, and includes any interest in land.

Merged Improvements means any works in the nature of draining, filling, excavation, grading or levelling of the land, retaining walls or other structures or works for that purpose, the removal of rocks, stone or soil, and the clearing of timber, scrub or other vegetation.

Unimproved Value for land situated within a townsite is the site value of the land. In general this means the value of the land as if it were vacant with no improvements except merged improvements. For land outside a townsite it is valued as if it had no improvements. In this case the land is valued as though it remains in its original, natural state, although any land degradation is taken into account. Please refer to the *Valuation of Land Act 1978* for further criteria used when assessing unimproved values of land.

Vacant Land means land on which there are no improvements other than merged improvements.

POLICY STATEMENTS:

The Council believes that overall policy must be underpinned by sound principles, which are well understood, communicated to ratepayers and compliant with current legislation.

The Council aspires to balance service levels in accordance with the needs and expectations of its community and sets taxation levels (rating) to adequately resource its roles and responsibilities.

In determining rates, the Council gives primary consideration to its strategic directions, budget considerations, the current economic climate, other external factors and likely impacts upon the community.

The *Local Government Act 1995* provides the Council with defined discretionary powers to levy rates and require contributions from the community for the provision of services to the district.

The rating principles outlined within this Policy are to apply to all rateable land within the Shire of Wyndham East Kimberley.

The Council will consider the following principles (not necessarily listed in priority order) when developing, maintaining and applying its rating methodology:

1. Equity
2. Incentive
3. Administrative Efficiency
4. Compliance
5. Sustainability

1. EQUITY

Equity is the concept of fairness within property rating in order to achieve an equitable distribution of the rate burden across the community. A differential rating structure can assist in achieving an equitable imposition of rates and charges. The equity principle includes consideration of property wealth tax and user benefit principles.

a. Property Wealth Tax

The Council is limited to taxing one component of wealth, being real property. The wealth tax principle implies that rates paid are dependent upon the value of a ratepayer's real property and does not necessarily have any correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers from the expenditures funded from rates. Some moderation of the effect of property value on the level of rates paid through differential rates may be required to make the rating system more equitable.

b. User Benefit

Evaluating the relative benefits received by various classes of property raises many practical difficulties, in particular, trying to trace quantifiable consumption/benefits to particular types of properties. The analysis is often reduced to arguments of what services are consumed by residential versus farm, commercial/industrial versus residences, and between different towns. Clearly the exercise is not clear cut – for example, it might be argued that rural ratepayers derive less benefit from library services than their town counterparts but the reverse may be argued with respect to the costs of constructing or repairing long lengths of local roads to service a small number of properties. It is therefore recognised that the services provided by the Shire benefit the community as a whole.

2. INCENTIVE

Rate setting objectives may be used to support the Council's social, environmental, or economic goals as part of a longer term strategy within the Strategic Community Plan. For example, rates can be altered to encourage business activity, the development of vacant land or environmentally sustainable improvements in order to achieve "Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure" as outlined in Goal 2 of the Strategic Community Plan 2012-2022.

3. ADMINISTRATIVE EFFICIENCY

The Council will endeavour to establish a rating system that:-

- a. Promotes simplicity, transparency and understanding; and
- b. Is efficient in administering, issuing of assessments, collection of rates, monitoring outcomes, debt recovery, and reduces the incidences of avoidance; and
- c. Reduces complexity; and
- d. Is open to scrutiny.

4. COMPLIANCE

The Council will apply its discretionary powers in compliance with the *Local Government Act 1995* and associated regulations, while seeking to maximise rate revenue within the adopted rating framework.

5. SUSTAINABILITY

The Council will make decisions that support the financial strategies for the delivery of infrastructure and services identified in the Strategic Community Plan and underpinned by the Long Term Financial Plan, the Asset Management Strategy and other informing plans and strategies.

APPLICATION OF PRINCIPLES

1. APPLICATION OF THE EQUITY PRINCIPLE

1.1. Differential Rating

The Council has a diverse mix of geographically located and land use properties. The Council therefore applies differential rating to ensure greater equity and contribution from rates according to land use, zoning or a combination of these.

1.1.1. Alignment with Town Planning Scheme No. 7 Kununurra and Environs, and Town Planning Scheme No. 6 Wyndham Townsite

As far as possible, an objective assessment of the predominant use of land will be utilised to determine the appropriate rating category for each property. This will be done in a manner whereby the community will be able to understand how and why a particular determination has been made and will therefore utilise the Town Planning Scheme No.7 for Kununurra and Environs (TPS7) and Town Planning Scheme No 6 for the Wyndham Townsite (TPS6).

Where the zoning and land uses are amended in either Town Planning Schemes, or TPS7 or TPS6 are superseded, then this Policy will be reviewed, and the new zones and land uses will be considered when amending the rating system for the following financial year.

The symbols used in the cross reference in the Zoning Table (Appendix A) have the following meanings as defined in TPS7 and TPS6:

‘P’ means that the use is permitted provided it complies with the relevant standard and requirements laid down in the Scheme and all conditions (if any) 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 the Council;

‘AA’ means that the 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 of TPS7 and Clause 10.2 of TPS6;

‘X’ means a use that is not permitted by the Scheme.

While Appendix A may indicate that a particular land use is not permitted in a particular zone by the Scheme, this Policy, as in both of the Town Planning Schemes, recognises non-conforming use rights whereby the rating differential category would be considered to be that applicable if the land use was permitted within the particular zone.

Where the land is being predominantly used for a purpose that is not specifically mentioned in the Zoning Table, the Shire will attempt to align it to a land use that is mentioned.

Any land listed as a Special Site in either TPS7 or TPS6 will be aligned to the rating category that best defines its predominant use. For example, any land within the Airport Special Site Zone will be deemed to be operating commercially, and therefore be GRV Commercial rated.

Where the predominant use of the land is for non-rural purposes, the Council will seek to have the land valued on a GRV basis. Where the predominant use of land is for rural purposes, the Council will seek to have the land valued on a UV basis.

1.1.2. Spot Rating

The Council may seek Ministerial approval for a spot valuation where there are a number of lots within a valuation area that are used for purposes that are inconsistent with the predominant use of land within that valuation area. For example, in a predominantly rural area valued on UV, there are a number of non-rural uses including service stations, road houses, tourist accommodation and small, commercial or industrial operations. The Council may, depending on the circumstances, seek Ministerial approval to apply a GRV to these properties.

The Council has determined that spot valuations can be effective in promoting rating equity by ensuring that properties with similar uses are rated on the same method of valuation regardless of their location within the district. However, the Council also recognises that they can be more labour intensive and less administratively efficient than other options, therefore each will be considered on a case by case basis.

1.1.3. Split Rating

Split rating non-rural uses on unimproved land is also permitted which effectively isolates the non-rural use from the remainder of the property, whereby one land parcel would reflect the rural use and the other land parcel would reflect the non-rural use. Council has determined not to implement split rating at this stage based on the cost of its implementation and ongoing administration.

1.2. Specified Area Rate

The Council is able to impose a Specified Area Rate to meet the cost of undertaking specific work, providing a service or facility if the Council considers that the ratepayers or residents within that area will:

- Have benefited or will benefit from; or
 - Have access to or will have access to; or
 - Have contributed or will contribute to the need for,
- that work, service or facility.

The Council will consider its options to set a Specified Area Rates, if appropriate, when developing its Rating Strategy.

1.3. Interim Rating

Subject to section 6.28 of the *Local Government Act 1995* and in respect of valuations supplied by the Valuer-General for the purpose of interim valuations, the Shire of Wyndham East Kimberley will back rate or refund rates to property owners where ownership:

- Has not changed in a prior financial year to the effective date of the change as determined by the Valuer-General; or
- Has changed in a prior financial year, to the date of change of ownership.

For the purposes of this Policy, a change in ownership does not occur where there is a change in the structure of a body corporate (including name change) resulting in the change having no effect on altering the effectual control of the company.

1.4. Minimum Payments

The Council will establish and maintain a minimum payment structure to ensure all ratepayers contribute a minimum amount regardless of their property value.

The Council accepts that the adoption of a minimum payment amount is an adjustment to the blanket application of the equity principle. This adjustment is made to ensure property owners make a reasonable contribution to the non-exclusive services, facilities and infrastructure provided for the benefit of the whole district.

The exception to this statement applies to those properties classified as UV Mining Vacant on the basis that both the rate in the dollar and the minimum payment reflects a similar methodology as that applied in the *Valuation of Land Act 1978* when determining the unimproved valuations.

1.5. Rates Exemptions

Council Policy *CP FIN-3208 Rates Exemptions for Charitable Organisations (Non Rateable Land)* provides an administrative framework for assessing any application for properties to be classified as non-rateable land on the grounds of being used for charitable purposes in accordance with section 6.26 of the *Local Government Act 1995*. Such organisations are to make application in accordance with the application form and guidelines attached to the Policy. The properties will be reviewed every two years for continued eligibility.

1.6. Rates Concessions

Council Policy *CP FIN-3209 Rates Concessions (Rateable Land)* provides an administrative framework for assessing any application requesting the waiving or granting concession from rates to 'not for profit' community based organisations occupying rateable land in accordance with Council's discretionary powers provided by section 6.47 of the *Local Government Act 1995*.

Any rates waivers or concessions will be approved for two financial years and considered during the annual budget process. The Council will re-consider rates concessions every two years.

1.7. Rates Discounts

Subject to the *Rates and Charges (Rebates and Deferments) Act 1992*, the Shire in accordance with the *Local Government Act 1995* and Regulations, does not offer a discount for the early payment of any rate or charge.

1.8. Payment Options

The Council will offer three rate payment options as follows:

- a. Payment in full 35 days after the date of service appearing on the rate notice; or
- b. Two instalments; or
- c. Four instalments.

There will be an administrative charge per instalment associated with the establishment and administering the instalment payment option, along with an interest charge to reflect the lost interest from investment opportunities that are not available due to the length of time taken to collect the payment.

1.9. Interest on Overdue Rates and Service Charges

Rates and service charges not paid in accordance with the three payment options will be subject to an overdue interest rate set by the Council in accordance with the *Local Government Act 1995*.

2. *APPLICATION OF THE INCENTIVE PRINCIPLE*

The Council will provide an incentive through a reduced rate in the dollar for GRV valued land that is improved in comparison to land that remains undeveloped in order to promote land development and assist in achieving Strategy 2.2.1 of the Strategic Community Plan being to "promote the expansion of residential and industrial land".

3. *APPLICATION OF THE EFFICIENCY PRINCIPLE*

The Council will provide for changes in:-

- Level of rating; and
- Structure of its rating policy; and
- Application of its discretionary rating powers

in a way that:-

- a. Promotes simplicity, transparency and understanding; and
- b. Is efficient in administering, issuing of assessments, collection of rates, monitoring outcomes, debt recovery, and reduces the incidences of avoidance; and
- c. Reduces complexity; and
- d. Is open to scrutiny.

4. *APPLICATION OF THE COMPLIANCE PRINCIPLE*

The Council will ensure compliance with the *Local Government Act 1995* and all associated regulations in the establishment of its rating structure and rating model.

5. *APPLICATION OF THE SUSTAINABILITY PRINCIPLE*

The Council will consider the four pillars of financial sustainability in the establishment of its rating structure and associated model:

- a. Strategic and Financial Planning;
- b. Income Diversification;
- c. Sound Administration and Finance;
- d. Own Income Generation.

OBJECTS OF AND REASONS FOR DIFFERENTIAL RATES

1. GRV – RESIDENTIAL

A differential rate is applied to GRV valued land within the town site which is used primarily for residential purposes with the exception of Transient Accommodation, and as outlined in Appendix A.

The GRV differential rate for Residential will be the “base rate” from which all other differential rates that hold a GRV value will be calculated, recognising a 1.5% increase from 2015/16.

Rate in the dollar is 9.4387 cents. Minimum payment is \$1,101.00.

2. GRV – OTHER VACANT

A differential rate is applied to GRV valued land within the town site which is deemed to be vacant land (unimproved land).

Vacant land is defined in accordance with the *Valuation of Land Act 1978*, and outlined in the definitions section of this Policy.

Where the definitions are amended in the *Valuation of Land Act 1978*, those amendments will prevail. If the *Valuation of Land Act 1978* is superseded, then similar terms in the new Act will prevail (in accordance with any amendments to the *Local Government Act 1995*).

The vacant land differential is set to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of the Shire particularly as there is a different method used for the valuation of vacant land.

It is also to signify that the Council prefers land to be developed. The encouragement of development is strategically important as it has a positive effect on local employment, economic diversity and further community returns from investment in the region.

A multiplier of 1.5 times the base rate in the dollar will be applied.

Rate in the dollar is 14.1581 cents. Minimum payment is \$1,101.00.

3. GRV – COMMERCIAL

A differential rate is applied to GRV valued land which is used primarily for commercial purposes, and may include land uses such as caravan parks, fast food outlets, hotels, restaurants, boarding houses or veterinary consulting rooms as outlined in Appendix A.

The commercial sector generates high pedestrian and traffic volumes resulting in a greater impact on the provision of services, facilities and infrastructure. This sector should therefore contribute a greater share of the costs associated with economic development and marketing programs which assist and facilitate economic growth in the region; road construction; maintenance and refurbishment including road drainage systems; roadside sweeping; landscaping; verge maintenance and street lighting.

In recognising the greater impact on infrastructure, facilities and services, the Council will establish the rate in the dollar at 1.1 times the base rate in the first year, with the intention to increase this each year thereafter, to be capped at 2 times the base rate over a 5 year period. The 2016/17 financial year will be year 3 of this transition and the Council has established the rate in the dollar at 1.3 times the base rate (the same as for 2015/16).

Rate in the dollar is 12.2703 cents. Minimum payment is \$1,101.00.

4. GRV – INDUSTRIAL

A differential rate is applied to GRV valued land which is used primarily for industrial purposes and as outlined in Appendix A.

This sector generates high traffic volumes with heavy loads. This sector should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems.

In recognising the greater impact on infrastructure in particular, the Council will recognise the rate in the dollar at 1.1 times the base rate in the first year, with the intention to increase each year thereafter, to be capped at no more than 1.7 times the base rate over a 5 year period. The 2016/17 financial year will be year 3 of this transition and the Council has established the rate in the dollar at 1.2 times the base rate (the same as for 2015/16).

Rate in the dollar is 11.3264 cents. Minimum payment is \$1,101.00.

5. UV – RURAL RESIDENTIAL

A differential rate is applied to UV valued land located outside the gazetted town site that is zoned Rural Living, Rural Smallholding and Special Rural which is used primarily for or capable of being used primarily for rural residential purposes.

Rural residential has the same meaning as the objectives of TPS7 and TPS6 for these Zones, being:-

- a. Providing for those people wishing to reside on a small rural holding (as in the case of a Rural Living Zone in TPS7); or
- b. Providing for those people wishing to reside on rural lifestyle lots (as in the case of the Rural Smallholding Zone in TPS7); or
- c. Providing for those people wishing to reside on a small rural holding (as in the case of the Special Rural Zone in TPS6).

It should be noted that this is intended as a transitional rating differential category while the Shire work through a process to have these properties provided with a gross rental value instead of an unimproved value given the primary purpose is residential.

The average rates payable for each property will be similar to the average rates payable for GRV Residential properties, recognising the transition to a GRV value.

Rate in the dollar is 0.9942 cents. Minimum payment is \$1,101.00.

6. UV – PASTORAL

A differential rate is applied to UV valued land located outside the gazetted town site which is used or capable of use primarily for pastoral purposes. Properties such as these have the characteristics of a commercial operation in an undeveloped and sparsely populated area.

Pastoral purposes have the same meaning as defined in the *Land Administration Act 1997* which states:-

“pastoral purposes” means the purposes of -

- (a) the commercial grazing of authorised stock; and
- (b) agricultural, horticultural or other supplementary uses of land inseparable from, essential to, or normally carried out in conjunction with the grazing of authorised stock, including the production of stock feed; and
- (c) activities ancillary to the activities mentioned in paragraphs (a) and (b).

Due to the valuation being based generally on a lease value, the result is a low valuation over an extensive land area. The sector generates high traffic volumes with heavy loads and has the highest impact on the road infrastructure in particular, and should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment.

Rate in the dollar is 5.3853 cents. Minimum payment is \$1,101.00.

7. *UV – COMMERCIAL/INDUSTRIAL*

A differential rate is applied to UV valued land located outside the gazetted town site that is used primarily for, or capable of being used primarily for commercial, industrial and/or tourism purposes.

This sector generates high traffic volumes and should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems and other infrastructure required, along with other costs associated with marketing and economic development.

It should be noted that this is intended as a transitional rating differential category while the Shire work through a process to have these properties provided with a gross rental value instead of an unimproved value given the primary purpose is commercial, industrial and/or tourism and the land owners should have been contributing more equitably to these costs.

Rate in the dollar is 0.6820 cents. Minimum payment is \$1,101.00.

8. *UV – RURAL AGRICULTURE 1*

A differential rate is applied to UV valued land located outside the gazetted town site which is zoned Rural Agriculture 1 or General Rural which is used or capable of being used primarily for extensive agriculture, agroforestry and/or horticulture purposes.

It is recognised that this sector has a greater impact on the road infrastructure with the heavy loads that it generates. This sector should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems and other infrastructure required.

This differential rating category will also be utilised for land where the land meets the objectives outlined above, but is based on a percentage of the overall lot size for which the other portion of the lot is non rateable land.

It is recognised that the Valuer-General, when determining the UV for land, references the land market at the date of valuation where all sales relevant to the predetermined date of valuation are investigated. The Council has also recognised that the fluctuations in market conditions for land in the Rural Agriculture 1 zone can be significant and therefore a separate rating differential category will be retained for land that is within the Rural Agriculture 1 or General Rural zones.

Rate in the dollar is 0.9645 cents. Minimum payment is \$1,101.00.

9. *UV – RURAL AGRICULTURE 2*

A differential rate is applied to UV valued land located outside the gazetted town site which is zoned Rural Agriculture 2 which is used primarily for, or is capable of use primarily for intensive agriculture and/or horticulture purposes.

This sector does have a high impact on infrastructure, but not to the extent of those properties zoned Rural Agriculture 1. Properties within the Rural Agriculture 2 zone should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems and other infrastructure required.

As outlined in the Rural Agriculture 1 differential rating category above, it is recognised that the Valuer-General, when determining the UV for land, references the land market at the date of valuation where all sales relevant to the predetermined date of valuation are investigated. The Council has determined that the market conditions do not fluctuate as considerably as those in the Rural Agriculture 1 zone and therefore it will retain a separate rating differential category for land that is within the Rural Agriculture 2 zone.

Rate in the dollar is 0.6820 cents. Minimum payment is \$1,101.00.

10. *UV – MINING*

A differential rate is applied to UV valued land located outside the gazetted town site which is used primarily for mining purposes and encompasses mining leases, petroleum exploration permits and general purpose mining leases.

The mining sector activities require a greater level of non-exclusive services than pastoral activities in the same location and their impact on the community is of a much greater intensity, particularly given the haulage of heavy machinery through the town and its impact on associated infrastructure and the provision of rest/truck parking areas. The sector should therefore contribute to a greater share of the costs of providing infrastructure across the Shire.

Many of the mining tenements have very small values. In order to not only achieve compliance in relation to the number of properties on minimum payments, but to ensure that the minimum payment is reflective of the overall cost of providing services to the community a higher rate in the dollar is imposed.

Rate in the dollar is 27.9375 cents. Minimum payment is \$1,101.00.

10. *UV – MINING VACANT*

A differential rate is applied to UV valued land located outside the gazetted town site which is used primarily for mining purposes and encompasses exploration and prospecting licences.

Exploration and prospecting licences are considered to have a minimal impact on the cost of providing services, facilities and infrastructure across the Shire and could be considered to be vacant land. Only when minerals are discovered is it anticipated that the property holder would seek to convert the property into a mining lease.

Many of the mining tenements for exploration and prospecting have very small values and with exploration licences, it is understood that there is a requirement for the licence holder to return half of the land back to the State each year, however there is no such requirement for prospecting licences. In order to ensure that there is some equity in the application of the rate in the dollar to these licences, a 50% reduction in comparison to the UV Mining rate in the dollar has been applied.

Rate in the dollar is 13.9687 cents. Minimum payment is \$551.00.

11. UV – OTHER

A differential rate is applied to UV valued land located outside the gazetted town site which is not otherwise rated as Rural Residential, Pastoral, Commercial/Industrial, Rural Agriculture 1, Rural Agriculture 2, Mining or Mining Vacant to ensure that all property owners contribute to the provision of services, facilities and infrastructure.

Rate in the dollar is 0.6397 cents. Minimum payment is \$1,101.00.

EXPLANATORY NOTES:

BACKGROUND

This Policy has been developed within the context of the Shire of Wyndham East Kimberley's Strategic Community Plan and Corporate Business Plan. In setting rates, the Council considers the long term vision for the Shire, strategic directions, financial sustainability and the likely impacts on the community.

Rates are based on property values and are therefore a property tax. Under the *Valuation of Land Act 1978*, the Valuer-General must maintain valuation rolls of rateable and taxable land throughout Western Australia. These rolls are periodically provided to the Shire for rating purposes. On behalf of the Valuer-General, Property & Valuations Services, Landgate (the Western Australian Land Information Authority), conducts general valuations (revaluations) and makes interim valuations as required.

The types of values made are:

1. Unimproved Value (UV), and
2. Gross Rental Value (GRV).

The unimproved value and gross rental value are defined within the *Valuation of Land Act 1978* and have been outlined in the definitions section of this Policy.

The Shire has no role in the process of determining the valuations attributed to each property. All land within the Shire is rateable except for land specifically exempt under section 6.26 of the *Local Government Act 1995* as outlined above and the Council Policy *CP FIN-3208 Rates Exemption for Charitable Organisations (Non-Rateable Land)*.

The Council determines the amount of revenue required from rates collections each year to meet its financial, strategic, operational and statutory responsibilities for the coming financial year.

Valuations are not the sole factor in determining the rates income of the Shire, and as a result, valuation increases or decreases do not necessarily cause a rate rise or reduction.

SCOPE AND LIMITATIONS

The *Local Government Act 1995* provides the Council with defined discretionary powers to levy rates and require contributions from the community for the provision of services to the district.

The rating principles outlined within this Policy are to apply to all rateable land within the Shire of Wyndham East Kimberley.

The applicable legislation in reference to limitations is section 6.26 of the *Local Government Act 1995* which outlines land that is not rateable, and is therefore exempt from rates section 6.26 states:-

6.26. Rateable land

- (1) *Except as provided in this section all land within a district is rateable land.*
- (2) *The following land is not rateable land —*
 - (a) *land which is the property of the Crown and —*
 - (i) *is being used or held for a public purpose; or*
 - (ii) *is unoccupied, except —*
 - (I) *where any person is, under paragraph (e) of the definition of **owner** in section 1.4, the owner of the land other than by reason of that person being the holder of a prospecting licence held under the Mining Act 1978 in respect of land the area of which does not exceed 10 ha or a miscellaneous licence held under that Act; or*
 - (II) *where and to the extent and manner in which a person mentioned in paragraph (f) of the definition of **owner** in section 1.4 occupies or makes use of the land;*
 - and*
 - (b) *land in the district of a local government while it is owned by the local government and is used for the purposes of that local government other than for purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the local government; and*
 - (c) *land in a district while it is owned by a regional local government and is used for the purposes of that regional local government other than for the purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the regional local government; and*
 - (d) *land used or held exclusively by a religious body as a place of public worship or in relation to that worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood; and*
 - (e) *land used exclusively by a religious body as a school for the religious instruction of children; and*
 - (f) *land used exclusively as a non-government school within the meaning of the School Education Act 1999; and*
 - (g) *land used exclusively for charitable purposes; and*
 - (h) *land vested in trustees for agricultural or horticultural show purposes; and*
 - (i) *land owned by Co-operative Bulk Handling Limited or leased from the Crown or a statutory authority (within the meaning of that term in the Financial Management Act 2006) by that co-operative and used solely for the storage of grain where that co-operative has agreed in writing to make a contribution to the local government; and*
 - (j) *land which is exempt from rates under any other written law; and*
 - (k) *land which is declared by the Minister to be exempt from rates.*
- (3) *If Co-operative Bulk Handling Limited and the relevant local government cannot reach an agreement under subsection (2)(i) either that co-operative or the local government may refer the matter to the Minister for determination of the terms of the agreement and the decision of the Minister is final.*
- (4) *The Minister may from time to time, under subsection (2)(k), declare that any land or part of any land is exempt from rates and by subsequent declaration cancel or vary the declaration.*

- (5) *Notice of any declaration made under subsection (4) is to be published in the Gazette.*
- (6) *Land does not cease to be used exclusively for a purpose mentioned in subsection (2) merely because it is used occasionally for another purpose which is of a charitable, benevolent, religious or public nature.*

In determining the methodology of how rates will be applied, the Council is to consider the basis of rates in accordance with section 6.28 of the *Local Government Act 1995* which states:

6.28. Basis of rates

- (1) *The Minister is to —*
 - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
 - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be —*
 - (a) *where the land is used predominantly for rural purposes, the unimproved value of the land; and*
 - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of the land.*
- (3) *The unimproved value or gross rental value, as the case requires, of rateable land in the district of a local government is to be recorded in the rate record of that local government.*
- (4) *Subject to subsection (5), for the purposes of this section the valuation to be used by a local government is to be the valuation in force under the Valuation of Land Act 1978 as at 1 July in each financial year.*
- (5) *Where during a financial year —*
 - (a) *an interim valuation is made under the Valuation of Land Act 1978; or*
 - (b) *a valuation comes into force under the Valuation of Land Act 1978 as a result of the amendment of a valuation under that Act; or*
 - (c) *a new valuation is made under the Valuation of Land Act 1978 in the course of completing a general valuation that has previously come into force,*

the interim valuation, amended valuation or new valuation, as the case requires, is to be used by a local government for the purposes of this section.

In determining the differential general rates, the Council must consider section 6.33 and section 6.35 of the *Local Government Act 1995* which states:

6.33. Differential general rates

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
 - (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*

- (b) *a purpose for which the land is held or used as determined by the local government; or*
 - (c) *whether or not the land is vacant land; or*
 - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
- (a) *specify the characteristics under subsection (1) which a local government is to use; or*
 - (b) *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*
- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation¹ is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
- (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6),*
- on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
- (a) *the number of separately rated properties in the district; or*
 - (b) *the number of properties in each category referred to in subsection (6),*
- unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*

(6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*

- (a) to land rated on gross rental value; and*
- (b) to land rated on unimproved value; and*
- (c) to each differential rating category where a differential general rate is imposed.*

TRANSITIONARY PERIOD

As outlined within the objects of and reasons for differential rates within this Policy, the UV Rural Residential, UV Commercial/Industrial are intended to be transitional differential rating categories while the Shire work through a process to have these properties provided with a gross rental value instead of an unimproved value given the primary purpose is residential, commercial, industrial and/or tourism and the land owners should have been contributing more equitably to these costs.

Council therefore commits to continuously working through this process.

RISK:

Risk: Inability to fund the infrastructure gap.

Control: Develop LTFP to ensure critical assets maintained in Annual Budgets.

Risk: Inability to deliver levels of service expected by the community.

Control: Current budget and service levels.

Risk: Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

Control: Review policies and procedures in accordance with review schedule.

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS	ZONING AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS																RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
	TOWN CENTRE	LOCAL CENTRE	TOURIST	RESIDENTIAL	RESIDENTIAL DEVELOPMENT	LIGHT INDUSTRY	MIXED BUSINESS	RURAL INDUSTRY	COMPOSITE INDUSTRY	GENERAL RURAL	RURAL AGRICULTURE 1	RURAL AGRICULTURE 2	RURAL LIVING	SPECIAL SITE	SETTLEMENT	RURAL SMALLHOLDING	
COMMERCIAL																	
Amusement Parlour	P	AA	AA	X	X	X	AA	X	X	X	X	X	X			X	GRV Commercial
Art and Craft Centre	P	X	AA	X	X	IP	SA	X	SA	IP	IP	IP	IP				GRV Commercial
Art Gallery	P	X	AA	X	X	IP	SA	X	SA	IP	IP	IP	IP			IP	GRV Commercial
Bakery - Retail	P	SA	SA	X	X	AA	P	X	SA	X	X	X	X			X	GRV Commercial
Bakery - Wholesale	X	X	X	X	X	P	P	X	SA	X	X	X	X			X	GRV Commercial
Bed and Breakfast	AA	X	P	SA	SA	X	X	X	X	IP	IP	IP	AA			IP	GRV Commercial
Boarding House	P	X	P	SA	AA	X	SA	X	X	X	X	X	X			X	GRV Commercial
Brewery	X	X	X	X	X	X	X	AA	X	IP	SA	SA	IP			X	GRV Commercial
Cabin	X	X	P	X	X	X	X	X	X	IP	IP	IP	X				GRV Commercial
Car Park	P	P	P	AA	AA	IP	IP	IP	IP	IP	IP	X	X			X	GRV Commercial
Caravan Park	P	X	AA	X	X	X	SA	SA	X	X	X	X	X			X	GRV Commercial
Camping Ground	SA	X	SA	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Chalet	X	X	P	X	X	X	X	X	X	IP	IP	IP	X				GRV Commercial
Convenience Store	P	P	P	X	X	AA	AA	IP	X	X	X	X	X			X	GRV Commercial
Drive-In Theatre	AA	X	SA	X	X	AA	X	X	X	X	X	X	X			X	GRV Commercial
Dry Cleaning Premises	P	X	X	X	X	P	AA	X	X	X	X	X	X			X	GRV Commercial
Farm Stay	X	X	X	X	X	X	X	X	X	IP	IP	IP	SA			IP	GRV Commercial
Farm Supply Centre	X	X	X	X	X	P	P	P	SA	X	X	X	X			X	GRV Commercial
Fast Food Outlet	P	P	SA	X	X	AA	AA	X	X	X	X	X	X			X	GRV Commercial
Funeral Parlour	AA	X	X	X	X	AA	SA	X	X	X	X	X	X			X	GRV Commercial
Garden Centre	P	AA	X	X	X	P	P	AA	AA	AA	AA	AA	AA			AA	GRV Commercial
Health Studio	P	AA	AA	X	X	SA	AA	X	X	X	X	X	X			X	GRV Commercial
Home Business	X	X	X	X	X	X	X	X	AA	AA	AA	AA	AA			AA	GRV Commercial
Home Occupation	P	X	X	P	P	X	X	X	AA	P	P	P	P			P	GRV Commercial
Hotel	P	X	P	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Laundromat	P	P	AA	X	X	P	P	X	X	X	X	X	X			X	GRV Commercial
Lunch Bar	P	P	P	X	X	AA	P	AA	SA	X	X	X	X			X	GRV Commercial
Marine Filling Station	X	X	SA	X	X	AA	AA	X	X	X	X	X	X			X	GRV Commercial
Market	P	SA	X	X	X	AA	AA	AA	AA	AA	X	X	X			X	GRV Commercial
Motel	P	X	P	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Motor Vehicle/Marine Sales Premises	P	X	X	X	X	P	P	X	X	X	X	X	X			X	GRV Commercial
Motor Vehicle Hire	P	X	P	X	X	P	P	X	AA	X	X	X	X			X	GRV Commercial
Motor Vehicle Wash Station	SA	X	SA	X	X	SA	SA	SA	SA	X	X	X	X			X	GRV Commercial
Museum	P	X	AA	X	X	X	X	X	X	IP	X	X	X				GRV Commercial
Night Club	AA	X	AA	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Office	P	P	IP	X	X	IP	AA	IP	IP	IP	IP	IP	IP			IP	GRV Commercial
Plant Nursery	AA	AA	X	X	X	P	P	AA	AA	IP	IP	IP	X			AA	GRV Commercial
Reception Centre	P	X	AA	X	X	X	X	X	X	X	X	X	X			X	GRV Commercial
Restricted Premises	SA	SA	X	X	X	SA	SA	X	X	X	X	X	X			X	GRV Commercial
Restaurant	P	P	P	X	X	X	AA	X	X	SA	SA	SA	X			X	GRV Commercial
Road House	SA	SA	SA	X	X	AA	AA	SA	SA	X	X	X	X			X	GRV Commercial
Service Station	X	X	X	X	X	P	P	SA	SA	X	X	X	X			X	GRV Commercial
Shop	P	P	AA	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Showroom	P	X	X	X	X	P	P	SA	AA	X	X	X	X			X	GRV Commercial
Tavern	P	X	SA	X	X	X	X	X	X	X	X	X	X			X	GRV Commercial
Tourist Accommodation	P	X	P	X	X	X	X	X	X	X	X	X	X			X	GRV Commercial
Warehouse	AA	X	X	X	X	P	AA	SA	AA	X	X	X	X			X	GRV Commercial
Wayside Stall	X	X	X	X	X	X	X	AA	AA	IP	IP	IP	AA			X	GRV Commercial
Winery	X	X	X	X	X	X	X	AA	X	IP	SA	SA	IP			X	GRV Commercial

PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.

PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS	ZONING AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS																RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
	TOWN CENTRE	LOCAL CENTRE	TOURIST	RESIDENTIAL	RESIDENTIAL DEVELOPMENT	LIGHT INDUSTRY	MIXED BUSINESS	RURAL INDUSTRY	COMPOSITE INDUSTRY	GENERAL RURAL	RURAL AGRICULTURE 1	RURAL AGRICULTURE 2	RURAL LIVING	SPECIAL SITE	SETTLEMENT	RURAL SMALLHOLDING		
RESIDENTIAL																		
Aged & Dependent Persons Dwelling	AA	X	X	AA	AA	X	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Caretaker's Dwelling	IP	IP	IP	X	X	IP*	IP	IP	AA	IP	IP	IP	X				X	Ancillary Use. Refer to the predominant use of the land for alignment.
Community Home	AA	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Grouped Dwelling	AA	X	SA	AA	AA	X	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Multiple Dwelling	AA	X	SA	AA	AA	X	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Residential Building	AA	X	SA	SA	SA	X	SA	X	X	X	X	X	X	X	X	X	X	GRV Residential
Single Dwelling	X	X	X	P	P	X	X	X	AA	P	P	P	P				P	GRV Residential
Transient Accommodation	X	X	AA	X	X	SA	SA	X	AA	AA	AA	AA	X				X	GRV Commercial
INSTITUTIONAL																		
Civic Building	P	AA	X	SA	SA	SA	SA	X	SA	X	X	AA	AA				AA	GRV Commercial
Club Premises	P	AA	SA	X	X	X	AA	X	X	X	X	X	X				X	GRV Commercial
Community Service Depot	AA	X	X	AA	AA	P	P	AA	AA	AA	AA	AA	AA				AA	GRV Commercial
Consulting Rooms	P	P	X	SA	SA	X	SA	X	X	X	X	X	X				X	GRV Commercial
Day Care Centre	P	AA	X	SA	SA	X	SA	X	X	X	X	X	X				X	GRV Commercial
Detention Centre	X	X	X	X	X	X	X	SA	X	X	X	X	X				X	GRV Commercial
Education Establishment	P	AA	X	SA	SA	AA	AA	X	X	AA	AA	AA	X				X	GRV Commercial
Hospital	P	X	X	X	X	X	X	X	X	X	X	X	X				X	GRV Commercial
Kennels/Catery	X	X	X	X	SA	SA	AA	X	SA	SA	SA	X					X	GRV Commercial
Kindergarten	AA	AA	X	SA	SA	X	X	X	X	X	X	X	X				X	GRV Commercial
Medical Centre	P	P	X	SA	SA	X	P	X	X	X	X	X	X				X	GRV Commercial
Public Amusement	P	AA	AA	X	X	X	SA	X	SA	X	X	X	X				X	GRV Commercial
Public Worship	P	X	X	SA	SA	X	X	X	X	X	X	X	X				X	GRV Commercial
Radio & TV Installation	SA	AA	X	SA	SA	AA	AA	AA	X	AA	AA	AA	X				X	GRV Commercial
Veterinary Consulting Room or Hospital	AA	X	X	X	X	AA	AA	AA	X	X	X	X	X				X	GRV Commercial
INDUSTRIAL																		
Abattoir	X	X	X	X	X	X	X	SA	X	AA	SA	X	X				X	GRV Industrial
Boat Building Facility	X	X	X	X	X	P	SA	X	AA	X	X	X	X				X	GRV Industrial
Factory Units	X	X	X	X	X	P	P	AA	AA	X	X	X	X				X	GRV Industrial
Fuel Depot	X	X	X	X	X	AA	AA	AA	AA	X	X	X	X				X	GRV Industrial
Industry: General	X	X	X	X	X	AA	AA	X	X	X	X	X	X				X	GRV Industrial
Light	X	X	X	X	X	P	AA	AA	AA	X	X	X	X				X	GRV Industrial
Service	X	X	X	X	X	P	AA	AA	AA	X	X	X	X				X	GRV Industrial
Extractive	X	X	X	X	X	X	SA	X	AA	AA	X	X	X				X	GRV Industrial
Hazardous	X	X	X	X	X	X	X	SA	X	X	X	X	X				X	GRV Industrial
Noxious	X	X	X	X	X	X	X	SA	X	X	X	X	X				X	GRV Industrial
Cottage	AA	X	AA	AA	AA	AA	AA	AA	AA	AA	AA	SA	SA				SA	GRV Industrial
Rural	X	X	X	X	X	X	X	P	AA	P	SA	SA	X				X	GRV Industrial
Motor Vehicle Repair	AA	AA	X	X	X	P	P	AA	AA	X	X	X	X				X	GRV Industrial
Motor Wrecking	X	X	X	X	X	AA	X	X	X	X	X	X	X				X	GRV Industrial
Salvage Yard	X	X	X	X	X	AA	X	X	X	X	X	X	X				X	GRV Industrial
Transport Depot	X	X	X	X	X	AA	X	AA	AA	X	SA	X	X				X	GRV Industrial

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PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS	ZONING AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS																RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1 TOWN CENTRE	2 LOCAL CENTRE	3 TOURIST	4 RESIDENTIAL	5 RESIDENTIAL DEVELOPMENT	6 LIGHT INDUSTRY	7 MIXED BUSINESS	8 RURAL INDUSTRY	9 COMPOSITE INDUSTRY	10 GENERAL RURAL	11 RURAL AGRICULTURE 1	12 RURAL AGRICULTURE 2	13 RURAL LIVING	14 SPECIAL SITE	15 SETTLEMENT	16 RURAL SMALLHOLDING	
RURAL																	
Airfield	X	X	X	X	X	X	X	X	X	AA	AA	X	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Aquaculture	X	X	X	X	X	SA	X	AA	X	SA	SA	SA	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Equestrian Centre	X	X	X	X	X	X	X	X	X	P	AA	SA	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Intensive Agriculture	X	X	X	X	X	X	X	X	X	P	P	P	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Milk Depot	X	X	X	X	X	AA	P	P	X	AA	SA	SA	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Piggery	X	X	X	X	X	X	X	X	X	AA	AA	X	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Poultry Farming	X	X	X	X	X	X	X	SA	X	AA	AA	SA	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Private Recreation	AA	AA	AA	X	X	X	AA	X	X	X	X	X	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Public Recreation	P	P	P	P	P	P	P	P	X	P	P	P	P			P	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Rural Pursuit	X	X	X	X	X	X	X	X	X	P	P	P	SA			SA	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Stable	X	X	X	X	X	X	X	AA	X	P	P	P	P			P	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Zoological Gardens	X	X	X	X	X	X	X	X	X	AA	AA	SA	X			X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
<p style="text-align: center;">PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.</p> <p style="text-align: center;">PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.</p>																	

APPENDIX A TO COUNCIL POLICY CP/FIN-3200 STRATEGIC RATING

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE	ZONING AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE							RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1 TOWN CENTRE	2 RESIDENTIAL	3 INDUSTRIAL	4 SPECIAL RURAL	5 RURAL/PASTOR	6 SPECIAL SITE	7 SETTLEMENT	
COMMERCIAL								
Amusement Facility	AA	X	X	X	X			GRV Commercial
Car Park	P	AA	P	AA	AA			GRV Commercial
Dry Cleaning Premises	AA	X	P	X	X			GRV Commercial
Fast Food Outlet	P	X	X	X	X			GRV Commercial
Funeral Parlour	SA	X	AA	X	X			GRV Commercial
Health Studio	AA	X	AA	X	X			GRV Commercial
Home Occupation	AA	AA	AA	AA	AA			GRV Commercial
Hotel	AA	X	X	X	X			GRV Commercial
Laundromat	AA	X	P	X	X			GRV Commercial
Motel	AA	X	X	X	X			GRV Commercial
Motor Vehicle or Marine Sales Premises	AA	X	X	X	X			GRV Commercial
Motor Vehicle Hire	AA	X	P	X	X			GRV Commercial
Night Club	AA	X	P	X	X			GRV Commercial
Office	P	AA	IP	IP	IP			GRV Commercial
Office - Professional	P	X	X	X	X			GRV Commercial
Reception Centre	P	X	X	X	X			GRV Commercial
Restricted Premises	AA	X	AA	X	X			GRV Commercial
Restaurant	P	X	X	X	X			GRV Commercial
Service Station	SA	X	AA	X	X			GRV Commercial
Shop	P	SA	AA	X	X			GRV Commercial
Showroom	P	X	P	X	X			GRV Commercial
Tavern	AA	X	X	X	X			GRV Commercial
Warehouse	AA	X	P	X	X			GRV Commercial
RESIDENTIAL								
Aged & Dependent Persons Dwelling	AA	AA	X	X	X			GRV Residential
Caretaker's Dwelling	IP	X	IP	IP	IP			Ancillary Use. Refer to the predominant use of the land for alignment.
Grouped Dwelling	P	AA	X	X	X			GRV Residential
Multiple Dwelling	P	AA	X	X	X			GRV Residential
Residential Building	AA	AA	X	X	X			GRV Residential
Single House	AA	P	X	P	P			GRV Residential

PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.

PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.

APPENDIX A TO COUNCIL POLICY CP/FIN-3200 STRATEGIC RATING

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE	ZONING AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE							RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1 TOWN CENTRE	2 RESIDENTIAL	3 INDUSTRIAL	4 SPECIAL RURAL	5 RURAL/PASTOR	6 SPECIAL SITE	7 SETTLEMENT	
COMMUNITY								
Civic Building	P	AA	X	X	X			GRV Commercial
Club Premises	AA	X	SA	AA	AA			GRV Commercial
Consulting Rooms	P	SA	SA	AA	X			GRV Commercial
Day Care Centre	P	SA	X	SA	X			GRV Commercial
Educational Establishment	P	X	AA	X	X			GRV Commercial
Fire Brigade Depot	P	X	P	P	X			GRV Commercial
Hospital	SA	SA	X	X	X			GRV Commercial
Kennels/Cattery	X	X	AA	SA	SA			GRV Commercial
Kindergarten	P	SA	X	X	X			GRV Commercial
Medical Centre	P	SA	X	X	X			GRV Commercial
Public Utility	P	P	P	P	P			GRV Commercial
Public Worship	P	SA	X	X	X			GRV Commercial
Radio & TV Installation	SA	P	AA	AA	AA			GRV Commercial
Veterinary Consulting Room or Hospital	SA	X	AA	X	AA			GRV Commercial
INDUSTRIAL								
Fuel Depot	X	X	P	X	X			GRV Industrial
Industry: General	X	X	P	X	X			GRV Industrial
Light	SA	X	P	X	X			GRV Industrial
Service	SA	X	P	X	X			GRV Industrial
Extractive	X	X	X	X	SA			GRV Industrial
Hazardous	X	X	SA	X	X			GRV Industrial
Cottage	AA	AA	AA	AA	AA			GRV Industrial
Motor Vehicle Repair	SA	X	P	X	X			GRV Industrial
Motor Wrecking	X	X	AA	X	X			GRV Industrial
Salvage Yard	X	X	P	X	X			GRV Industrial
Transport Depot	X	X	P	X	X			GRV Industrial
	PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.							
	PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.							

APPENDIX A TO COUNCIL POLICY CP/FIN-3200 STRATEGIC RATING

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE	ZONING AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE							RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1 TOWN CENTRE	2 RESIDENTIAL	3 INDUSTRIAL	4 SPECIAL RURAL	5 RURAL/PASTOR	6 SPECIAL SITE	7 SETTLEMENT	
RECREATION								
Equestrian Centre	X	X	X	P	P	PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.	PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Private Recreation	AA	X	SA	AA	AA			Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Public Amusement	AA	P	X	P	P			Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Public Recreation	P	P	P	P	P			Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
RURAL								
Rural Pursuit	X	X	X	P	P	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy		
Stable	X	X	X	P	AA	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy		



POLICY NO	CP/FIN-3200	
POLICY	Strategic Rating	
RESPONSIBLE DIRECTORATE	Corporate Services	
RESPONSIBLE OFFICER	Director Corporate Services	
COUNCIL ADOPTION	Date: 02/09/2014	Resolution No: 10528
REVIEWED/MODIFIED	Date: 25/08/2015	Resolution No: 11090
	Date: 26/07/2016	Resolution No:
REVIEW DUE	Date: August 2017	
LEGISLATION	<i>Local Government Act 1995 – Sections 6.26, 6.28, 6.33, 6.35</i> <i>Valuation of Land Act 1978</i>	
RELATED POLICIES	<ol style="list-style-type: none"> 1. Town Planning Scheme No. 7 Kununurra and Environs; 2. Town Planning Scheme No. 6 Wyndham Townsite 3. CP FIN-3208 Rates Exemptions for Charitable Organisations Policy (Non Rateable Land) 4. CP FIN-3209 Rates Concession Policy (Rateable Land) 5. CP FIN-3212 Rates and Charges Debt Collection Policy 	
RELATED PROCEDURES	N/A	

PURPOSE:

The purpose of this Policy is to outline the Council's principles and methodology when exercising the Council's discretionary powers to determine the level and structure of rates levied under the *Local Government Act 1995*.

DEFINITIONS:

Gross Rental Value of land means the gross annual rental that the land might reasonably be expected to realize if let on a tenancy from year to year upon condition that the landlord were liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land...with further provisions outlined in the *Valuation of Land Act 1978*.

Land means lands, tenements and hereditaments, and any improvements to land, and includes any interest in land.

Merged Improvements means any works in the nature of draining, filling, excavation, grading or levelling of the land, retaining walls or other structures or works for that purpose, the removal of rocks, stone or soil, and the clearing of timber, scrub or other vegetation.

Unimproved Value for land situated within a townsite is the site value of the land. In general this means the value of the land as if it were vacant with no improvements except merged improvements. For land outside a townsite it is valued as if it had no improvements. In this case the land is valued as though it remains in its original, natural state, although any land degradation is taken into account. Please refer to the *Valuation of Land Act 1978* for further criteria used when assessing unimproved values of land.

Vacant Land means land on which there are no improvements other than merged improvements.

POLICY STATEMENTS:

The Council believes that overall policy must be underpinned by sound principles, which are well understood, communicated to ratepayers and compliant with current legislation.

The Council aspires to balance service levels in accordance with the needs and expectations of its community and sets taxation levels (rating) to adequately resource its roles and responsibilities.

In determining rates, the Council gives primary consideration to its strategic directions, budget considerations, the current economic climate, other external factors and likely impacts upon the community.

The *Local Government Act 1995* provides the Council with defined discretionary powers to levy rates and require contributions from the community for the provision of services to the district.

The rating principles outlined within this Policy are to apply to all rateable land within the Shire of Wyndham East Kimberley.

The Council will consider the following principles (not necessarily listed in priority order) when developing, maintaining and applying its rating methodology:

1. Equity
2. Incentive
3. Administrative Efficiency
4. Compliance
5. Sustainability

1. EQUITY

Equity is the concept of fairness within property rating in order to achieve an equitable distribution of the rate burden across the community. A differential rating structure can assist in achieving an equitable imposition of rates and charges. The equity principle includes consideration of property wealth tax and user benefit principles.

a. Property Wealth Tax

The Council is limited to taxing one component of wealth, being real property. The wealth tax principle implies that rates paid are dependent upon the value of a ratepayer's real property and does not necessarily have any correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers from the expenditures funded from rates. Some moderation of the effect of property value on the level of rates paid through differential rates may be required to make the rating system more equitable.

b. User Benefit

Evaluating the relative benefits received by various classes of property raises many practical difficulties, in particular, trying to trace quantifiable consumption/benefits to particular types of properties. The analysis is often reduced to arguments of what services are consumed by residential versus farm, commercial/industrial versus residences, and between different towns. Clearly the exercise is not clear cut – for example, it might be argued that rural ratepayers derive less benefit from library services than their town counterparts but the reverse may be argued with respect to the costs of constructing or repairing long lengths of local roads to service a small number of properties. It is therefore recognised that the services provided by the Shire benefit the community as a whole.

2. INCENTIVE

Rate setting objectives may be used to support the Council's social, environmental, or economic goals as part of a longer term strategy within the Strategic Community Plan. For example, rates can be altered to encourage business activity, the development of vacant land or environmentally sustainable improvements in order to achieve "Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure" as outlined in Goal 2 of the Strategic Community Plan 2012-2022.

3. ADMINISTRATIVE EFFICIENCY

The Council will endeavour to establish a rating system that:-

- a. Promotes simplicity, transparency and understanding; and
- b. Is efficient in administering, issuing of assessments, collection of rates, monitoring outcomes, debt recovery, and reduces the incidences of avoidance; and
- c. Reduces complexity; and
- d. Is open to scrutiny.

4. COMPLIANCE

The Council will apply its discretionary powers in compliance with the *Local Government Act 1995* and associated regulations, while seeking to maximise rate revenue within the adopted rating framework.

5. SUSTAINABILITY

The Council will make decisions that support the financial strategies for the delivery of infrastructure and services identified in the Strategic Community Plan and underpinned by the Long Term Financial Plan, the Asset Management Strategy and other informing plans and strategies.

APPLICATION OF PRINCIPLES

1. APPLICATION OF THE EQUITY PRINCIPLE

1.1. Differential Rating

The Council has a diverse mix of geographically located and land use properties. The Council therefore applies differential rating to ensure greater equity and contribution from rates according to land use, zoning or a combination of these.

1.1.1. Alignment with Town Planning Scheme No. 7 Kununurra and Environs, and Town Planning Scheme No. 6 Wyndham Townsite

As far as possible, an objective assessment of the predominant use of land will be utilised to determine the appropriate rating category for each property. This will be done in a manner whereby the community will be able to understand how and why a particular determination has been made and will therefore utilise the Town Planning Scheme No.7 for Kununurra and Environs (TPS7) and Town Planning Scheme No 6 for the Wyndham Townsite (TPS6).

Where the zoning and land uses are amended in either Town Planning Schemes, or TPS7 or TPS6 are superseded, then this Policy will be reviewed, and the new zones and land uses will be considered when amending the rating system for the following financial year.

The symbols used in the cross reference in the Zoning Table (Appendix A) have the following meanings as defined in TPS7 and TPS6:

‘P’ means that the use is permitted provided it complies with the relevant standard and requirements laid down in the Scheme and all conditions (if any) 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 the Council;

‘AA’ means that the 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 of TPS7 and Clause 10.2 of TPS6;

‘X’ means a use that is not permitted by the Scheme.

While Appendix A may indicate that a particular land use is not permitted in a particular zone by the Scheme, this Policy, as in both of the Town Planning Schemes, recognises non-conforming use rights whereby the rating differential category would be considered to be that applicable if the land use was permitted within the particular zone.

Where the land is being predominantly used for a purpose that is not specifically mentioned in the Zoning Table, the Shire will attempt to align it to a land use that is mentioned.

Any land listed as a Special Site in either TPS7 or TPS6 will be aligned to the rating category that best defines its predominant use. For example, any land within the Airport Special Site Zone will be deemed to be operating commercially, and therefore be GRV Commercial rated.

Where the predominant use of the land is for non-rural purposes, the Council will seek to have the land valued on a GRV basis. Where the predominant use of land is for rural purposes, the Council will seek to have the land valued on a UV basis.

1.1.2. Spot Rating

The Council may seek Ministerial approval for a spot valuation where there are a number of lots within a valuation area that are used for purposes that are inconsistent with the predominant use of land within that valuation area. For example, in a predominantly rural area valued on UV, there are a number of non-rural uses including service stations, road houses, tourist accommodation and small, commercial or industrial operations. The Council may, depending on the circumstances, seek Ministerial approval to apply a GRV to these properties.

The Council has determined that spot valuations can be effective in promoting rating equity by ensuring that properties with similar uses are rated on the same method of valuation regardless of their location within the district. However, the Council also recognises that they can be more labour intensive and less administratively efficient than other options, therefore each will be considered on a case by case basis.

1.1.3. Split Rating

Split rating non-rural uses on unimproved land is also permitted which effectively isolates the non-rural use from the remainder of the property, whereby one land parcel would reflect the rural use and the other land parcel would reflect the non-rural use. Council has determined not to implement split rating at this stage based on the cost of its implementation and ongoing administration.

1.2. Specified Area Rate

The Council is able to impose a Specified Area Rate to meet the cost of undertaking specific work, providing a service or facility if the Council considers that the ratepayers or residents within that area will:

- Have benefited or will benefit from; or
 - Have access to or will have access to; or
 - Have contributed or will contribute to the need for,
- that work, service or facility.

The Council will consider its options to set a Specified Area Rates, if appropriate, when developing its Rating Strategy.

1.3. Interim Rating

Subject to section 6.28 of the *Local Government Act 1995* and in respect of valuations supplied by the Valuer-General for the purpose of interim valuations, the Shire of Wyndham East Kimberley will back rate or refund rates to property owners where ownership:

- Has not changed in a prior financial year to the effective date of the change as determined by the Valuer-General; or
- Has changed in a prior financial year, to the date of change of ownership.

For the purposes of this Policy, a change in ownership does not occur where there is a change in the structure of a body corporate (including name change) resulting in the change having no effect on altering the effectual control of the company.

1.4. Minimum Payments

The Council will establish and maintain a minimum payment structure to ensure all ratepayers contribute a minimum amount regardless of their property value.

The Council accepts that the adoption of a minimum payment amount is an adjustment to the blanket application of the equity principle. This adjustment is made to ensure property owners make a reasonable contribution to the non-exclusive services, facilities and infrastructure provided for the benefit of the whole district.

The exception to this statement applies to those properties classified as UV Mining Vacant on the basis that both the rate in the dollar and the minimum payment reflects a similar methodology as that applied in the *Valuation of Land Act 1978* when determining the unimproved valuations.

1.5. Rates Exemptions

Council Policy *CP FIN-3208 Rates Exemptions for Charitable Organisations (Non Rateable Land)* provides an administrative framework for assessing any application for properties to be classified as non-rateable land on the grounds of being used for charitable purposes in accordance with section 6.26 of the *Local Government Act 1995*. Such organisations are to make application in accordance with the application form and guidelines attached to the Policy. The properties will be reviewed every two years for continued eligibility.

1.6. Rates Concessions

Council Policy *CP FIN-3209 Rates Concessions (Rateable Land)* provides an administrative framework for assessing any application requesting the waiving or granting concession from rates to 'not for profit' community based organisations occupying rateable land in accordance with Council's discretionary powers provided by section 6.47 of the *Local Government Act 1995*.

Any rates waivers or concessions will be approved for two financial years and considered during the annual budget process. The Council will re-consider rates concessions every two years.

1.7. Rates Discounts

Subject to the *Rates and Charges (Rebates and Deferments) Act 1992*, the Shire in accordance with the *Local Government Act 1995* and Regulations, does not offer a discount for the early payment of any rate or charge.

1.8. Payment Options

The Council will offer three rate payment options as follows:

- a. Payment in full 35 days after the date of service appearing on the rate notice; or
- b. Two instalments; or
- c. Four instalments.

There will be an administrative charge per instalment associated with the establishment and administering the instalment payment option, along with an interest charge to reflect the lost interest from investment opportunities that are not available due to the length of time taken to collect the payment.

1.9. Interest on Overdue Rates and Service Charges

Rates and service charges not paid in accordance with the three payment options will be subject to an overdue interest rate set by the Council in accordance with the *Local Government Act 1995*.

2. APPLICATION OF THE INCENTIVE PRINCIPLE

The Council will provide an incentive through a reduced rate in the dollar for GRV valued land that is improved in comparison to land that remains undeveloped in order to promote land development and assist in achieving Strategy 2.2.1 of the Strategic Community Plan being to "promote the expansion of residential and industrial land".

3. *APPLICATION OF THE EFFICIENCY PRINCIPLE*

The Council will provide for changes in:-

- Level of rating; and
- Structure of its rating policy; and
- Application of its discretionary rating powers

in a way that:-

- a. Promotes simplicity, transparency and understanding; and
- b. Is efficient in administering, issuing of assessments, collection of rates, monitoring outcomes, debt recovery, and reduces the incidences of avoidance; and
- c. Reduces complexity; and
- d. Is open to scrutiny.

4. *APPLICATION OF THE COMPLIANCE PRINCIPLE*

The Council will ensure compliance with the *Local Government Act 1995* and all associated regulations in the establishment of its rating structure and rating model.

5. *APPLICATION OF THE SUSTAINABILITY PRINCIPLE*

The Council will consider the four pillars of financial sustainability in the establishment of its rating structure and associated model:

- a. Strategic and Financial Planning;
- b. Income Diversification;
- c. Sound Administration and Finance;
- d. Own Income Generation.

OBJECTS OF AND REASONS FOR DIFFERENTIAL RATES

1. GRV – RESIDENTIAL

A differential rate is applied to GRV valued land within the town site which is used primarily for residential purposes with the exception of Transient Accommodation, and as outlined in Appendix A.

The GRV differential rate for Residential will be the “base rate” from which all other differential rates that hold a GRV value will be calculated, recognising a 1.3% increase from 2015/16.

Rate in the dollar is 9.4201 cents. Minimum payment is \$1,099.00.

2. GRV – OTHER VACANT

A differential rate is applied to GRV valued land within the town site which is deemed to be vacant land (unimproved land).

Vacant land is defined in accordance with the *Valuation of Land Act 1978*, and outlined in the definitions section of this Policy.

Where the definitions are amended in the *Valuation of Land Act 1978*, those amendments will prevail. If the *Valuation of Land Act 1978* is superseded, then similar terms in the new Act will prevail (in accordance with any amendments to the *Local Government Act 1995*).

The vacant land differential is set to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of the Shire particularly as there is a different method used for the valuation of vacant land.

It is also to signify that the Council prefers land to be developed. The encouragement of development is strategically important as it has a positive effect on local employment, economic diversity and further community returns from investment in the region.

A multiplier of 1.5 times the base rate in the dollar will be applied.

Rate in the dollar is 14.1302 cents. Minimum payment is \$1,099.00.

3. GRV – COMMERCIAL

A differential rate is applied to GRV valued land which is used primarily for commercial purposes, and may include land uses such as caravan parks, fast food outlets, hotels, restaurants, boarding houses or veterinary consulting rooms as outlined in Appendix A.

The commercial sector generates high pedestrian and traffic volumes resulting in a greater impact on the provision of services, facilities and infrastructure. This sector should therefore contribute a greater share of the costs associated with economic development and marketing programs which assist and facilitate economic growth in the region; road construction; maintenance and refurbishment including road drainage systems; roadside sweeping; landscaping; verge maintenance and street lighting.

In recognising the greater impact on infrastructure, facilities and services, the Council will establish the rate in the dollar at 1.1 times the base rate in the first year, with the intention to increase this each year thereafter, to be capped at 2 times the base rate over a 5 year period. The 2016/17 financial year will be year 3 of this transition and the Council has established the rate in the dollar at 1.3 times the base rate (the same as for 2015/16).

Rate in the dollar is 12.2461 cents. Minimum payment is \$1,099.00.

4. GRV – INDUSTRIAL

A differential rate is applied to GRV valued land which is used primarily for industrial purposes and as outlined in Appendix A.

This sector generates high traffic volumes with heavy loads. This sector should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems.

In recognising the greater impact on infrastructure in particular, the Council will recognise the rate in the dollar at 1.1 times the base rate in the first year, with the intention to increase each year thereafter, to be capped at no more than 1.7 times the base rate over a 5 year period. The 2016/17 financial year will be year 3 of this transition and the Council has established the rate in the dollar at 1.2 times the base rate (the same as for 2015/16).

Rate in the dollar is 11.3041 cents. Minimum payment is \$1,099.00.

5. UV – RURAL RESIDENTIAL

A differential rate is applied to UV valued land located outside the gazetted town site that is zoned Rural Living, Rural Smallholding and Special Rural which is used primarily for or capable of being used primarily for rural residential purposes.

Rural residential has the same meaning as the objectives of TPS7 and TPS6 for these Zones, being:-

- a. Providing for those people wishing to reside on a small rural holding (as in the case of a Rural Living Zone in TPS7); or
- b. Providing for those people wishing to reside on rural lifestyle lots (as in the case of the Rural Smallholding Zone in TPS7); or
- c. Providing for those people wishing to reside on a small rural holding (as in the case of the Special Rural Zone in TPS6).

It should be noted that this is intended as a transitional rating differential category while the Shire work through a process to have these properties provided with a gross rental value instead of an unimproved value given the primary purpose is residential.

The average rates payable for each property will be similar to the average rates payable for GRV Residential properties, recognising the transition to a GRV value.

Rate in the dollar is 0.9922 cents. Minimum payment is \$1,099.00.

6. UV – PASTORAL

A differential rate is applied to UV valued land located outside the gazetted town site which is used or capable of use primarily for pastoral purposes. Properties such as these have the characteristics of a commercial operation in an undeveloped and sparsely populated area.

Pastoral purposes have the same meaning as defined in the *Land Administration Act 1997* which states:-

“pastoral purposes” means the purposes of -

- (a) the commercial grazing of authorised stock; and
- (b) agricultural, horticultural or other supplementary uses of land inseparable from, essential to, or normally carried out in conjunction with the grazing of authorised stock, including the production of stock feed; and
- (c) activities ancillary to the activities mentioned in paragraphs (a) and (b).

Due to the valuation being based generally on a lease value, the result is a low valuation over an extensive land area. The sector generates high traffic volumes with heavy loads and has the highest impact on the road infrastructure in particular, and should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment.

Rate in the dollar is 5.3747 cents. Minimum payment is \$1,099.00.

7. *UV – COMMERCIAL/INDUSTRIAL*

A differential rate is applied to UV valued land located outside the gazetted town site that is used primarily for, or capable of being used primarily for commercial, industrial and/or tourism purposes.

This sector generates high traffic volumes and should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems and other infrastructure required, along with other costs associated with marketing and economic development.

It should be noted that this is intended as a transitional rating differential category while the Shire work through a process to have these properties provided with a gross rental value instead of an unimproved value given the primary purpose is commercial, industrial and/or tourism and the land owners should have been contributing more equitably to these costs.

Rate in the dollar is 0.6806 cents. Minimum payment is \$1,099.00.

8. *UV – RURAL AGRICULTURE 1*

A differential rate is applied to UV valued land located outside the gazetted town site which is zoned Rural Agriculture 1 or General Rural which is used or capable of being used primarily for extensive agriculture, agroforestry and/or horticulture purposes.

It is recognised that this sector has a greater impact on the road infrastructure with the heavy loads that it generates. This sector should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems and other infrastructure required.

This differential rating category will also be utilised for land where the land meets the objectives outlined above, but is based on a percentage of the overall lot size for which the other portion of the lot is non rateable land.

It is recognised that the Valuer-General, when determining the UV for land, references the land market at the date of valuation where all sales relevant to the predetermined date of valuation are investigated. The Council has also recognised that the fluctuations in market conditions for land in the Rural Agriculture 1 zone can be significant and therefore a separate rating differential category will be retained for land that is within the Rural Agriculture 1 or General Rural zones.

Rate in the dollar is 0.9626 cents. Minimum payment is \$1,099.00.

9. *UV – RURAL AGRICULTURE 2*

A differential rate is applied to UV valued land located outside the gazetted town site which is zoned Rural Agriculture 2 which is used primarily for, or is capable of use primarily for intensive agriculture and/or horticulture purposes.

This sector does have a high impact on infrastructure, but not to the extent of those properties zoned Rural Agriculture 1. Properties within the Rural Agriculture 2 zone should therefore contribute a greater share of the costs associated with road construction, maintenance and refurbishment including road drainage systems and other infrastructure required.

As outlined in the Rural Agriculture 1 differential rating category above, it is recognised that the Valuer-General, when determining the UV for land, references the land market at the date of valuation where all sales relevant to the predetermined date of valuation are investigated. The Council has determined that the market conditions do not fluctuate as considerably as those in the Rural Agriculture 1 zone and therefore it will retain a separate rating differential category for land that is within the Rural Agriculture 2 zone.

Rate in the dollar is 0.6806 cents. Minimum payment is \$1,099.00.

10. *UV – MINING*

A differential rate is applied to UV valued land located outside the gazetted town site which is used primarily for mining purposes and encompasses mining leases, petroleum exploration permits and general purpose mining leases.

The mining sector activities require a greater level of non-exclusive services than pastoral activities in the same location and their impact on the community is of a much greater intensity, particularly given the haulage of heavy machinery through the town and its impact on associated infrastructure and the provision of rest/truck parking areas. The sector should therefore contribute to a greater share of the costs of providing infrastructure across the Shire.

Many of the mining tenements have very small values. In order to not only achieve compliance in relation to the number of properties on minimum payments, but to ensure that the minimum payment is reflective of the overall cost of providing services to the community a higher rate in the dollar is imposed.

Rate in the dollar is 27.8824 cents. Minimum payment is \$1,099.00.

10. *UV – MINING VACANT*

A differential rate is applied to UV valued land located outside the gazetted town site which is used primarily for mining purposes and encompasses exploration and prospecting licences.

Exploration and prospecting licences are considered to have a minimal impact on the cost of providing services, facilities and infrastructure across the Shire and could be considered to be vacant land. Only when minerals are discovered is it anticipated that the property holder would seek to convert the property into a mining lease.

Many of the mining tenements for exploration and prospecting have very small values and with exploration licences, it is understood that there is a requirement for the licence holder to return half of the land back to the State each year, however there is no such requirement for prospecting licences. In order to ensure that there is some equity in the application of the rate in the dollar to these licences, a 50% reduction in comparison to the UV Mining rate in the dollar has been applied.

Rate in the dollar is 13.9412 cents. Minimum payment is \$550.00.

11. UV – OTHER

A differential rate is applied to UV valued land located outside the gazetted town site which is not otherwise rated as Rural Residential, Pastoral, Commercial/Industrial, Rural Agriculture 1, Rural Agriculture 2, Mining or Mining Vacant to ensure that all property owners contribute to the provision of services, facilities and infrastructure.

Rate in the dollar is 0.6384 cents. Minimum payment is \$1,099.00.

EXPLANATORY NOTES:

BACKGROUND

This Policy has been developed within the context of the Shire of Wyndham East Kimberley's Strategic Community Plan and Corporate Business Plan. In setting rates, the Council considers the long term vision for the Shire, strategic directions, financial sustainability and the likely impacts on the community.

Rates are based on property values and are therefore a property tax. Under the *Valuation of Land Act 1978*, the Valuer-General must maintain valuation rolls of rateable and taxable land throughout Western Australia. These rolls are periodically provided to the Shire for rating purposes. On behalf of the Valuer-General, Property & Valuations Services, Landgate (the Western Australian Land Information Authority), conducts general valuations (revaluations) and makes interim valuations as required.

The types of values made are:

1. Unimproved Value (UV), and
2. Gross Rental Value (GRV).

The unimproved value and gross rental value are defined within the *Valuation of Land Act 1978* and have been outlined in the definitions section of this Policy.

The Shire has no role in the process of determining the valuations attributed to each property. All land within the Shire is rateable except for land specifically exempt under section 6.26 of the *Local Government Act 1995* as outlined above and the Council Policy *CP FIN-3208 Rates Exemption for Charitable Organisations (Non-Rateable Land)*.

The Council determines the amount of revenue required from rates collections each year to meet its financial, strategic, operational and statutory responsibilities for the coming financial year.

Valuations are not the sole factor in determining the rates income of the Shire, and as a result, valuation increases or decreases do not necessarily cause a rate rise or reduction.

SCOPE AND LIMITATIONS

The *Local Government Act 1995* provides the Council with defined discretionary powers to levy rates and require contributions from the community for the provision of services to the district.

The rating principles outlined within this Policy are to apply to all rateable land within the Shire of Wyndham East Kimberley.

The applicable legislation in reference to limitations is section 6.26 of the *Local Government Act 1995* which outlines land that is not rateable, and is therefore exempt from rates section 6.26 states:-

6.26. Rateable land

- (1) *Except as provided in this section all land within a district is rateable land.*
- (2) *The following land is not rateable land —*
 - (a) *land which is the property of the Crown and —*
 - (i) *is being used or held for a public purpose; or*
 - (ii) *is unoccupied, except —*
 - (I) *where any person is, under paragraph (e) of the definition of **owner** in section 1.4, the owner of the land other than by reason of that person being the holder of a prospecting licence held under the Mining Act 1978 in respect of land the area of which does not exceed 10 ha or a miscellaneous licence held under that Act; or*
 - (II) *where and to the extent and manner in which a person mentioned in paragraph (f) of the definition of **owner** in section 1.4 occupies or makes use of the land;*

and

 - (b) *land in the district of a local government while it is owned by the local government and is used for the purposes of that local government other than for purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the local government; and*
 - (c) *land in a district while it is owned by a regional local government and is used for the purposes of that regional local government other than for the purposes of a trading undertaking (as that term is defined in and for the purpose of section 3.59) of the regional local government; and*
 - (d) *land used or held exclusively by a religious body as a place of public worship or in relation to that worship, a place of residence of a minister of religion, a convent, nunnery or monastery, or occupied exclusively by a religious brotherhood or sisterhood; and*
 - (e) *land used exclusively by a religious body as a school for the religious instruction of children; and*
 - (f) *land used exclusively as a non-government school within the meaning of the School Education Act 1999; and*
 - (g) *land used exclusively for charitable purposes; and*
 - (h) *land vested in trustees for agricultural or horticultural show purposes; and*
 - (i) *land owned by Co-operative Bulk Handling Limited or leased from the Crown or a statutory authority (within the meaning of that term in the Financial Management Act 2006) by that co-operative and used solely for the storage of grain where that co-operative has agreed in writing to make a contribution to the local government; and*
 - (j) *land which is exempt from rates under any other written law; and*
 - (k) *land which is declared by the Minister to be exempt from rates.*
- (3) *If Co-operative Bulk Handling Limited and the relevant local government cannot reach an agreement under subsection (2)(i) either that co-operative or the local government may refer the matter to the Minister for determination of the terms of the agreement and the decision of the Minister is final.*
- (4) *The Minister may from time to time, under subsection (2)(k), declare that any land or part of any land is exempt from rates and by subsequent declaration cancel or vary the declaration.*

- (5) *Notice of any declaration made under subsection (4) is to be published in the Gazette.*
- (6) *Land does not cease to be used exclusively for a purpose mentioned in subsection (2) merely because it is used occasionally for another purpose which is of a charitable, benevolent, religious or public nature.*

In determining the methodology of how rates will be applied, the Council is to consider the basis of rates in accordance with section 6.28 of the *Local Government Act 1995* which states:

6.28. Basis of rates

- (1) *The Minister is to —*
 - (a) *determine the method of valuation of land to be used by a local government as the basis for a rate; and*
 - (b) *publish a notice of the determination in the Government Gazette.*
- (2) *In determining the method of valuation of land to be used by a local government the Minister is to have regard to the general principle that the basis for a rate on any land is to be —*
 - (a) *where the land is used predominantly for rural purposes, the unimproved value of the land; and*
 - (b) *where the land is used predominantly for non-rural purposes, the gross rental value of the land.*
- (3) *The unimproved value or gross rental value, as the case requires, of rateable land in the district of a local government is to be recorded in the rate record of that local government.*
- (4) *Subject to subsection (5), for the purposes of this section the valuation to be used by a local government is to be the valuation in force under the Valuation of Land Act 1978 as at 1 July in each financial year.*
- (5) *Where during a financial year —*
 - (a) *an interim valuation is made under the Valuation of Land Act 1978; or*
 - (b) *a valuation comes into force under the Valuation of Land Act 1978 as a result of the amendment of a valuation under that Act; or*
 - (c) *a new valuation is made under the Valuation of Land Act 1978 in the course of completing a general valuation that has previously come into force,*

the interim valuation, amended valuation or new valuation, as the case requires, is to be used by a local government for the purposes of this section.

In determining the differential general rates, the Council must consider section 6.33 and section 6.35 of the *Local Government Act 1995* which states:

6.33. Differential general rates

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
 - (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or*

- (b) *a purpose for which the land is held or used as determined by the local government; or*
 - (c) *whether or not the land is vacant land; or*
 - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *Regulations may —*
- (a) *specify the characteristics under subsection (1) which a local government is to use; or*
 - (b) *limit the characteristics under subsection (1) which a local government is permitted to use.*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*
- (4) *If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.*
- (5) *A differential general rate that a local government purported to impose under this Act before the Local Government Amendment Act 2009 section 39(1)(a) came into operation¹ is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.*

6.35. Minimum payment

- (1) *Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.*
- (2) *A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.*
- (3) *In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —*
- (a) *50% of the total number of separately rated properties in the district; or*
 - (b) *50% of the number of properties in each category referred to in subsection (6),*
- on which a minimum payment is imposed.*
- (4) *A minimum payment is not to be imposed on more than the prescribed percentage of —*
- (a) *the number of separately rated properties in the district; or*
 - (b) *the number of properties in each category referred to in subsection (6),*
- unless the general minimum does not exceed the prescribed amount.*
- (5) *If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.*

(6) *For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —*

- (a) to land rated on gross rental value; and*
- (b) to land rated on unimproved value; and*
- (c) to each differential rating category where a differential general rate is imposed.*

TRANSITIONARY PERIOD

As outlined within the objects of and reasons for differential rates within this Policy, the UV Rural Residential, UV Commercial/Industrial are intended to be transitional differential rating categories while the Shire work through a process to have these properties provided with a gross rental value instead of an unimproved value given the primary purpose is residential, commercial, industrial and/or tourism and the land owners should have been contributing more equitably to these costs.

Council therefore commits to continuously working through this process.

RISK:

Risk: Inability to fund the infrastructure gap.

Control: Develop LTFP to ensure critical assets maintained in Annual Budgets.

Risk: Inability to deliver levels of service expected by the community.

Control: Current budget and service levels.

Risk: Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

Control: Review policies and procedures in accordance with review schedule.

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS	ZONING AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS																RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
	TOWN CENTRE	LOCAL CENTRE	TOURIST	RESIDENTIAL	RESIDENTIAL DEVELOPMENT	LIGHT INDUSTRY	MIXED BUSINESS	RURAL INDUSTRY	COMPOSITE INDUSTRY	GENERAL RURAL	RURAL AGRICULTURE 1	RURAL AGRICULTURE 2	RURAL LIVING	SPECIAL SITE	SETTLEMENT	RURAL SMALLHOLDING	
COMMERCIAL																	
Amusement Parlour	P	AA	AA	X	X	X	AA	X	X	X	X	X	X			X	GRV Commercial
Art and Craft Centre	P	X	AA	X	X	IP	SA	X	SA	IP	IP	IP	IP				GRV Commercial
Art Gallery	P	X	AA	X	X	IP	SA	X	SA	IP	IP	IP	IP			IP	GRV Commercial
Bakery - Retail	P	SA	SA	X	X	AA	P	X	SA	X	X	X	X			X	GRV Commercial
Bakery - Wholesale	X	X	X	X	X	P	P	X	SA	X	X	X	X			X	GRV Commercial
Bed and Breakfast	AA	X	P	SA	SA	X	X	X	X	IP	IP	IP	AA			IP	GRV Commercial
Boarding House	P	X	P	SA	AA	X	SA	X	X	X	X	X	X			X	GRV Commercial
Brewery	X	X	X	X	X	X	X	AA	X	IP	SA	SA	IP			X	GRV Commercial
Cabin	X	X	P	X	X	X	X	X	X	IP	IP	IP	X				GRV Commercial
Car Park	P	P	P	AA	AA	IP	IP	IP	IP	IP	IP	X	X			X	GRV Commercial
Caravan Park	P	X	AA	X	X	X	SA	SA	X	X	X	X	X			X	GRV Commercial
Camping Ground	SA	X	SA	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Chalet	X	X	P	X	X	X	X	X	X	IP	IP	IP	X				GRV Commercial
Convenience Store	P	P	P	X	X	AA	AA	IP	X	X	X	X	X			X	GRV Commercial
Drive-In Theatre	AA	X	SA	X	X	AA	X	X	X	X	X	X	X			X	GRV Commercial
Dry Cleaning Premises	P	X	X	X	X	P	AA	X	X	X	X	X	X			X	GRV Commercial
Farm Stay	X	X	X	X	X	X	X	X	X	IP	IP	IP	SA			IP	GRV Commercial
Farm Supply Centre	X	X	X	X	X	P	P	P	SA	X	X	X	X			X	GRV Commercial
Fast Food Outlet	P	P	SA	X	X	AA	AA	X	X	X	X	X	X			X	GRV Commercial
Funeral Parlour	AA	X	X	X	X	AA	SA	X	X	X	X	X	X			X	GRV Commercial
Garden Centre	P	AA	X	X	X	P	P	AA	AA	AA	AA	AA	AA			AA	GRV Commercial
Health Studio	P	AA	AA	X	X	SA	AA	X	X	X	X	X	X			X	GRV Commercial
Home Business	X	X	X	X	X	X	X	X	AA	AA	AA	AA	AA			AA	GRV Commercial
Home Occupation	P	X	X	P	P	X	X	X	AA	P	P	P	P			P	GRV Commercial
Hotel	P	X	P	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Laundromat	P	P	AA	X	X	P	P	X	X	X	X	X	X			X	GRV Commercial
Lunch Bar	P	P	P	X	X	AA	P	AA	SA	X	X	X	X			X	GRV Commercial
Marine Filling Station	X	X	SA	X	X	AA	AA	X	X	X	X	X	X			X	GRV Commercial
Market	P	SA	X	X	X	AA	AA	AA	AA	AA	X	X	X			X	GRV Commercial
Motel	P	X	P	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Motor Vehicle/Marine Sales Premises	P	X	X	X	X	P	P	X	X	X	X	X	X			X	GRV Commercial
Motor Vehicle Hire	P	X	P	X	X	P	P	X	AA	X	X	X	X			X	GRV Commercial
Motor Vehicle Wash Station	SA	X	SA	X	X	SA	SA	SA	SA	X	X	X	X			X	GRV Commercial
Museum	P	X	AA	X	X	X	X	X	X	IP	X	X	X				GRV Commercial
Night Club	AA	X	AA	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Office	P	P	IP	X	X	IP	AA	IP	IP	IP	IP	IP	IP			IP	GRV Commercial
Plant Nursery	AA	AA	X	X	X	P	P	AA	AA	IP	IP	IP	X			AA	GRV Commercial
Reception Centre	P	X	AA	X	X	X	X	X	X	X	X	X	X			X	GRV Commercial
Restricted Premises	SA	SA	X	X	X	SA	SA	X	X	X	X	X	X			X	GRV Commercial
Restaurant	P	P	P	X	X	X	AA	X	X	SA	SA	SA	X			X	GRV Commercial
Road House	SA	SA	SA	X	X	AA	AA	SA	SA	X	X	X	X			X	GRV Commercial
Service Station	X	X	X	X	X	P	P	SA	SA	X	X	X	X			X	GRV Commercial
Shop	P	P	AA	X	X	X	SA	X	X	X	X	X	X			X	GRV Commercial
Showroom	P	X	X	X	X	P	P	SA	AA	X	X	X	X			X	GRV Commercial
Tavern	P	X	SA	X	X	X	X	X	X	X	X	X	X			X	GRV Commercial
Tourist Accommodation	P	X	P	X	X	X	X	X	X	X	X	X	X			X	GRV Commercial
Warehouse	AA	X	X	X	X	P	AA	SA	AA	X	X	X	X			X	GRV Commercial
Wayside Stall	X	X	X	X	X	X	X	AA	AA	IP	IP	IP	AA			X	GRV Commercial
Winery	X	X	X	X	X	X	X	AA	X	IP	SA	SA	IP			X	GRV Commercial

PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.

PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS	ZONING AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS																RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
	TOWN CENTRE	LOCAL CENTRE	TOURIST	RESIDENTIAL	RESIDENTIAL DEVELOPMENT	LIGHT INDUSTRY	MIXED BUSINESS	RURAL INDUSTRY	COMPOSITE INDUSTRY	GENERAL RURAL	RURAL AGRICULTURE 1	RURAL AGRICULTURE 2	RURAL LIVING	SPECIAL SITE	SETTLEMENT	RURAL SMALLHOLDING		
RESIDENTIAL																		
Aged & Dependent Persons Dwelling	AA	X	X	AA	AA	X	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Caretaker's Dwelling	IP	IP	IP	X	X	IP*	IP	IP	AA	IP	IP	IP	X				X	Ancillary Use. Refer to the predominant use of the land for alignment.
Community Home	AA	X	X	P	P	P	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Grouped Dwelling	AA	X	SA	AA	AA	X	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Multiple Dwelling	AA	X	SA	AA	AA	X	X	X	X	X	X	X	X	X	X	X	X	GRV Residential
Residential Building	AA	X	SA	SA	SA	X	SA	X	X	X	X	X	X	X	X	X	X	GRV Residential
Single Dwelling	X	X	X	P	P	X	X	X	AA	P	P	P	P				P	GRV Residential
Transient Accommodation	X	X	AA	X	X	SA	SA	X	AA	AA	AA	AA	X				X	GRV Commercial
INSTITUTIONAL																		
Civic Building	P	AA	X	SA	SA	SA	SA	X	SA	X	X	AA	AA				AA	GRV Commercial
Club Premises	P	AA	SA	X	X	X	AA	X	X	X	X	X	X				X	GRV Commercial
Community Service Depot	AA	X	X	AA	AA	P	P	AA	AA	AA	AA	AA	AA				AA	GRV Commercial
Consulting Rooms	P	P	X	SA	SA	X	SA	X	X	X	X	X	X				X	GRV Commercial
Day Care Centre	P	AA	X	SA	SA	X	SA	X	X	X	X	X	X				X	GRV Commercial
Detention Centre	X	X	X	X	X	X	X	SA	X	X	X	X	X				X	GRV Commercial
Education Establishment	P	AA	X	SA	SA	AA	AA	X	X	AA	AA	AA	X				X	GRV Commercial
Hospital	P	X	X	X	X	X	X	X	X	X	X	X	X				X	GRV Commercial
Kennels/Catery	X	X	X	X	SA	SA	AA	X	SA	SA	SA	X					X	GRV Commercial
Kindergarten	AA	AA	X	SA	SA	X	X	X	X	X	X	X	X				X	GRV Commercial
Medical Centre	P	P	X	SA	SA	X	P	X	X	X	X	X	X				X	GRV Commercial
Public Amusement	P	AA	AA	X	X	X	SA	X	SA	X	X	X	X				X	GRV Commercial
Public Worship	P	X	X	SA	SA	X	X	X	X	X	X	X	X				X	GRV Commercial
Radio & TV Installation	SA	AA	X	SA	SA	AA	AA	AA	X	AA	AA	AA	X				X	GRV Commercial
Veterinary Consulting Room or Hospital	AA	X	X	X	X	AA	AA	AA	X	X	X	X	X				X	GRV Commercial
INDUSTRIAL																		
Abattoir	X	X	X	X	X	X	X	SA	X	AA	SA	X	X				X	GRV Industrial
Boat Building Facility	X	X	X	X	X	P	SA	X	AA	X	X	X	X				X	GRV Industrial
Factory Units	X	X	X	X	X	P	P	AA	AA	X	X	X	X				X	GRV Industrial
Fuel Depot	X	X	X	X	X	AA	AA	AA	AA	X	X	X	X				X	GRV Industrial
Industry: General	X	X	X	X	X	AA	AA	X	X	X	X	X	X				X	GRV Industrial
Light	X	X	X	X	X	P	AA	AA	AA	X	X	X	X				X	GRV Industrial
Service	X	X	X	X	X	P	AA	AA	AA	X	X	X	X				X	GRV Industrial
Extractive	X	X	X	X	X	X	SA	X	AA	AA	X	X	X				X	GRV Industrial
Hazardous	X	X	X	X	X	X	X	SA	X	X	X	X	X				X	GRV Industrial
Noxious	X	X	X	X	X	X	X	SA	X	X	X	X	X				X	GRV Industrial
Cottage	AA	X	AA	AA	AA	AA	AA	AA	AA	AA	AA	SA	SA				SA	GRV Industrial
Rural	X	X	X	X	X	X	X	P	AA	P	SA	SA	X				X	GRV Industrial
Motor Vehicle Repair	AA	AA	X	X	X	P	P	AA	AA	X	X	X	X				X	GRV Industrial
Motor Wrecking	X	X	X	X	X	AA	X	X	X	X	X	X	X				X	GRV Industrial
Salvage Yard	X	X	X	X	X	AA	X	X	X	X	X	X	X				X	GRV Industrial
Transport Depot	X	X	X	X	X	AA	X	AA	AA	X	SA	X	X				X	GRV Industrial

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LAND USES AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS	ZONING AS PER THE TOWN PLANNING SCHEME NO. 7 KUNUNURRA AND ENVIRONS																RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
	TOWN CENTRE	LOCAL CENTRE	TOURIST	RESIDENTIAL	RESIDENTIAL DEVELOPMENT	LIGHT INDUSTRY	MIXED BUSINESS	RURAL INDUSTRY	COMPOSITE INDUSTRY	GENERAL RURAL	RURAL AGRICULTURE 1	RURAL AGRICULTURE 2	RURAL LIVING	SPECIAL SITE	SETTLEMENT	RURAL SMALLHOLDING		
RURAL																		
Airfield	X	X	X	X	X	X	X	X	X	AA	AA	X	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Aquaculture	X	X	X	X	X	SA	X	AA	X	SA	SA	SA	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Equestrian Centre	X	X	X	X	X	X	X	X	X	P	AA	SA	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Intensive Agriculture	X	X	X	X	X	X	X	X	X	P	P	P	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Milk Depot	X	X	X	X	X	AA	P	P	X	AA	SA	SA	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Piggery	X	X	X	X	X	X	X	X	X	AA	AA	X	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Poultry Farming	X	X	X	X	X	X	X	SA	X	AA	AA	SA	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Private Recreation	AA	AA	AA	X	X	X	AA	X	X	X	X	X	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Public Recreation	P	P	P	P	P	P	P	P	X	P	P	P	P				P	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Rural Pursuit	X	X	X	X	X	X	X	X	X	P	P	P	SA				SA	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Stable	X	X	X	X	X	X	X	AA	X	P	P	P	P				P	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Zoological Gardens	X	X	X	X	X	X	X	X	X	AA	AA	SA	X				X	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
																		PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.
																		PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.

APPENDIX A TO COUNCIL POLICY CP/FIN-3200 STRATEGIC RATING

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE	ZONING AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE							RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1 TOWN CENTRE	2 RESIDENTIAL	3 INDUSTRIAL	4 SPECIAL RURAL	5 RURAL/PASTOR	6 SPECIAL SITE	7 SETTLEMENT	
COMMERCIAL								
Amusement Facility	AA	X	X	X	X			GRV Commercial
Car Park	P	AA	P	AA	AA			GRV Commercial
Dry Cleaning Premises	AA	X	P	X	X			GRV Commercial
Fast Food Outlet	P	X	X	X	X			GRV Commercial
Funeral Parlour	SA	X	AA	X	X			GRV Commercial
Health Studio	AA	X	AA	X	X			GRV Commercial
Home Occupation	AA	AA	AA	AA	AA			GRV Commercial
Hotel	AA	X	X	X	X			GRV Commercial
Laundromat	AA	X	P	X	X			GRV Commercial
Motel	AA	X	X	X	X			GRV Commercial
Motor Vehicle or Marine Sales Premises	AA	X	X	X	X			GRV Commercial
Motor Vehicle Hire	AA	X	P	X	X			GRV Commercial
Night Club	AA	X	P	X	X			GRV Commercial
Office	P	AA	IP	IP	IP			GRV Commercial
Office - Professional	P	X	X	X	X			GRV Commercial
Reception Centre	P	X	X	X	X			GRV Commercial
Restricted Premises	AA	X	AA	X	X			GRV Commercial
Restaurant	P	X	X	X	X			GRV Commercial
Service Station	SA	X	AA	X	X			GRV Commercial
Shop	P	SA	AA	X	X			GRV Commercial
Showroom	P	X	P	X	X			GRV Commercial
Tavern	AA	X	X	X	X			GRV Commercial
Warehouse	AA	X	P	X	X			GRV Commercial
RESIDENTIAL								
Aged & Dependent Persons Dwelling	AA	AA	X	X	X			GRV Residential
Caretaker's Dwelling	IP	X	IP	IP	IP			Ancillary Use. Refer to the predominant use of the land for alignment.
Grouped Dwelling	P	AA	X	X	X			GRV Residential
Multiple Dwelling	P	AA	X	X	X			GRV Residential
Residential Building	AA	AA	X	X	X			GRV Residential
Single House	AA	P	X	P	P			GRV Residential

PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.

PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.

APPENDIX A TO COUNCIL POLICY CP/FIN-3200 STRATEGIC RATING

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE	ZONING AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE							RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1 TOWN CENTRE	2 RESIDENTIAL	3 INDUSTRIAL	4 SPECIAL RURAL	5 RURAL/PASTOR	6 SPECIAL SITE	7 SETTLEMENT	
COMMUNITY								
Civic Building	P	AA	X	X	X			GRV Commercial
Club Premises	AA	X	SA	AA	AA			GRV Commercial
Consulting Rooms	P	SA	SA	AA	X			GRV Commercial
Day Care Centre	P	SA	X	SA	X			GRV Commercial
Educational Establishment	P	X	AA	X	X			GRV Commercial
Fire Brigade Depot	P	X	P	P	X			GRV Commercial
Hospital	SA	SA	X	X	X			GRV Commercial
Kennels/Cattery	X	X	AA	SA	SA			GRV Commercial
Kindergarten	P	SA	X	X	X			GRV Commercial
Medical Centre	P	SA	X	X	X			GRV Commercial
Public Utility	P	P	P	P	P			GRV Commercial
Public Worship	P	SA	X	X	X			GRV Commercial
Radio & TV Installation	SA	P	AA	AA	AA			GRV Commercial
Veterinary Consulting Room or Hospital	SA	X	AA	X	AA			GRV Commercial
INDUSTRIAL								
Fuel Depot	X	X	P	X	X			GRV Industrial
Industry: General	X	X	P	X	X			GRV Industrial
Light	SA	X	P	X	X			GRV Industrial
Service	SA	X	P	X	X			GRV Industrial
Extractive	X	X	X	X	SA			GRV Industrial
Hazardous	X	X	SA	X	X			GRV Industrial
Cottage	AA	AA	AA	AA	AA			GRV Industrial
Motor Vehicle Repair	SA	X	P	X	X			GRV Industrial
Motor Wrecking	X	X	AA	X	X			GRV Industrial
Salvage Yard	X	X	P	X	X			GRV Industrial
Transport Depot	X	X	P	X	X			GRV Industrial
	PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.							
	PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.							

APPENDIX A TO COUNCIL POLICY CP/FIN-3200 STRATEGIC RATING

LAND USES AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE	ZONING AS PER THE TOWN PLANNING SCHEME NO. 6 WYNDHAM TOWNSITE							RATING DIFFERENTIAL CATEGORY ALIGNED TO PREDOMINANT LAND USE &/OR ZONE. IF LAND IS UNDEVELOPED, THE RATING CATEGORY WILL BE GRV OTHER VACANT
	1 TOWN CENTRE	2 RESIDENTIAL	3 INDUSTRIAL	4 SPECIAL RURAL	5 RURAL/PASTOR	6 SPECIAL SITE	7 SETTLEMENT	
RECREATION								
Equestrian Centre	X	X	X	P	P	PREDOMINANT USES TO BE LIMITED TO THAT SPECIFICALLY MARKED ON THE SCHEME MAP OR LISTED IN APPENDIX 2 OF THE TPS NO. 7.	PREDOMINANT USES TO BE LIMITED TO THOSE INCLUDED IN A COMMUNITY LAYOUT PLAN ENDORSED BY THE COMMUNITY, THE COUNCIL AND THE WA PLANNING COMMISSION.	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Private Recreation	AA	X	SA	AA	AA			Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Public Amusement	AA	P	X	P	P			Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
Public Recreation	P	P	P	P	P			Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy
RURAL								
Rural Pursuit	X	X	X	P	P	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy		
Stable	X	X	X	P	AA	Rating Differential Category Determined by Zone and/or a Combination of Zone and Land Use In Accordance with the Strategic Rating Policy		

12.04.2. Interim Monthly Statement of Financial Activity for the Period Ended 30 June 2016

DATE:	26 July 2016
AUTHOR:	Niroshini Nandasiri, Asset Management Accountant
RESPONSIBLE OFFICER:	Natalie Octoman, Director Corporate Services
FILE NO:	FM.09.5
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the interim monthly financial report as at 30 June 2016.

COUNCIL DECISION

Minute No: 11439

**Moved: Cr K Wright
Seconded: Cr B Robinson**

That Council receives the interim monthly financial report as at 30 June 2016.

Carried unanimously 9/0

PURPOSE

For Council to receive the interim monthly financial report for the period ended 30 June 2016.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Regulator - enforce state legislation and local laws

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

Council is 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 the Council with the ability to oversee the Shire's financial performance against budgeted target.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 1: Strong leadership and governance that underpins a more strategic approach to community engagement, regional development and organisational sustainability

Objective 1.4: Business innovation, efficiency and improved service

Strategy 1.4.1: Ensure legislative compliance and follow best practice principles in planning and service delivery

RISK IMPLICATIONS

Strategic Risk: Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

COMMUNITY ENGAGEMENT

The Shire of Wyndham East Kimberley's CP/GOV-3100 Community Engagement Policy has been considered in relation to this item.

No community engagement is required.

COMMENTS

Comments in relation to budget to actual variances are included as a note in the Financial Report attached. This report has incorporated the 2015/16 revised budget that was adopted by the Council at the 29 March Ordinary Meeting of Council (Minute No: 11927).

ATTACHMENTS - Item 12.03.1

Attachment 1 - Interim Monthly Financial Report as at 30 June 2016.



Shire of Wyndham East Kimberley

Interim Monthly Financial Report 2015/2016

As at 30 June 2016

Contents:

- Statement of Financial Activity
- Note to Statement of Financial Activity (Net Current Asset Position)
- Note to Statement of Financial Activity (Explanation of Material Variances)
- Note to Statement of Financial Activity (Budget Remaining to Collect/Spend)
- Monthly Report on Investment Portfolio (Cash)

Financial Activity Legend:
Above Budget Expectations: ▲
Below Budget Expectations: ▼

Shire of Wyndham East Kimberley

Statement of Financial Activity (Interim Report)

Year to Date Actual v Year to Date Budget
as at 30 June 2016

	YTD Actual 2015/16 \$	YTD Budget 2015/16 \$	YTD Variance 2015/16 \$	%	
Revenue					
General Purpose Funding	2,668,392	2,639,746	28,646	1%	▲
Governance	96,842	157,115	(60,273)	-38%	▼
Law, Order, Public Safety	116,853	112,031	4,822	4%	▲
Health	122,746	106,589	16,158	15%	▲
Education and Welfare	11,815	11,500	316	3%	▲
Housing	123,123	123,819	(696)	-1%	▼
Community Amenities	2,544,769	2,537,694	7,075	0%	▲
Recreation and Culture	833,459	942,154	(108,694)	-12%	▼
Transport	3,762,362	3,963,479	(201,117)	-5%	▼
Economic Services	55,770	74,902	(19,132)	-26%	▼
Other Property and Services	61,112	228,968	(167,855)	-73%	▼
	<u>10,397,244</u>	<u>10,897,996</u>	<u>(500,752)</u>	<u>-5%</u>	<u>▼</u>
Expenses					
General Purpose Funding	(502,211)	(580,723)	78,513	-14%	▼
Governance	(707,088)	(957,266)	250,178	-26%	▼
Law, Order, Public Safety	(598,380)	(641,055)	42,675	-7%	▼
Health	(331,721)	(347,412)	15,691	-5%	▼
Education and Welfare	(202,795)	(278,457)	75,662	-27%	▼
Housing	(704,369)	(753,316)	48,947	-6%	▼
Community Amenities	(3,718,334)	(4,288,907)	570,572	-13%	▼
Recreation & Culture	(6,452,338)	(7,287,353)	835,015	-11%	▼
Transport	(9,665,542)	(10,106,919)	441,376	-4%	▼
Economic Services	(395,381)	(437,397)	42,016	-10%	▼
Other Property and Services	(733,427)	(974,014)	240,587	-25%	▲
	<u>(24,011,586)</u>	<u>(26,652,818)</u>	<u>2,641,232</u>	<u>-10%</u>	<u>▼</u>
Adjustments for Cash Budget Requirements:					
Non-Cash Expenditure and Revenue					
(Profit)/Loss on Asset Disposals	110,663	75,200	35,463	47%	▲
Movement in Accruals and Provisions	0	0	0	0%	▼
Depreciation on Assets	7,187,215	7,185,788	1,427	0%	▲
Capital Expenditure and Revenue					
Purchase Land Held for Resale	0	0	0	0%	▲
Purchase Land and Buildings	(257,869)	(406,001)	148,132	-36%	▼
Purchase Infrastructure Assets - Roads	(3,783,864)	(5,436,585)	1,652,721	-30%	▼
Purchase Infrastructure Assets - Footpaths	(99,031)	(109,315)	10,284	-9%	▼
Purchase Infrastructure Assets - Drainage	(125,041)	(541,495)	416,454	-77%	▼
Purchase Infrastructure Assets - Other	(1,496,901)	(3,444,306)	1,947,405	-57%	▼
Purchase Plant and Equipment	(567,536)	(1,501,043)	933,507	-62%	▼
Purchase Furniture and Equipment	(97,550)	(197,345)	99,795	-51%	▼
Grants / Contributions for Development of Assets	2,509,423	4,120,082	(1,610,659)	-39%	▼
Proceeds from Disposal of Assets	570,804	702,038	(131,234)	-19%	▼
Proceeds from Sale of Land Held for Resale	0	0	0	0%	▼
Repayment of Debentures	(954,449)	(954,447)	(2)	0%	▲
Proceeds from New Debentures	0	0	0	0%	▼
Transfers to Reserves (Restricted Assets)	(498,485)	(6,191,513)	5,693,028	-92%	▼
Transfers from Reserves (Restricted Assets)	6,970,579	12,195,511	(5,224,932)	-43%	▼
ADD Estimated Surplus/(Deficit) July 1 B/Fwd	197,606	197,606	0	0%	▲
LESS Estimated Surplus/(Deficit) June 30 C/Fwd	6,124,903	(0)	6,124,903		▼
	<u>10,073,680</u>	<u>10,060,647</u>	<u>13,033</u>	<u>0%</u>	<u>▲</u>
Amount Required to be Raised from Rates					

Shire of Wyndham East Kimberley
Note to Statement of Financial Activity (Interim Report)

Net Current Assets
as at 30 June 2016

Composition of Estimated Net Current Asset Position

	YTD Actual 2015/16	Brought Forward^① 1 July 2015
CURRENT ASSETS		
Cash - Municipal (Restricted & Unrestricted) ^②	5,356,668	2,861,225
Cash - Restricted Reserves	7,778,024	14,169,235
Receivables	1,065,066	3,770,714
Inventories & Other Financial Assets	<u>17,808</u>	<u>17,214</u>
	<u>14,217,566</u>	<u>20,818,388</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	(314,640)	(6,451,547)
Less:		
Restricted - Reserves	(7,778,024)	(14,169,235)
NET CURRENT ASSET POSITION	<u>6,124,903</u>	<u>197,606</u>
Less:		
Restricted - Unspent Grants	(984,695)	
Restricted - Unspent Loans	(893,185)	
ADJUSTED NET CURRENT ASSET POSITION^③	<u><u>4,247,023</u></u>	

② Cash - Municipal brought forward balances represented by:

Cash on Hand	1,700	1,700
Cash at Bank - Municipal		
Unrestricted	3,477,088	(1,408,129)
Restricted - Unspent Grants***	984,695	3,232,527
Restricted - Unspent Loans***	<u>893,185</u>	<u>1,035,127</u>
	<u>5,356,668</u>	<u>2,861,225</u>

① B/F balance includes the restricted grants and loans, however in 01 July 2015 these funds are transferred to Municipal account.

③ Net current asset position and Unrestricted cash will remain overstated until the position of grants/loans and reserves are finalised for the 2015/16 financial year.

Shire of Wyndham East Kimberley
Notes to Statement of Financial Activity (Interim Report)
For the Period Ended 30 June 2016

Explanation of Material Variances (between YTD Budget and YTD Actual)

Variances +/- \$50,000 at Financial Statement Level

Variances +/- \$20,000 and 10% at Account Level

Operating

Recurrent Income - Excluding Rates ▼

Rates

No material variances to report

General Purpose Funding ▲

Interest Income - Municipal Fund 80,500 ▲

Interest Income - Reserve Fund (29,700) ▼

Non Payment Penalty Interest - Sundry Debtors (24,900) ▼

Higher income due to additional investments and better interest rates received during the year that relate to Municipal funds.
Timing variance. Interest income recognised once the investment matures.
Reversal of interest charges which is incorporated in doubtful debts. Journal will be raised as part of Year End process.

Governance ▼

LGIS Members Experience Income - Other Governance (52,000) ▼

Income is related to risk related matters that may be recouped from LGIS. Reimbursement Invoices will be raised for the eligible risk avoidance expenses in 2015/16 and the balance will be reimbursed in 2016/17 accordingly.

No material variances to report

Law, Order and Public Safety ▲

No material variances to report

Health ▲

No material variances to report

Education and Welfare ▲

No material variances to report

Housing ▼

No material variances to report

Community Amenities ▲

Contribution to Kununurra East Lily Creek Project (30,000) ▼

Other Income - Trails Plan (25,000) ▼

Project income and expense carried forward to financial year 2016/17.
Project income and expense carried forward to financial year 2016/17.

Recreation and Culture ▼

Grants - Kununurra Swimming Complex 32,000 ▲

Grants - Wyndham Swimming Complex 32,000 ▲

Reserve Leases - Community Groups (22,000) ▼

Grant Income - Design and Feasibility for New Recreation Facility (200,000) ▼

Grant funding from DSR.
Grant funding from DSR.
Reduced Income in 2015/16. Renewal negotiations for community Leases are still in progress.
Project income and expense carried forward to financial year 2016/17.

Transport ▼

Passenger Handling Fees - East Kimberley Regional Airport (224,200) ▼

Passenger Screening Fees - East Kimberley Regional Airport (99,500) ▼

Leases - East Kimberley Regional Airport Terminal 118,800 ▲

Timing variance and reduced income in 2015/16. June 2016 fees still to be raised and accrued. Also decrease in passenger numbers by compared to 2014/15.
Timing variance and reduced income in 2015/16. June 2016 fees still to be raised and accrued. Also decrease in passenger numbers by compared to 2014/15.
Increased income from rental car leases which are based on turnover.

Economic Services ▼

No material variances to report

Other Property and Services ▼

Private Works Income (GST Applicable) (56,800) ▼

Profit on Sale of Assets - Plant Operation (105,400) ▼

Reduced income due to less private works than anticipated. Private works income are offset by private works expense.
Currently under budget. Pending journals for 2015/16.

Shire of Wyndham East Kimberley
Notes to Statement of Financial Activity (Interim Report)
For the Period Ended 30 June 2016

Explanation of Material Variances (between YTD Budget and YTD Actual)

Variances +/- \$50,000 at Financial Statement Level

Variances +/- \$20,000 and 10% at Account Level

Recurrent Expenditure	▼	
General Purpose Funding	▼	
Write Offs - Rates	54,400	▼ Potential write-offs are yet to be presented to the Audit (Finance and Risk) Committee, which will not occur until 2016/17.
Debt Collection Costs - Rates	25,600	▼ Potential Savings for 2015/16.
Governance	▼	
Election Expenses	(25,900)	▼ Savings for financial year 2015/16.
Write Offs (as approved by Council)	(98,700)	▼ Awaiting final report from liquidator. Likely not to occur until 2016/17.
Legal Fees	(33,600)	▼ Currently under budget. Pending accrual journals for 2015/16.
Doubtful Debts	154,100	▲ Currently under budget. Pending adjustments to provisions for 2015/16.
Re-Valuation Expenses - Fair value	(104,300)	▼ Valuation for 2015/16 is in progress and to be continued in 2016/17. Pending accrual journals for 2015/16.
Loan 129 - Kununurra Administration Building Loan 2015 - Interest	(24,100)	▼ Currently under budget. Pending accrual journals for 2015/16.
Law, Order and Public Safety	▼	
No material variances to report		
Health	▼	
No material variances to report		
Education and Welfare	▼	
Building Maintenance - Kununurra Childcare Centre	(27,600)	▼ Savings for financial year 2015/16. Structural repairs were anticipated which were not required after investigations and recommendations from the repairer. Offset by Reserve transfer that's no longer required.
Implementation of TAMS Program	(27,900)	▼ Project to be continued in 2016/17.
Housing	▼	
No material variances to report		
Community Amenities	▼	
Refuse Collection	(54,100)	▼ Awaiting supplier invoice and potential savings of 20k for financial year 2015/16.
Direct Salaries - Kununurra Landfill	37,500	▲ Increased expenditure due to increased staff hours.
Direct Salaries - Wyndham Landfill	(31,700)	▼ Potential saving in overheads and salaries for financial year 2015/16.
Kununurra Landfill Site - New Landfill Site Identification	(33,600)	▼ Savings for financial year 2015/16.
Litter Control	(103,200)	▼ Awaiting supplier invoice and potential savings of 50k for financial year 2015/16.
Consultants - Local Planning Strategy	(55,900)	▼ Local Planning Strategy and Local Planning Scheme public submissions being reviewed; next expenditure milestone at consideration by Council of submissions and endorsement by Council of the Local Planning Strategy and Local Planning Scheme No. 9 – August/September 2016
Kununurra Business & Structure Planning	(71,500)	▼ Draft Kununurra Civic Precinct and East Lily Creek Structure Plans on public exhibition until 3 August 2016; next expenditure milestone at consideration by Council of submissions and endorsement by Council of final Structure Plans – September/October 2016.
Direct Salaries - Community Development Services	(23,100)	▼ Savings for financial year 2015/16.
Youth Buses and Camper Trailer - Operating Expenditure - Youth Services	(35,500)	▼ Savings for financial year 2015/16.

Shire of Wyndham East Kimberley
Notes to Statement of Financial Activity (Interim Report)
For the Period Ended 30 June 2016

Explanation of Material Variances (between YTD Budget and YTD Actual)

Variances +/- \$50,000 at Financial Statement Level

Variances +/- \$20,000 and 10% at Account Level

Recurrent Expenditure (continued..)

Recreation and Culture

	▼	
Building Operating - Kununurra Youth Centre MUN	(47,300)	▼ Savings for financial year 2015/16, due to leasing of the Youth Centre which has reduced building operating expenses, as the lessee is now responsible for these.
Playgrounds and Park Asset Maintenance	(106,000)	▼ Project carried forward to financial year 2016/17.
Trails Plan	(70,000)	▼ Project income and expense carried forward to financial year 2016/17.
Design and Feasibility of New Recreation Facility	(400,000)	▼ Project carried forward to financial year 2016/17. Expense depends on success of the Grant application made to the Royalties for Region program, which is in progress and the outcome will be announced in July/August 16.
Building Operating - Kununurra Leisure Centre	(27,500)	▼ Awaiting supplier invoices for June 2016 and potential savings for 2015/16 due to change in contract requirements.
Parks and Gardens Maintenance - Kununurra	(81,200)	▼ Potential savings for 2015/16. Decrease in activity due to vacancies in Kununurra outdoor workforce.
Parks and Gardens Maintenance - Wyndham	(23,700)	▼ Potential savings for 2015/16. Decrease in activity due to vacancies in Wyndham outdoor workforce.
KidSport Expenses - Club Development	(22,100)	▼ Kidsport expenses are related to eligible kids registrations, which is fully reimbursed by Department of Sports and Recreation.
Direct Salaries - Wyndham Community Resource Centre (CRC)	(38,500)	▼ Partial offset against increased expenditure in Direct salaries - Wyndham administration due to administration staff partaking in CRC operations and partial savings for financial year 2015/16.

Transport

	▼	
Administration Salary and Wages Allocated - Streets, Roads & Bridges - Non Capital	(104,400)	▼ Non-cash item. Variance as allocation is based on actual expenditure for the sub-programme and administration overheads.
Admin Overheads Allocated - Streets, Roads & Bridges - Non Capital	75,100	▲ Non-cash item. Variance as allocation is based on actual expenditure for the sub-programme and administration overheads.
Rural Road Maintenance	(108,400)	▼ Awaiting supplier invoices and potential savings in 2015/16 is related to internal plant cost allocations and less labour hours due to staff vacancies.
Urban Road Maintenance - Kununurra	(23,600)	▼ Awaiting supplier invoices and potential savings in 2015/16 is related to internal plant cost allocations and less labour hours due to staff vacancies.
D2 Drain Rehabilitation	(131,200)	▼ Project in progress and carried forward to 2016/17.
Admin Overheads Allocated - Streets, Roads & Bridges - Maintenance	(69,800)	▼ Non-cash item. Variance as allocation is based on actual expenditure for the sub-programme and administration overheads.
Consultancy Fees - East Kimberley Regional Airport	(39,500)	▼ Savings anticipated for financial year 2015/16.
Salary Overheads - Airport Reporting	(23,800)	▼ Actual overhead expenses posted to airport security and screening overhead account. Journal to be processed for 2015/16.
Direct Salaries - Airport Screening and Reporting	39,000	▲ Increased staff salaries due to unanticipated flight delays and additional flights during the Ord Muster.
Direct Salaries - East Kimberley Regional Airport	(46,200)	▼ Savings for financial year 2015/16 due to vacancies during the year.

Economic Services

No material variances to report

Shire of Wyndham East Kimberley
Notes to Statement of Financial Activity (Interim Report)
For the Period Ended 30 June 2016

Explanation of Material Variances (between YTD Budget and YTD Actual)

Variances +/- \$50,000 at Financial Statement Level

Variances +/- \$20,000 and 10% at Account Level

Recurrent Expenditure (continued..)

Other Property and Services

	▲	
Private Works - Expenses	(50,700)	▼ Reduced income due to less private works than anticipated. Private works income are offset by private works expense.
Public Works Overheads Allocated - Payroll	60,200	▼ Non-cash item. Variance as allocation based on actual expenditure for the sub-programme.
Direct Salaries - Operations	(37,000)	▼ Savings for financial year 2015/16 due to vacancies during the year.
Indirect Salaries - Outdoor Workforce	(64,000)	▼ Savings for financial year 2015/16 due to vacancies during the year.
Direct Salaries - Outdoor Workforce	(110,300)	▼ Savings for financial year 2015/16 due to vacancies during the year.
Administration Salary and Wages Allocated - Public Works Overheads	(30,200)	▼ Non-cash item. Variance as allocation is based on actual expenditure for the sub-programme and administration overheads.
Administration Salary and Wages Allocated - General Administration Overheads	114,200	▼ Non-cash item. Variance as allocation is based on actual expenditure for the sub-programme and administration overheads.
Recruitment & Relocation	(36,600)	▼ Savings for financial year 2015/16 due to vacancies during the year.
Public Works Overheads Allocated - Contracts	61,700	▼ Non-cash item. Variance as allocation is based on actual expenditure for the sub-programme.
Direct Salaries - Executive	(28,900)	▼ Pending accrual journals for 2015/16.
Direct Salaries - Financial Services	(87,500)	▼ Potential savings due to staff vacancy during 2015/16.
Salary Overheads - Financial Services	(27,100)	▼ Potential savings due to staff vacancy during 2015/16.
Direct Salaries - Organisational Development	(50,000)	▼ Potential savings due to staff vacancy during 2015/16.
ABC Allocations	24,800	▼ Non-cash item. Variance due to allocation is based on actual expenditure for the sub-programme and administration overheads.
Software Licencing - Information Services	42,000	▲ Currently over budget. Pending accrual journals for 2015/16.
System Development - Operational	(22,200)	▼ Awaiting for supplier invoices and few projects carried over to 2016/17.
Network Support and Monitoring - Information Services	(30,600)	▼ Awaiting for supplier invoices and few projects carried over to 2016/17.
Plant Operating Cost Allocated	306,300	▼ Non-cash item. Variance as allocation of actual expenditure and plant recovery internal charge rates.
POC Fuel and Oils	(39,900)	▼ Potential savings due to a decrease in fuel prices and volume consumed during 2015/16.
POC Tyres and Tubes	(20,600)	▼ Potential savings for 2015/16.

Non Cash Expenditure and Revenue

Adjustments and Accruals

No material variances to report

Shire of Wyndham East Kimberley
Notes to Statement of Financial Activity (Interim Report)
For the Period Ended 30 June 2016

Explanation of Material Variances (between YTD Budget and YTD Actual)

Variances +/- \$50,000 at Financial Statement Level

Variances +/- \$20,000 and 10% at Account Level

Capital

Purchase Land Held for Resale	▲	
No material variances to report		
Purchase Land and Buildings	▼	
Wyn depot fire damage reinstatement - Buildings	(100,000)	▼ Project is now complete. Replacement of content under the capital threshold is captured under other operational accounts. Insurance claim submitted.
Building Upgrade- Wyndham Administration	(21,200)	▼ Project expected to commence in 2016/17. Carryover funds to next financial year.
Purchase Infrastructure Assets - Roads	▼	
Kalumburu Road - Re-sheet	(112,100)	▼ Project continues to 2016/17. Project is funded by Roads to recovery, State Road Funds and FAGS.
Bridges (5116) - D4 Weaber Plain Rd	(300,000)	▼ Carry forward to 2016/17. Project is directly managed by Main Roads WA. Design phase complete and the project will be completed by August 2016.
Research Station Road - Construct and Seal	(50,000)	▼ Awaiting invoice from Main Roads and project completed by June 2016. Accrual journals to be processed fro 2015/16.
Egret Close - Re-construct and Seal	(118,600)	▼ Design and Traffic Management Plan is approved by Main Roads WA. Material for works has been procured. Expected to be completed by August 2016.
Mills Road reconstruct failures	(175,000)	▼ Awaiting invoice from Main Roads and project completed by June 2016. Accrual journals to be processed fro 2015/16.
Ivanhoe Crossing - Reconstruct	(35,600)	▼ Project complete and expenses are captured under maintenance job due to the nature of work carried.
Spray seal resurfacing program (R2R) - Wyndham Town Site	(400,000)	▼ Project carried forward to 2016/17. Project is fully funded by Roads to Recovery.
Coolibah & Ironwood Path Improvements	(153,000)	▼ Project expected to commence in October 2016 during school holidays. Carryover funds to 2016/17 financial year.
Lake Argyle Road Upgrade - Between Vic Highway and Lake Argyle Resort MUN	(313,800)	▼ Design phase completed in 2015/16 and works to be carried forward to 2016/17.
Purchase Infrastructure Assets - Footpaths	▼	
No material variances to report		
Purchase Infrastructure Assets - Drainage	▼	
Divert collapsed drain under properties Miniata St	(108,800)	▼ Contract is awarded and the project to be completed by August 2016. Carryover funds to 2016/17 financial year.
Drainage Upgrade Nutwood & Rosewood	(300,000)	▼ Project expected to commence in 2016/17. Carryover funds to next financial year.
Purchase Infrastructure Assets - Other	▼	
Purchase/Swap Lot 828 Koolama St Wyndham	(30,400)	▼ Project expected to commence in 2016/17. Carryover funds to next financial year.
Kununurra Landfill Site - Liquid Waste Facility	(33,800)	▼ Project expected to continue in 2016/17. Carryover funds to next financial year.
Playspace and Playground Equipment	(200,000)	▼ Project expected to commence in 2016/17. Carryover funds to next financial year.
Kununurra Landfill Site - Capping Existing Site.	(78,000)	▼ Project expected to continue in 2016/17. Carryover funds to next financial year.
Kununurra Landfill Site - Re-hab & De-Commission Liquid Waste Lagoon	(340,000)	▼ Project expected to continue in 2016/17. Carryover funds to next financial year.
Wyndham Waste Water Treatment Facility	(41,600)	▼ RFQ issued and expected to complete the project by early July 2016.
Parking/Safety improvements Mangaloo St	(197,100)	▼ Project expected to commence in October 2016 during school holidays. Carryover funds to next financial year.
Carpark Upgrade - East Kimberley Regional Airport	(143,500)	▼ Project expected to commence in 2016/17. Carryover funds to next financial year.
Welcome to Country Signage - East Kimberley Regional Airport	(35,000)	▼ Project expected to continue in 2016/17. Carryover funds to next financial year.
Runway Maintenance - Wyndham Airport	(297,800)	▼ Project expected to commence in 2016/17. Carryover funds to next financial year.
Extend landfill boundary - Knx Landfill	(61,600)	▼ Project expected to continue in 2016/17. Carryover funds to next financial year.
Lily Creek Lagoon Boat Ramp and Jetty	(462,500)	▼ Delay in project due to road works and is now expected to be completed by late October 2016.

Shire of Wyndham East Kimberley
Notes to Statement of Financial Activity (Interim Report)
For the Period Ended 30 June 2016

Explanation of Material Variances (between YTD Budget and YTD Actual)

Variances +/- \$50,000 at Financial Statement Level

Variances +/- \$20,000 and 10% at Account Level

Purchase Plant and Equipment ▼

Airport Plant - Purchase Price	(64,600)	▼	Savings for financial year 2015/16.
Heavy Plant - Purchase Price	(735,200)	▼	Plant replacement in progress, delivery of plants are expected in 2016/17.
Medium Plant - Purchase Price	(143,400)	▼	Savings for financial year 2015/16.

Purchase Furniture and Equipment ▲

System Development - Capital	(50,500)	▼	Project expected to continue in 2016/17.
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Grants / Contributions for Development of Assets ▼

Regional Road Group Grants	156,000	▼	Grant income based on progress claim for the projects. Project expected to continue in 2016/17.
State Local Road Black Spot - Income	141,600	▼	Grant income based on progress claim for the projects. Project expected to continue in 2016/17.
Grant Income - Lily Creek Lagoon Boat Ramp and Jetty	726,300	▼	Grant income based on progress claim for the project. Project expected to continue in 2016/17.
Heavy Plant - Trade Value	157,300	▼	Plant replacement in progress, delivery of plants are expected in 2016/17.

Proceeds from Disposal of Assets ▼

No material variances to report

Debentures ▲

No material variances to report

Reserves ▼

Reserve transfers will be reconciled part of end of year process

Shire of Wyndham East Kimberley

Statement of Financial Activity (Interim Report)

Budget Remaining to Collect/Spend

as at 30 June 2016

	YTD Actual 2015/16 \$	Revised Annual Budget 2015/16 \$	Annual Budget 2015/16 \$	Budget Remaining (Revised Budget less 2015/16 \$	%	
Revenue						
General Purpose Funding	2,668,392	2,639,746	2,547,115	(28,646)	-1%	▲
Governance	96,842	157,115	150,872	60,273	40%	▼
Law, Order, Public Safety	116,853	112,031	58,613	(4,822)	-8%	▲
Health	122,746	106,589	92,506	(16,158)	-17%	▲
Education and Welfare	11,815	11,500	11,500	(316)	-3%	▲
Housing	123,123	123,819	121,590	696	1%	▲
Community Amenities	2,544,769	2,537,694	2,534,733	(7,075)	0%	▲
Recreation and Culture	833,459	942,154	997,143	108,694	11%	▼
Transport	3,762,362	3,963,479	4,160,621	201,117	5%	▼
Economic Services	55,770	74,902	96,365	19,132	20%	▼
Other Property and Services	61,112	228,968	271,933	167,855	62%	▼
	<u>10,397,244</u>	<u>10,897,996</u>	<u>11,042,991</u>	<u>500,752</u>		<u>5%</u> ▼
Expenses						
General Purpose Funding	(502,211)	(580,723)	(573,835)	(78,513)	14%	▼
Governance	(707,088)	(957,266)	(930,227)	(250,178)	27%	▼
Law, Order, Public Safety	(598,380)	(641,055)	(592,391)	(42,675)	7%	▲
Health	(331,721)	(347,412)	(299,639)	(15,691)	5%	▲
Education and Welfare	(202,795)	(278,457)	(243,541)	(75,662)	31%	▼
Housing	(704,369)	(753,316)	(604,444)	(48,947)	8%	▲
Community Amenities	(3,718,334)	(4,288,907)	(4,144,548)	(570,572)	14%	▼
Recreation & Culture	(6,452,338)	(7,287,353)	(6,897,090)	(835,015)	12%	▼
Transport	(9,665,542)	(10,106,919)	(8,611,392)	(441,376)	5%	▲
Economic Services	(395,381)	(437,397)	(330,981)	(42,016)	13%	▲
Other Property and Services	(733,427)	(974,014)	(1,623,336)	(240,587)	15%	▼
	<u>(24,011,586)</u>	<u>(26,652,818)</u>	<u>(24,851,424)</u>	<u>(2,641,232)</u>		<u>11%</u> ▼
Adjustments for Cash Budget Requirements:						
Non-Cash Expenditure and Revenue						
(Profit)/Loss on Asset Disposals	110,663	75,200	(40,211)	(35,463)	88%	▼
Movement in Accruals and Provisions	0	0	0	0	0%	▼
Depreciation on Assets	7,187,215	7,185,788	5,765,188	(1,427)	0%	▲
Capital Expenditure and Revenue						
Purchase Land Held for Resale	0	0	0	0	0%	▲
Purchase Land and Buildings	(257,869)	(406,001)	(187,830)	(148,132)	79%	▲
Purchase Infrastructure Assets - Roads	(3,783,864)	(5,436,585)	(5,978,884)	(1,652,721)	28%	▼
Purchase Infrastructure Assets - Footpaths	(99,031)	(109,315)	(109,315)	(10,284)	9%	▼
Purchase Infrastructure Assets - Drainage	(125,041)	(541,495)	(552,970)	(416,454)	75%	▼
Purchase Infrastructure Assets - Other	(1,496,901)	(3,444,306)	(6,501,870)	(1,947,405)	30%	▼
Purchase Plant and Equipment	(567,536)	(1,501,043)	(1,501,043)	(933,507)	62%	▼
Purchase Furniture and Equipment	(97,550)	(197,345)	(191,100)	(99,795)	52%	▼
Grants / Contributions for Development of Assets	2,509,423	4,120,082	5,721,304	1,610,659	28%	▼
Proceeds from Disposal of Assets	570,804	702,038	363,237	131,234	36%	▲
Proceeds from Sale of Land Held for Resale	0	0	0	0	0%	▼
Repayment of Debentures	(954,449)	(954,447)	(954,447)	2	0%	▲
Proceeds from New Debentures	0	0	0	0	0%	▼
Transfers to Reserves (Restricted Assets)	(498,485)	(6,191,513)	(6,707,472)	(5,693,028)	85%	▼
Transfers from Reserves (Restricted Assets)	6,970,579	12,195,511	16,576,747	5,224,932	32%	▼
ADD Estimated Surplus/(Deficit) July 1 B/Fwd	197,606	197,606	(1,665,875)	0	0%	▲
LESS Estimated Surplus/(Deficit) June 30 C/Fwd	6,124,903	0	178,591	(6,124,903)		▲
Amount Required to be Raised from Rates	<u>10,073,680</u>	<u>10,060,647</u>	<u>9,951,565</u>	<u>(13,033)</u>		<u>0%</u> ▲

REPORT ON INVESTMENT PORTFOLIO AS AT 30 June 2016

INVESTMENT POLICY - CP FIN - 3203								
S&P Rating		Portfolio Credit Framework	Counterparty Credit Framework					
Long Term	Short Term	Direct Investment Maximum %						
AAA	A-1+	100%	45%					
AA	A-1	100%	35%					
A	A-2	60%	20%					
Note: "S & P" relates to Standard & Poors credit rating agency								
TERM TO MATURITY FRAMEWORK								
Overall Portfolio Term to Maturity Limits								
<i>Portfolio % < 1 year</i>		<i>100% max 40% min</i>						
<i>Portfolio % > 1 year</i>		<i>60%</i>						
<i>Portfolio % > 3 year</i>		<i>35%</i>						
Individual Investment Maturity Limits								
<i>Authorised Deposit Institution</i>		<i>12 Months</i>						
<i>State/Commonwealth Government Bonds</i>		<i>3 years</i>						

Counterparty Credit

Counterparty	Percentage
Bankwest	43%
National Australia Bank	37%
Westpac Banking Corporation Ltd	20%

Institution Name	S&P Rating	Term to Maturity	Interest Rate	Maturity Date	Principal	Interest on Maturity	% of portfolio
MUNICIPAL FUNDS							
NAB	A-1+/AA	3 Months	3.00%	31-Aug-16	1,015,868.58	7,514.65	9%
Bankwest		2 Months	2.95%	28-Jul-16	1,013,099.90	7,451.14	9%
Westpac		7 Days	1.89%	4-Jul-16	1,018,558.24	369.19	9%
Bankwest		2 Months	2.70%	26-Jul-16	1,016,753.32	4,512.71	9%
TOTAL MUNICIPAL INVESTMENTS					4,064,280.04	19,847.70	38%
RESERVE FUNDS							
NAB	A-1+/AA	3 Months	3.00%	11-Sep-16	765,187.08	5,660.29	7%
Bankwest		3 Months	3.00%	7-Jul-16	1,041,337.20	7,703.04	10%
NAB		3 Months	3.00%	25-Jun-16	1,820,149.04	13,464.12	17%
Westpac		3 Months	3.02%	26-Jul-16	1,097,910.93	8,175.68	10%
Bankwest		2 Months	2.80%	22-Aug-16	550,578.58	2,576.41	5%
Bankwest		2 Months	2.80%	15-Aug-16	1,048,420.78	4,986.46	10%
TOTAL RESERVE INVESTMENTS					6,323,583.61	42,565.99	58%
TRUST FUNDS - T292							
NAB	A-1+/AA	2 Months	3.00%	28-Jul-16	444,242.06	4,454.60	4%
TOTAL TRUST INVESTMENTS					444,242.06	4,454.60	4%
TOTAL INVESTMENTS HELD & INTEREST PAID					10,832,105.71	66,868.29	100%

12.04.3. List of Accounts Paid from Municipal Fund and Trust Fund

DATE:	26 July 2016
AUTHOR:	Victoria Nakamya, Creditors Officer
RESPONSIBLE OFFICER:	Natalie Octoman, Director Corporate Services
FILE NO:	FM.09.5
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council receives the listing of accounts paid from the Municipal and Trust funds, being:

Municipal EFT 126557 – 126888 (02 June – 30 June 16)	\$ 1,687,699.66
Municipal cheques 51344 - 51373 (01 June – 30 June 16)	\$ 107,053.90
Trust cheques 889- 895 - (07 June - 16 June 16)	\$ 3,345.48
Trust EFT 501182 – 501200 (02 June – 30 June 16)	\$ 16,478.35
Payroll (08 June – 22 June 16)	\$ 460,040.22
Direct bank debits (01 June – 21 June 16)	\$ 50,855.95
TOTAL	\$ 2,325,473.56

COUNCIL DECISION

Minute No: 11440

Moved: Cr N Perry

Seconded: Cr B Robinson

That Council receives the listing of accounts paid from the Municipal and Trust funds, being:

Municipal EFT 126557 – 126888 (02 June – 30 June 16)	\$ 1,687,699.66
Municipal cheques 51344 - 51373 (01 June – 30 June 16)	\$ 107,053.90
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Trust EFT 501182 – 501200 (02 June – 30 June 16)	\$ 16,478.35
Payroll (08 June – 22 June 16)	\$ 460,040.22
Direct bank debits (01 June – 21 June 16)	\$ 50,855.95
TOTAL	\$ 2,325,473.56

Carried unanimously 9/0

PURPOSE

To present the listing of accounts paid from the Municipal Fund and Trust Fund in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996*.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Regulator - enforce state legislation and local laws

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

In accordance with Council's Delegations Register 2015/16 which was adopted by the Council on the 22 September 2015, the Council has delegated to the CEO the exercise of its power under regulations 12 and 13 of the *Local Government (Financial Management) Regulations 1996* to make payments from Municipal Fund and Trust Fund.

STATUTORY IMPLICATIONS

Local Government Act 1995 – section 5.42

Local Government (Financial Management) Regulations 1996 – Regulations 5, 11, 12, 12(1)(a) and 13.

POLICY IMPLICATIONS

Sub-delegation 12 "Payments from the Municipal Fund and Trust Fund" applies subject to compliance with Council Policy CP/FIN-3204 Purchasing.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 1: Strong leadership and governance that underpins a more strategic approach to community engagement, regional development and organisational sustainability

Objective 1.4: Business innovation, efficiency and improved service

Strategy 1.4.1 : Ensure legislative compliance and follow best practice principles in planning and service delivery

Strategy 1.4.3: Maintain Council's long term financial viability

RISK IMPLICATIONS

Strategic Risk: Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

Operational Risk: Non-compliance with the DLG advisory standard and regulations.

COMMUNITY ENGAGEMENT

No community engagement is required.

COMMENTS

In accordance with statutory requirements, 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 the 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

Attachment 1 - List of Accounts Paid from Municipal Fund and Trust Fund.

ATTACHMENT 1**LIST OF ACCOUNTS SUBMITTED TO COUNCIL 26 JULY 2016**

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT126557	02/06/2016	CAMLISMAR PTY LTD	HIRE OF LOADER TO CLEAR FIRE BREAKS - 04/05/2016 -23/05/2016	6,393.00
EFT126558	02/06/2016	AUST PERFORMING RIGHTS	ANNUAL LICENSE FEE - KLC, PETER REID MEM HALL,SWEK EVENTS 1/7/15-30/6/16	3,713.61
EFT126559	02/06/2016	ALL HOURS SECURITY	ALARM CALL OUT CHARGES - KUNUNURRA ADMINISTRATION	165.00
EFT126560	02/06/2016	ALLGEAR MOTORCYCLES	PARTS FOR P356	79.50
EFT126561	02/06/2016	AUSTRALIAN AIRPORTS ASSOCIATION	AUSTRALIAN AIRPORTS ASSOCIATION MEMBERSHIP RENEWAL 2016/2017	3,949.00
EFT126562	02/06/2016	AUTO TOW & REPAIR	REMOVAL OF ABANDONED VEHICLE TO IMPOUND POUND & SERVICE - P132, P121	1,403.05
EFT126563	02/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	581.76
EFT126564	02/06/2016	BLACKWOODS	SUPPLY OF X6 SAFETY HI VIS VESTS AND EMBROIDERY	32.07
EFT126565	02/06/2016	BYRON BAY EXPERIENCE	YOUTH MULTIMEDIA SCHOOL HOLIDAY PROGRAM FOR JULY 2016 INCL. FLIGHTS	5,250.00
EFT126566	02/06/2016	C & S JOLLY ELECTRICS PTY LTD	VARIOUS ELECTRICAL WORKS - KUNUNURRA OVAL LIGHTS, KNX ADMIN, KLC	5,797.97
EFT126567	02/06/2016	CAPS HIRE	TRENCHER HIRE- LAY PIPE AND WIRING FOR AUTOMATED RETICULATION	316.25
EFT126568	02/06/2016	CENTRAL REGIONAL TAFE	ENROLLMENT FEES - STAFF MEMBERS AS PER EMPLOYMENT CONTRACT	3,060.36
EFT126569	02/06/2016	CROCODILE SIGNS PTY LTD	SIGNAGE- UNISEX TOILET- CELEBRITY TREE PARK	52.80
EFT126570	02/06/2016	DAVEY TYRE & BATTERY SERVICE	REPAIRS TO P137 AND NEW BATTERY FOR P124	288.50
EFT126571	02/06/2016	EAST KIMBERLEY HARDWARE	VARIOUS HARDWARE ITEMS - KNX ADMIN, EKRA	271.20
EFT126572	02/06/2016	EAST KIMBERLEY PLUMBING	REPAIRS TO FIRE HOSE REEL -EKRA, PLUMBING WORKS-CELEBRITY TREE PK TOILETS	11,875.05
EFT126573	02/06/2016	GUERINONI & SON	SUPPLY AND INSTALLATION OF CONCRETE BLOCKS AT IVANHOE CROSSING	2,161.50
EFT126574	02/06/2016	HYDRO KLEEN	MAINTENANCE - AIRCONDITIONERS - STAFF HOUSING, KNX LANDFILL	5,181.00
EFT126575	02/06/2016	IBAC PLUMBING PTY LTD	PLUMBING WORKS - LEAKAGE AT WATER METER - WYNDHAM POOL	598.40
EFT126576	02/06/2016	IMAGESOURCE	SUPPLY AND DELIVERY OF SWEK LETTER HEADS- KUNUNURRA ADMINISTRATION	777.93
EFT126577	02/06/2016	INSIDE OR OUT	SUPPLY OF TOP SOIL FOR KONKERBERRY GARDEN	49.50
EFT126578	02/06/2016	INT'L ASCN. FOR PUBLIC PARTICIPATION	MEMBERSHIP RENEWAL -STAFF MEMBER AS PER EMPLOYMENT CONTRACT	198.00
EFT126579	02/06/2016	KIMBERLEY COMMUNICATIONS	INSTALLATION OF EXTERNAL SPEAKER INTO TRUCK SWITCH ROCKER - P396	389.00
EFT126580	02/06/2016	KIMBERLEY KOOL REFRIGERATION	MAINTENANCE- AIRCONDITIONERS - STAFF HOUSING, EKRA, WYN ADMIN	1,837.00
EFT126581	02/06/2016	KIMBERLEY MOTORS	FUEL COSTS- MARCH 2016	554.69
EFT126582	02/06/2016	KIMBERLEY VET CENTRE	ANIMAL CONTROL EXPENSES	80.00
EFT126583	02/06/2016	KUNUNURRA HOME & GARDEN	BATTERY CHARGER - KUNUNURRA LEISURE CENTRE	58.50
EFT126584	02/06/2016	KUNUNURRA LAKESIDE RESORT	ACCOMODATION AND MEALS FOR TAFE TRAINER 16-20 MAY 16	740.00
EFT126585	02/06/2016	KUNUNURRA MEDICAL	PRE-EMPLOYMENT MEDICAL- STAFF MEMBER AS PER EMPLOYMENT CONTRACT	54.80

EFT126586	02/06/2016	KUNUNURRA PANEL BEATING WORKS	REPAIRS TO PP478	1,842.26
EFT126587	02/06/2016	KUNUNURRA PEST MANAGEMENT	PEST TCONTROL TREATMENT- STAFF HOUSING	150.00
EFT126588	02/06/2016	KUNUNURRA RURAL TRADERS	FIRE SAFETY CHECK - KNX DEPOT, KNX CHILD CARE CNTRE & HISTORICAL SOCIETY	330.00
EFT126589	02/06/2016	LAWRENCE & HANSON GROUP	SUPPLY OF FUSES - KUNUNURRA YOUTH CENTRE	65.58
EFT126590	02/06/2016	MONCRIEFF TECHNOLOGY SOLUTIONS	RFQ #VP47988 - SUPPLY OF HP SERVER FOR NETWORK BACKUPS	8,898.79
EFT126591	02/06/2016	OPTEON (NORTH WEST WA) PTY LTD	LEGAL FEES - VALUATION OF UNIT 3 KOOLAMA STREET WYN	385.00
EFT126592	02/06/2016	ORD FUEL SUPPLIES	BULK DIESEL - KUNUNURRA DEPOT	8,201.27
EFT126593	02/06/2016	ORD IRRIGATION COOPERATIVE LTD	DRAINAGE OUTLET REPLACEMENTS	44,000.00
EFT126594	02/06/2016	SCHILLER CONSTRUCTION	INSPECTION AND REPAIRS TO LEAKAGE IN OLD BAR - SPORTS OVAL BUILDING	1,056.00
EFT126595	02/06/2016	SIMPLY UNIFORMS	SUPPLY OF STAFF UNIFORMS AND EMBROIDERY SERVICES - KNX ADMIN	3,280.04
EFT126596	02/06/2016	SPEEDO AUSTRALIA PTY LTD	PURCHASE OF CONSUMABLES FOR RESALE - KUNUNURRA LEISURE CENTRE	107.80
EFT126597	02/06/2016	SUBWAY - KUNUNURRA	CATERING FOR BUDGET BRIEFING SESSION - 30 APRIL 2016	86.50
EFT126598	02/06/2016	TNT AUSTRALIA PTY LIMITED	FREIGHT- KUNUNURRA TO PATHWEST- HEALTH SAMPLES	843.48
EFT126599	02/06/2016	TST ELECTRICAL	INSTALLATION OF X1 THREE PHASE SWITCH AT TOWN BOARD- KNX SPORTS OVAL	260.00
EFT126600	02/06/2016	THINK WATER KUNUNURRA	RETICULATION FITTINGS - KUNUNURRA PARKS AND GARDENS,	970.99
EFT126601	02/06/2016	TOTALLY WORKWEAR	SUPPLY OF X20 SAFETY HI VIS VESTS AND EMBROIDERY	755.00
EFT126602	02/06/2016	WALKABOUT SOUVENIRS	SUPPLY OF X1 TREE PLAQUE - TREE PLANTING CEREMONY 22 MAY 2016	35.00
EFT126603	02/06/2016	WYNDHAM EXCAVATIONS	ROAD REPAIRS AND MAINTENANCE - KING RIVER ROAD	6,600.00
EFT126604	02/06/2016	WESTERN AUST. TREASURY CORP.	LOAN REPAYMENT	169,508.08
EFT126605	07/06/2016	AUSTRALIAN TAXATION OFFICE	FRINGE BENEFITS TAX 2015/2016	3,843.81
EFT126606	09/06/2016	ATO CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	453.52
EFT126607	09/06/2016	ALCOLIZER PTY LTD	SERVICE AND RECALIBRATION OF HH2 BREATH TESTER - EKRA AIRPORT	114.40
EFT126608	09/06/2016	ALLGEAR MOTORCYCLES	REPAIRS AND PARTS - P356	255.60
EFT126609	09/06/2016	ARGYLE ENGINEERING	WELDING REPAIRS TO RETIC SUPPLY- MESSMATE WAY	748.00
EFT126610	09/06/2016	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	154.80
EFT126611	09/06/2016	AUSTRALIAN TAXATION OFFICE - PAYG	PAYROLL DEDUCTIONS	77,482.00
EFT126612	09/06/2016	BATTERIES DIRECT	SUPPLY OF X50 PACK RECHARGEABLE BATTERIES - WYN CRC	480.98
EFT126613	09/06/2016	BEST IT & BUSINESS SOLUTIONS PTY LTD	PRINTING COSTS - KUNUNURRA ADMINISTRATION	257.21
EFT126614	09/06/2016	BILLI PTY LTD	SUPPLY OF X1 WATER FILTER - WYNDHAM ADMINISTRATION	178.75
EFT126615	09/06/2016	BLACKWOODS	EMBROIDERY OF X8 HI VIS VESTS- PARKING CONTROL- KUNUNURRA AIRPORT	88.00
EFT126616	09/06/2016	CAPS HIRE	HIRE OF TRAILER- CLEAN UP OIL SPILL- MULLIGANS LAGOON	275.00
EFT126617	09/06/2016	COMSYS GROUP	SUPPLY OF X6 MONITORS- KUNUNURRA ADMINISTRATION	1,749.00
EFT126618	09/06/2016	DORMA AUTOMATICS PTY LTD	6 MONTHLY INSPECTION AND SERVICE OF TERMINAL AUTOMATIC DOORS- EKRA	1,056.00

EFT126619	09/06/2016	DEPARTMENT OF FIRE	2015/16 EMERGENCY SERVICES LEVY - 4TH QUARTER CONTRIBUTION	34,410.91
EFT126620	09/06/2016	DEVITA'S AUTO ELECTRICS (WA)	REPAIRS TO P382	759.45
EFT126621	09/06/2016	EAST KIMBERLEY HARDWARE	VARIOUS HARDWARE ITEMS -EKRA AND SWIM BEACH KUNUNURRA	454.60
EFT126622	09/06/2016	EAST KIMBERLEY PLUMBING	REPAIRS TO LEAKING FOUNTAIN AND MONTHLY FIRE PUMP CHECK- EKRA	435.51
EFT126623	09/06/2016	HEALTH INSURANCE FUND OF AUST LTD	PAYROLL DEDUCTIONS	66.25
EFT126624	09/06/2016	IBAC PLUMBING PTY LTD	PLUMBING WORKS TO KLC PLANT ROOM, TOILETS AT WYN PORT & KNX OVAL	4,378.99
EFT126625	09/06/2016	INSIDE OR OUT	SUPPLY OF X2 BALES OF HAY - MAMBI TOILETS	18.00
EFT126626	09/06/2016	J. CAV ELECTRICAL	SUPPLY OF X3 LIGHTS , X1 RAGEHOOD AND LABOUR - STAFF HOUSING	373.90
EFT126627	09/06/2016	JAB INDUSTRIES	SUPPLY OF X5 SEATING ROCKS- CELEBRITY TREE PARK	550.00
EFT126628	09/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	376.22
EFT126629	09/06/2016	KIMBERLEY MOTORS	FUEL COSTS - APRIL 16	1,883.54
EFT126630	09/06/2016	KUNUNURRA AMCAL PHARMACY	SUPPLIES FOR YOUNG WOMEN'S GROUP - WYNDHAM YOUTH PROGRAM	95.70
EFT126631	09/06/2016	KUNUNURRA HOME & GARDEN	VARIOUS HARDWARE ITEMS FOR WYNDHAM YOUTH SCHOOL HOLIDAY PROGRAM	330.50
EFT126632	09/06/2016	LEISURE INSTITUTE OF WA AQUATICS	ACQUATICS MEMBERSHIP FOR STAFF MEMBER AS PER EMPLOYMENT CONTRACT	120.00
EFT126633	09/06/2016	MAXXIA	PAYROLL DEDUCTIONS	7,101.08
EFT126634	09/06/2016	METALAND KUNUNURRA	PARTS FOR P356	316.37
EFT126635	09/06/2016	ORD RIVER ELECTRICS	LINK PATH POWER SUPPLY AND LIGHTING - WHITEGUM PARK	63,466.31
EFT126636	09/06/2016	OFFICE NATIONAL KUNUNURRA	SUPPLY OF LOCKABLE STATIONERY CABINET AND OIL PASTELS - WYN CRC	481.75
EFT126637	09/06/2016	ORD FUEL SUPPLIES	HIRE OF FUEL TANK- GIBB RIVER ROAD MAINTENANCE	165.00
EFT126638	09/06/2016	PIVOTEL	SATELLITE PHONE CHARGES	89.75
EFT126639	09/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	181.50
EFT126640	09/06/2016	PETER IAN WHELAN	PROFFESIONAL SERVICES - SURVEY & REVIEW FOR MOSQUITO MGT. PLAN	23,553.00
EFT126641	09/06/2016	QUICK CORPORATE AUSTRALIA	STATIONARY -KUNUNURRA & WYNDHAM - MARCH 2016	922.93
EFT126642	09/06/2016	ROCKSTAR MEDIA	PHOTOGRAPHY - AUSTRALIAN CITIZENSHIP CEREMONY - 15 MAY 2016	165.00
EFT126643	09/06/2016	SALERNO LAW	LEGAL FEES - ORD RIVER SPORTS CLUB LEASE	2,024.00
EFT126644	09/06/2016	SHELF SUPPLY	PROTECTIVE CLOTHING - OUTDOOR WORKFORCE - KNX	885.00
EFT126645	09/06/2016	SCHILLER CONSTRUCTION	ROOF INSPECTION WORKS- KUNUNURRA SPORTS OVAL	220.00
EFT126646	09/06/2016	SEARLE HOLDINGS PTY LTD	SUPPLY OF X1 LITRE OF DIESEL AND DEGREASER CANS - EKRA	76.00
EFT126647	09/06/2016	SHIRE OF WYNDHAM EAST KIMBERLEY	PAYROLL DEDUCTIONS	476.96
EFT126648	09/06/2016	SIGMA CHEMICALS	POOL CHEMICALS - WYNDHAM SWIMMING POOL	1,800.40
EFT126649	09/06/2016	SIMPLY UNIFORMS	SUPPLY OF UNIFORMS AND EMBROIDERY - KUNUNURRA ADMINISTRATION	298.96
EFT126650	09/06/2016	STITCHED UP EMBROIDERY SERVICES	EMBROIDERY SERVICES - STAFF UNIFORMS	120.00
EFT126651	09/06/2016	SUNNY SIGN COMPANY PTY LTD	SIGNAGE - EAST KIMBERLEY REGIONAL AIRPORT	382.80

EFT126652	09/06/2016	TELFORD INDUSTRIES	POOL CHEMICALS - WYNDHAM AND KUNUNURRA LEISURE POOL	2,860.00
EFT126653	09/06/2016	ROBERT WEIR - THUMBS UP PAINTING	PAINTING- SQUASH BALL COURTS WALLS	5,385.00
EFT126654	09/06/2016	TOLL EXPRESS	FREIGHT- SIMPLY UNIFORMS TO KUNUNURRA AIRPORT- STAFF UNIFORMS	251.35
EFT126655	09/06/2016	TUCKERBOX STORES	PROVISIONS AND MATERIALS -KNX ADMIN, KNX AIRPORT, KNX LIBRARY & KLC	1,566.21
EFT126656	09/06/2016	TYREPLUS KUNUNURRA	REPAIRS TO P144,P387 AND P135	130.00
EFT126657	09/06/2016	VANDERFIELD NORTHWEST PTY LTD	RFQ22 15/16 REGISTRATION AND DELIVERY OF X1 FRONT DECK RIDE ON MOWER	30,030.00
EFT126658	09/06/2016	VIDEOGUYS AUSTRALIA PTY LTD	SUPPLY OF A MOTION CONTROL TIME LAPSE UNIT, CABLES AND LIGHTS-WYN CRC	2,441.79
EFT126659	09/06/2016	VORREE PTY LTD	PURCHASE OF CONSUMABLES FOR RESALE - KUNUNURRA LEISURE CENTRE	653.40
EFT126660	09/06/2016	WA LOCAL GOVERNMENT ASSOCIATION	TRAINING - STAFF MEMBER AS PER EMPLOYMENT CONTRACT	214.50
EFT126661	09/06/2016	WATER TECHNOLOGY	RFQ 27-15/16 ENGINEERING CONSULTANCY- D2 DRAIN UPGRADE	13,123.00
EFT126662	10/06/2016	ST JOSEPH'S SCHOOL	QUICK GRANT - COMMUNITY PATNERSHIP PROGRAM	880.00
EFT126663	16/06/2016	ABCO PRODUCTS	CLEANING SUPPLIES - KUNUNURRA DEPOT	586.04
EFT126664	16/06/2016	ALLGEAR MOTORCYCLES	SERVICE AND REPAIRS TO P356	295.55
EFT126665	16/06/2016	AUSTRALIA POST	POSTAGE AND STATIONERY PURCHASES - MAY 16	1,693.85
EFT126666	16/06/2016	BERM BACKHOE HIRE	SLASHING AND REACH ARM MOWING- WEABER PLAINS & IVANHOE ROAD	16,016.00
EFT126667	16/06/2016	BOC LIMITED	WELDING GASES AND BOTTLE RENTAL - MAY 2016	226.35
EFT126668	16/06/2016	BEST IT & BUSINESS SOLUTIONS PTY LTD	PRINTING COSTS AND SOFT WARE LICENSE RENEWAL- EKRA AND KNX ADMIN	4,804.99
EFT126669	16/06/2016	BOAB REFRIGERATION	PARTS AND REPAIRS TO ICE MACHINE - P357	220.00
EFT126670	16/06/2016	CABCHARGE	ACCOUNT KEEPING FEES 25/04/2016-22/05/2016	6.00
EFT126671	16/06/2016	CENTURION TRANSPORT	FREIGHT- SUNNY SIGNS TO EKRA - SIGNAGE	20.14
EFT126672	16/06/2016	COATES HIRE OPERATIONS PTY LTD	GENERATOR HIRE - KNX TIP MAINTENANCE	1,287.00
EFT126673	16/06/2016	DAVEY TYRE & BATTERY SERVICE	X2 BATTERIES, X1 TYRE, FITTING AND TYRE DISPOSAL - P391	897.00
EFT126674	16/06/2016	DELRON CLEANING PTY LTD	CONTRACT CLEANING - KNX ADMIN, KYC, KLC, CHANGE RMS & TOILETS KNX	14,503.24
EFT126675	16/06/2016	DISCOUNT DIGITAL PTY LTD	SUPPLY OF X1 PIXELSTICK LED LIGHT - WYN CRC	549.00
EFT126676	16/06/2016	EK ENGINEERING	RFQ24 15/16A CONSTRUCTION OF STATE EMERGENCY SERVICES TRAINING TOWER	53,964.24
EFT126677	16/06/2016	EAST KIMBERLEY HARDWARE	VARIOUS HARDWARE ITEMS - KUNUNURRA DEPOT, KNX ADMIN,KNX LANDFILL	717.10
EFT126678	16/06/2016	EAST KIMBERLEY PLUMBING	REPAIRS TO DISABLED TOILET AT EKRA AND MEN'S TOILET AT KNX DEPOT	425.70
EFT126679	16/06/2016	ENVIRONMENTAL HEALTH AUSTRALIA	ANNUAL SUBSCRIPTION RENEWAL - I'M ALERT FOOD SAFETY PROGRAM	330.00
EFT126680	16/06/2016	FLIGHT ADVANTAGE PTY LTD	TRAINING - STAFF MEMBER AS PER EMPLOYMENT CONTRACT	495.00
EFT126681	16/06/2016	HART SPORT	SUPPLIES- CLOCK, CABLE SPEED ROPE, ABDOMINAL WHEEL- KLC GYM	230.60
EFT126682	16/06/2016	IBAC PLUMBING PTY LTD	PLUMBING WORKS - LEAKAGE IN PLANTROOM - WYN POOL	487.08
EFT126683	16/06/2016	JAB INDUSTRIES	RFQ37 15/16 - MAINTENANCE GRADING- VARIOUS ROADS INCL. OLD DARWIN RD	52,558.00
EFT126684	16/06/2016	JORRITSMA H & CO	RED DRAGON VAPOUR TORCH- KUNUNURRA DEPOT	200.00

EFT126685	16/06/2016	KIMBERLEY COMMUNICATIONS	REPAIRS TO CCTV SYSTEM - KUNUNURRA LANDFILL	946.00
EFT126686	16/06/2016	KIMBERLEY CONTRACTING AND DOZING	RFQ 39-15/16 EXCAVATION OF ROAD BASE MATERIAL- CARLTON HILL RD	8,338.00
EFT126687	16/06/2016	KIMBERLEY KOOL REFRIGERATION	MAINTENACE - AIRCONDITIONERS - KUNUNURRA ADMINISTARTION	132.00
EFT126688	16/06/2016	KIMBERLEY MARKETING	PURCHASE OF CONSUMABLES FOR RESALE - KUNUNURRA LEISURE CENTRE	112.00
EFT126689	16/06/2016	KIMBERLEY MOTORS	FUEL COSTS - FEB 16, AND APRIL 16	638.68
EFT126690	16/06/2016	KIMBERLEY TREE SERVICES PTY LTD	TREE REMOVAL - BANYAN STREET	275.00
EFT126691	16/06/2016	KUNUNURRA HOME & GARDEN	CATRIDGE - EKRA	4.95
EFT126692	16/06/2016	KUNUNURRA JUNIOR FOOTBALL	KIDS SPORT SPONSORSHIP	2,250.00
EFT126693	16/06/2016	KUNUNURRA NETBALL ASSOCIATION	KIDS SPORT SPONSORSHIP	710.00
EFT126694	16/06/2016	L3 COMMUNICATIONS AUSTRALIA	SUPPLY OF SAMPLE TRAPS & EXPLOSIVES VERIFICATION KIT - KNX AIRPORT	994.40
EFT126695	16/06/2016	MGC BUILDING AND MAINTENENCE	SUPPLY AND INSTALLATION OF ROLLER SHUTTERS - KNX VISITOR CENTRE	9,132.00
EFT126696	16/06/2016	MCPMAHON REAL ESTATE	SELLING EXPENSES AS PER THE LISTING AGREEMENT OF 29 BOOBIALLA WAY	550.00
EFT126697	16/06/2016	NORTH REGIONAL TAFE	TRAINING - STAFF MEMBER AS PER EMPLOYMENT CONTRACT	555.00
EFT126698	16/06/2016	OLLIE'S IRRIGATION	RETICULATION FITTINGS - KUNUNURRA PARKS AND GARDENS	911.93
EFT126699	16/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	42.50
EFT126700	16/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	149.95
EFT126701	16/06/2016	SGS ENVIRONMENTAL SERVICES	TESTING OF WATER SAMPLES - KUNUNURRA LANDFILL	3,817.00
EFT126702	16/06/2016	SHELF SUPPLY	SUPPLY OF MEDIUM DOG BEDS AND PROTECTIVE CLOTHING - KNX POUND & EKRA	508.00
EFT126703	16/06/2016	SEARLE HOLDINGS	BATTERY SUPER CHARGER - EKRA	648.00
EFT126704	16/06/2016	SIGMA CHEMICALS	RACING LANE ROPES, STORAGE REEL- WYNDHAM POOL	6,263.18
EFT126705	16/06/2016	STAPLES AUSTRALIA PTY LIMITED	CLEANING SUPPLIES & CUTLERY - WYN DEPOT FIRE REINSTATEMENT	608.44
EFT126706	16/06/2016	TNT AUSTRALIA PTY LIMITED	FREIGHT- KUNUNURRA - SGS- ESKY	456.83
EFT126707	16/06/2016	TEST EQUIPMENT PTY LTD	SUPPLY AND DELIVERY OF SIGNAL CLAMP, GPS& LOGGING	7,535.00
EFT126708	16/06/2016	THINK WATER KUNUNURRA	RETICULATION FITTINGS - AG OVAL, KNX PARKS & GARDENS	313.45
EFT126709	16/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	71.08
EFT126710	16/06/2016	VISION IDZ	SUPPLY OF X200 BLANK PVC CARDS - KLC	126.50
EFT126711	16/06/2016	WESTBOOKS	MAY 16 BOOK ORDER - KUNUNURRA LIBRARY	744.03
EFT126712	16/06/2016	WESTRAC EQUIPMENT PTY LTD	REPAIRS AND SERVICE TO P390	6,187.79
EFT126713	16/06/2016	WRITINGWA	ANNUAL MEMBERSHIP RENEWAL FOR THE CALENDAR 2016	135.00
EFT126714	16/06/2016	WESTERN AUST. TREASURY	LOAN REPAYMENT	41,772.87
EFT126715	23/06/2016	4D LANDSCAPING SOLUTIONS	LANDSCAPPING, INSTALLATION OF RETIC CONTROLLER - STAFF HOUSING	6,380.00
EFT126716	23/06/2016	AMPAC DEBT RECOVERY (WA) PTY LTD	DEBT COLLECTION COMMISSIONS AND COSTS - MAY 16	2,110.46
EFT126717	23/06/2016	ASK WASTE MANAGEMENT	T0614/15 - REHAB & DE-COMMISSION LIQUID WASTE LAGOONS	1,410.75

EFT126718	23/06/2016	ATO CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS	453.52
EFT126719	23/06/2016	AVIATION ID AUSTRALIA PTY LTD	X2 VISITOR PASS STICKERS- EAST KIMBERLEY REGIONAL AIRPORT	440.00
EFT126720	23/06/2016	AIR LIQUIDE WA PTY LTD	WELDING GASES AND BOTTLE RENTAL - MAY 2016	45.63
EFT126721	23/06/2016	ALL HOURS SECURITY	ALARM CALL OUT CHARGES - KNX ADMIN, KNX DEPOT	747.22
EFT126722	23/06/2016	ALLGEAR MOTORCYCLES	PARTS FOR P357 AND HONDA TILLER FOR PLAYGROUNDS	2,372.10
EFT126723	23/06/2016	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS	154.80
EFT126724	23/06/2016	AUTO TOW & REPAIR	REMOVAL OF ABANDONED VEHICLES TO IMPOUND YARD	330.00
EFT126725	23/06/2016	BROOME TOYOTA	RFQ19 15/16 - SUPPLY AND DELIVERY - P145 AS PER 2015/16 ADOPTED BUDGET	23,881.85
EFT126726	23/06/2016	BEST IT & BUSINESS SOLUTIONS PTY LTD	PRINTING COSTS - KUNUNURRA AND WYNDHAM ADMIN - MAY 16	3,186.08
EFT126727	23/06/2016	BLUE DIAMOND MACHINERY	SUPPLY AND DELIVERY OF PRAMAC PERKINS GENERATOR , SWITCH- KNX ADMIN	38,500.00
EFT126728	23/06/2016	BOAB REFRIGERATION	PARTS AND REPAIRS TO FAULTY ICE MACHINE - WYN DEPOT	936.00
EFT126729	23/06/2016	BUSHCAMP SURPLUS STORE	PROTECTIVE CLOTHING - OUTDOOR WORKFORCE	144.00
EFT126730	23/06/2016	CAM MANAGEMENT SOLUTIONS	QUARTERLY LICENCE FEE - JULY 16 TO JUNE 17	15,093.54
EFT126731	23/06/2016	CAPS HIRE	SUPPLY AND DELIVERY OF X1 GENERATOR	2,750.00
EFT126732	23/06/2016	CARPET, VINYL & TILE CENTRE	PAINT AND BRUSHES - SWIM BEACH TOILETS, EAST KIMBERLEY TOURISM HOUSE	719.87
EFT126733	23/06/2016	COATES HIRE OPERATIONS PTY LTD	GENERATOR HIRE - KNX TIP MAINTENANCE	1,287.00
EFT126734	23/06/2016	COCA-COLA AMATIL	PURCHASE OF CONSUMABLES FOR RESALE - KUNUNURRA LEISURE CENTRE	87.50
EFT126735	23/06/2016	CROCODILE SIGNS PTY LTD	SIGNAGE-SEWAGE DISPOSAL POND SIGN - KNX LANDFILL	96.80
EFT126736	23/06/2016	DSC CONTRACTING	ALARM INSTALLATION - WYN POOL, WYN DEPOT, KNX ADMIN, WYN REC	3,388.20
EFT126737	23/06/2016	DAVEY TYRE & BATTERY SERVICE	X1 BATTERY FOR P123	225.00
EFT126738	23/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	61.80
EFT126739	23/06/2016	DEVITA'S AUTO ELECTRICS (WA)	REPAIRS TO P384	3,163.75
EFT126740	23/06/2016	DRYSDALE RIVER STATION	T05-15/16 ROAD INSPECTION AND GRADING- VARIOUS RDS INCL. KALUMBURU RD	43,026.36
EFT126741	23/06/2016	EAST KIMBERLEY HARDWARE	VARIOUS HARDWARE ITEMS - KNX ADMIN, EKRA, KNX DEPOT	654.10
EFT126742	23/06/2016	EAST KIMBERLEY PLUMBING	PLUMBING WORKS, INSPECTION OF CAFÉ DRAINS & FIRE ALARM CHECK- EKRA	722.17
EFT126743	23/06/2016	ENGINEERED WATER SOLUTIONS PTY LTD	T01 15/16 - LILY CREEK LAGOON BOAT RAMP UPGRADE - COUNCIL MINUTE 11134	31,064.65
EFT126744	23/06/2016	FRONTIER FENCING	REPAIRS TO FENCE PANEL DAMAGED BY LOADER - BOOBIALLA WAY	110.00
EFT126745	23/06/2016	FRONTIER POST & NEWS	WYNDHAM POSTAGE AND NEWSPAPERS - MAY 2016	25.20
EFT126746	23/06/2016	GYMCARE	CLEANING SUPPLIES INCL. ANTIBACTERIAL WAIPES - KLC GYM	242.00
EFT126747	23/06/2016	GUERINONI & SON	WATER CART HIRE & CONCRETE BLOCKS REMOVAL FROM IVANHOE - KNX DEPOT	17,723.75
EFT126748	23/06/2016	HEALTH INSURANCE FUND OF AUST LTD	PAYROLL DEDUCTIONS	66.25
EFT126749	23/06/2016	HYDRO KLEEN	MAINTENANCE - AIRCONDITIONERS - VARIOUS LOCATIONS INCL. WYN REC	2,409.00
EFT126750	23/06/2016	IBAC PLUMBING PTY LTD	REFUND OF OVER PAYMENT INV# 28159 & PLUMBING WORKS -STAFF HOUSING	2,883.70

EFT126751	23/06/2016	ICE AGE REFRIGERATION	MAINTENANCE- AIRCONDITIONERS - STAFF HOUSING	99.00
EFT126752	23/06/2016	IMAGESOURCE	SUPPLY OF BUSINESS CARDS -KNX ADMIN	862.40
EFT126753	23/06/2016	IXOM OPERATIONS PTY LTD	STORAGE AND HANDLING OF CHLORINE - KUNUNURRA AND WYNDHAM POOLS	427.96
EFT126754	23/06/2016	J & C ATKINS CONTRACTING PTY LTD	REMOVAL OF SHADE SAILS FROM WYNDHAM POOL	660.00
EFT126755	23/06/2016	J. CAV ELECTRICAL	RESET LIGHT TIMER AT KLC, PARTS FOR BORE PUMP STARTER - KNX DEPOT	676.56
EFT126756	23/06/2016	JSW HOLDINGS PTY LTD	REPLACE PINE LOGS- WHITEGUM PK & TRUCK HIRE TO RELOCATE MATERIAL -TIP	8,992.50
EFT126757	23/06/2016	JAB INDUSTRIES	RFQ 13 15-16 GRAVEL RESHEETING, MOBILISATION - CARLTON HILL RD	70,031.50
EFT126758	23/06/2016	KUNUNURRA 4WD SPARES	SERVICE FOR P144	319.60
EFT126759	23/06/2016	KIMBERLEY CAFE	CATERING FOR BRIEFING SESSION - 14 JUNE 2016	450.00
EFT126760	23/06/2016	KIMBERLEY EXCAVATIONS PTY LTD	CARTINING PINDAN SAND FROM KNX LANDFILL TO EKRA	957.00
EFT126761	23/06/2016	KIMBERLEY KOOL REFRIGERATION	MAINTENANCE- AIRCONDITIONER- WYN REC & REPAIRS TO CAFÉ FRIDGE -EKRA	3,441.20
EFT126762	23/06/2016	KIMBERLEY MARKETING	PURCHASE OF CONSUMABLES FOR RESALE - KUNUNURRA LEISURE CENTRE	196.90
EFT126763	23/06/2016	KIMBERLEY TREE SERVICES PTY LTD	STUMP GRINDING & WASTE REMOVAL - CELEBRITY &WHITEGUM PARKS	5,600.00
EFT126764	23/06/2016	KIMBERLEY VET CENTRE	ANIMAL CONTROL EXPENSES	227.00
EFT126765	23/06/2016	KINGMAN SIGNS & GRAPHICS PTY LTD	WAY FINDING SIGNAGE- EAST KIMBERLEY REGIONAL AIRPORT	569.27
EFT126766	23/06/2016	KUNUNURRA BETTA ELECTRICAL & GAS	SUPPLY OF OFFICE DOOR CHIMES - WYN ADMIN & DISWASHER - STAFF HOUSING	578.95
EFT126767	23/06/2016	KNX COMMUNITY RESOURCE CENTRE	ADVERTISING IN EAST KIMBERLEY 2016 PHONE BOOK DIRECTORY	465.00
EFT126768	23/06/2016	KUNUNURRA COURIERS	DRINKING WATER SUPPLIES - KUNUNURRA LANDFILL - MAY 2016	105.00
EFT126769	23/06/2016	KUNUNURRA HOME & GARDEN	PAINTING SUPPLIES- INCL.BRUSHES, BUCKET - WYN POOL&KNX HARCOURTS	343.30
EFT126770	23/06/2016	KUNUNURRA LOCK & KEY	KEY CUTTING- WYN POOL, KNX OVAL CHANGE ROOMS	230.00
EFT126771	23/06/2016	KUNUNURRA MEDICAL	PRE-EMPLOYMENT MEDICAL- STAFF MEMBERS AS PER EMPLOYMENT CONTRACT	914.40
EFT126772	23/06/2016	KUNUNURRA PANEL BEATING	EX GARTIA PAYMENT FOR STONE CHIPS TO WINDSCREEN	110.00
EFT126773	23/06/2016	KUNUNURRA PEST MANAGEMENT	PEST CONTROL TREATMENT - EAST KIMBERLEY REGIONAL AIRPORT	935.00
EFT126774	23/06/2016	KUNUNURRA RURAL TRADERS	FIRE SAFETY CHECK - KNX DEPOT, KNX ADMIN, WYN REC, KNX LANDFILL	622.60
EFT126775	23/06/2016	LANDGATE	RURAL UV GENERAL REVALUATION 2015/2016	8,548.65
EFT126776	23/06/2016	MARKETFORCE PTY LTD	ADVERTISING -PUBLIC MEETING, DREFT LOCAL PLANNING STRATEGY	1,846.42
EFT126777	23/06/2016	MAXXIA	PAYROLL DEDUCTIONS	7,430.67
EFT126778	23/06/2016	MCDOWALL AFFLECK PTY LTD	RFQ 26 2015-16 ENGINEERING CONSULTANCY- VARIATION WORK FOR EKRA	8,821.78
EFT126779	23/06/2016	MCLEAN ENTERPRISES PTY LTD	FREIGHT- FIGLEAF PRODUCTS TO KNX LEISURE CENTRE - POOL PRODUCTS	66.00
EFT126780	23/06/2016	MCMULLEN NOLAN GROUP PTY LTD	CONSULTANCY - ADDITIONAL LEVEL INFORMATION- IRONWOOD/KONKERBERRY	1,166.00
EFT126781	23/06/2016	METALAND KUNUNURRA	THREADED ROD & DRILL BIT -EAST KIMBERLEY REGIONAL AIRPORT	99.55
EFT126782	23/06/2016	MONCRIEFF TECHNOLOGY SOLUTIONS	SUPPLY OF ADAPTER AND CABLE FOR BACKUP SERVER- KNX ADMIN	546.77
EFT126783	23/06/2016	NORTHERN DESIGN CONSULTANTS	ENGINEERING CONSULTANCY- DRAWINGS FOR DOG OUND SHELTER	1,072.50

EFT126784	23/06/2016	ORD RIVER ELECTRICS	ELECTRICAL WORKS-VARIOUS INCL.TEST & TAGGING ELECTRICAL LEADS - EKRA	2,942.52
EFT126785	23/06/2016	OFFICE NATIONAL KUNUNURRA	STATIONERY & COPY PAPER - WYN ADMIN , KNX ADMIN	273.95
EFT126786	23/06/2016	OLLIE'S IRRIGATION	RETICULATION FITTINGS - KUNUNURRA PARKS AND GARDENS	1,104.40
EFT126787	23/06/2016	ORD FUEL SUPPLIES	BULK DIESEL - KUNUNURRA DEPOT, P119, P396	10,876.41
EFT126788	23/06/2016	ORD RIVER LIMES	SLASHING OF FIRE BREAKS- VARIOUS INCL. CROSSING FALLS 12/05 /16 -26/05/16	2,717.00
EFT126789	23/06/2016	ORDCO	ROUNDUP ULTRAMAX AND KAMBA- KUNUNURRA DEPOT	2,739.00
EFT126790	23/06/2016	PRITCHARD FRANCIS	LEGAL FEES- STRUCTURAL INSPECTION- ORD RIVER SPORTS CLUB KNX	2,860.00
EFT126791	23/06/2016	ROYAL LIFE SAVING(WA BRANCH)	CODE OF PRACTICE SAFETY ASSESSMENT REPORTS 2016 FOR WYN & KNX POOLS	4,500.00
EFT126792	23/06/2016	SALERNO LAW	LEGAL FEES - COMMUNITY LEASES	264.00
EFT126793	23/06/2016	SC & DM JONSEN CONTRACTING	SLASHING OF VACANT BLOCKS ADJACENT TO AIRPORT PERIMETER	100.00
EFT126794	23/06/2016	SHELF SUPPLY	DOG FOOD - KNX POUND, PROTECTIVE CLOTHING - EKRA	712.00
EFT126795	23/06/2016	SPORTS SURFACES	REPAIRS TO CRACKS IN THE TENNIS AND NETBALL COURTS- KNX HARDCOURTS	1,700.00
EFT126796	23/06/2016	SEARLE HOLDINGS PTY LTD	BATTERY REPLACEMENT - P471	205.00
EFT126797	23/06/2016	SHIRE OF WYNDHAM EAST KIMBERLEY	PAYROLL DEDUCTIONS	135.00
EFT126798	23/06/2016	SIMPLY UNIFORMS	STAFF UNIFORMS AND EMBROIDERY SERVICES - KUNUNURRA ADMIN	898.59
EFT126799	23/06/2016	ST JOHN AMBULANCE	FIRST AID SUPPLIES - ZINC OXIDE, ADHENSIVE ISLAND DRESSING - KLC	44.14
EFT126800	23/06/2016	STITCHED UP EMBROIDERY SERVICES	STAFF UNIFORMS AND EMBROIDERY SERVICES - KNX OUTDOOR WORK FORCE	2,175.00
EFT126801	23/06/2016	EAST KIMBERLEY TOWING	MOVE MASSEY TRACTOR & SLASHER FROM KNX DEPOT TO WYN DEPOT	528.00
EFT126802	23/06/2016	THINK WATER KUNUNURRA	RETICULATION FITTINGS - KUNUNURRA PARKS AND GARDENS,	200.63
EFT126803	23/06/2016	TOLL EXPRESS	FREIGHT- TELFORD INDUSTRIES TO WYNDHAM - POOL CHEMICALS	833.13
EFT126804	23/06/2016	TOP END (AUST) PTY LTD	VINYL LATTERING TO TEMPORARILY CHANGE SPEED SIGN- PACKSADDLE	132.00
EFT126805	23/06/2016	TOX FREE AUSTRALIA PTY LTD	T04 13/14 REFUSE & LITTER COLLECTION, STREET SWEEPING - KNX & WYN - MAY 16	68,331.97
EFT126806	23/06/2016	TROPICAL PEST CONTROL	TERMITE INSPECTION AND REPORT- KUNUNURRA LANDFILL	154.00
EFT126807	23/06/2016	VANDERFIELD NORTHWEST PTY LTD	PARTS, SERVICE AND REPAIRS - P135, P138, P396, P135, P491	2,359.97
EFT126808	23/06/2016	WALKABOUT SOUVENIRS	REPLACEMENT PLAQUE FOR CELEBRITY TREE PARK - WARREN F JOHNSON OAM PHF	35.00
EFT126809	23/06/2016	WATTLEUP TRACTORS	RFQ 21 15/16 SUPPLY, REG. & DELIVERY OF NEW TRACTOR WITH SLASHER	49,835.50
EFT126810	23/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	327.91
EFT126811	23/06/2016	WEST AUST. NEWSPAPERS LTD	ADVERTISING - RECRUITMENT, SWEK NEWS - MAY 16	1,928.78
EFT126812	23/06/2016	WORLEY PARSONS SERVICES PTY LTD	RFQ10 15/16 -ENGINEERING CONSULTANCY SERVICES - LILY CREEK BOAT RAMP	6,504.31
EFT126813	23/06/2016	WYNDURRA PLUMBING	PARTS & REPAIRS TO LEAKS IN PORTABLE WATER LINE WYN AIRPORT TERMINAL	541.32
EFT126814	30/06/2016	4D LANDSCAPING SOLUTIONS	GARDEN MAINTENANCE- MOW& WIPER SNIP- STAFF HOUSING	412.50
EFT126815	30/06/2016	ABCO PRODUCTS	TOILET ROLL DISPENSER - WYNDHAM OVAL	497.21
EFT126816	30/06/2016	AIRPORT LIGHTING SPECIALISTS	RUNWAY LAMPS X 20 - WYNDHAM AIRPORT	926.20

EFT126817	30/06/2016	ALL HOURS SECURITY	ALARM CALL OUT CHARGES - KNX ADMIN , KNX DEPOT	264.00
EFT126818	30/06/2016	ALLGEAR MOTORCYCLES	CHAINSAW, BRUSH CUTTER, SERVICE & REPAIRS TO LEAF BLOWER	2,706.15
EFT126819	30/06/2016	AUSTRALIAN TAXATION OFFICE	PAYROLL DEDUCTIONS	85,302.00
EFT126820	30/06/2016	AUTO TOW & REPAIR	REMOVAL OF ABANDONED VEHICLE TO IMPOUND POUND & SERVICE - P143	425.58
EFT126821	30/06/2016	BERM BACKHOE HIRE	SLASHING AND REACH ARM MOWING- VALENTINE FALLS ROADSIDES	6,006.00
EFT126822	30/06/2016	BROOME TOYOTA	RFQ 19 15/16 - REPAINT P113 AND REPLACEMENT DRIVERS SEAT FOR P478	2,265.00
EFT126823	30/06/2016	BEST IT & BUSINESS SOLUTIONS PTY	PRINTING COSTS - KUNUNURRA ADMINISTRATION	1,094.82
EFT126824	30/06/2016	BLACKWOODS	SAFETY EQUIPMENT INCL. EAR MUFFS , HELMETS, GLOVES- OUTDOOR WORKFORCE	593.63
EFT126825	30/06/2016	BUSHCAMP SURPLUS STORE	PROTECTIVE CLOTHING - OUTDOOR WORKFORCE KUNUNURRA	333.00
EFT126826	30/06/2016	C & S JOLLY ELECTRICS PTY LTD	ELECTRICAL REPAIRS - STAFF HOUSING, KLC POOL & KNX HARDCOURTS	1,837.73
EFT126827	30/06/2016	CDM HYDRAULICS PTY LTD	REPAIRS - P357, P309, P356	1,626.00
EFT126828	30/06/2016	CAMPING, CLOTHING & RURAL SUPPLY	PROTECTIVE CLOTHING- STAFF MEMBER- KUNUNURRA AIRPORT	185.00
EFT126829	30/06/2016	CARPET, VINYL & TILE CENTRE	PAINT AND PAINT SUPPLIES	133.88
EFT126830	30/06/2016	CROCODILE SIGNS PTY LTD	SIGNAGE - ADMIN AND CHAMBERS	512.60
EFT126831	30/06/2016	DSC CONTRACTING	REPAIRS TO ALARM, MONTHLY FIRE TEST & FUSE REPLACEMENT- EKRA	623.70
EFT126832	30/06/2016	DATACOM SYSTEMS WA	MICROSOFT LICENSE RENEWAL- KUNUNURRA ADMIN	29,225.38
EFT126833	30/06/2016	DAVEY TYRE & BATTERY SERVICE	REPAIRS TO P351	158.00
EFT126834	30/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	61.80
EFT126835	30/06/2016	DRYSDALE RIVER STATION	FUEL SUPPLIES - P388	115.88
EFT126836	30/06/2016	EAST KIMBERLEY EARTHWORKS	EARTH WORKS, MATERIAL & LABOUR FOR PLAY GROUND SOFT FALL REPLACEMENT	11,385.00
EFT126837	30/06/2016	EAST KIMBERLEY HARDWARE	VARIOUS HARDWARE ITEMS FOR KUNUNURRA GENERAL MAINTENANCE	85.70
EFT126838	30/06/2016	EAST KIMBERLEY PLUMBING	SUPPLY AND INSTALLATION OF SOLAR HART HOT WATER SYSTEM - STAFF HOUSING	5,623.20
EFT126839	30/06/2016	ECOFLO WASTE WATER MANAGEMENT	SUPPLY OF NATURE FLUSH ENZYMES & NATURE QUICK - BASTION TOILETS	271.40
EFT126840	30/06/2016	GUERINONI & SON	WATER CART HIRE- WEABER PLAINS AND IVANHOE ROAD MAINTENANCE	12,031.25
EFT126841	30/06/2016	HYDRAMET PTY LTD	PARTS - SENSOR TRANSMITTER & AUTO TEST SYSTEM- WYN POOL	1,750.10
EFT126842	30/06/2016	IBAC PLUMBING PTY LTD	PLUMBING WORKS TO WYN POOL AND MALE BATHROOMS AT KLC	1,866.33
EFT126843	30/06/2016	J & C ATKINS CONTRACTING PTY LTD	CATERING FOR COUNCIL MEETING IN WYNDHAM - 31/05/16	286.00
EFT126844	30/06/2016	J. CAV ELECTRICAL	LABOUR TO SET UP GENERATOR AND INSPECTION - STAFF HOUSING	110.00
EFT126845	30/06/2016	JAB INDUSTRIES	SIX WHEEL TIPPER HIRE- TIP MAINTENANCE- KNX LANDFILL	2,431.00
EFT126846	30/06/2016	KIMBERLEY KOOL REFRIGERATION	SUPPLY & INSTALLATION OF AIRCONDITIONER - WYN ADMIN, STAFF HOUSING	3,070.10
EFT126847	30/06/2016	KIMBERLEY MARKETING	PURCHASE OF CONSUMABLES FOR RESALE - KUNUNURRA LEISURE CENTRE	617.26
EFT126848	30/06/2016	KIMBERLEY MOTORS	FUEL COSTS - MAY 16	2,237.69
EFT126849	30/06/2016	KIMBERLEY TREE SERVICES PTY LTD	TREE REMOVAL - STAFF HOUSING	700.00

EFT126850	30/06/2016	KIMBERLEY VET CENTRE	ANIMAL CONTROL EXPENSES	160.00
EFT126851	30/06/2016	KUNUNURRA CHAMBER OF COMMERCE	SWEK EKCCI MEMBERSHIP 2016/17	330.00
EFT126852	30/06/2016	KUNUNURRA DIESEL SERVICES	SERVICE AND PARTS FOR P391, P309	1,673.60
EFT126853	30/06/2016	KUNUNURRA DISTRICT HIGH SCHOOL	SWEK CONTRIBUTION TO ELECTRICITY CHARGES - FEB - MAY 16 - KNX LIBRARY	20,734.08
EFT126854	30/06/2016	KUNUNURRA MEDICAL	PRE-EMPLOYMENT MEDICAL- STAFF MEMBER AS PER EMPLOYMENT CONTRACT	27.40
EFT126855	30/06/2016	KUNUNURRA NETBALL ASSOCIATION	KIDS SPORT SPONSORSHIP	795.00
EFT126856	30/06/2016	KUNUNURRA PEST MANAGEMENT	PRE CONSTRUCTION BARRIER FOR GENERATOR AT BACK OFFICE - KNX ADMIN	80.96
EFT126857	30/06/2016	LANDGATE	GROSS RENTAL VALUATIONS, RURAL UV'S, MINING TENEMENTS - FEB, APR ,MAY 16	220.00
EFT126858	30/06/2016	LINKS MODULAR SOLUTIONS	LINKS MODULAR SOLUTIONS SOFTWARE INCL. MEMBERS, CLASSES, STOCK- KLC	30,250.00
EFT126859	30/06/2016	MAJOR MOTORS PTY LTD	RFQ14 15/16 REGISTRATION OF ONE NEW SINGLE DRIVE CREW CAB TIP TRUCK	471.10
EFT126860	30/06/2016	MCDOWALL AFFLECK PTY LTD	RFQ 26 15/16 CONSULTANCY- DRAINAGE & ROAD DESIGN-EGRET CLOSE,MILLS RD	63,140.00
EFT126861	30/06/2016	MOORE STEPHENS PERTH	AUDIT FEES - REGIONAL AIRPORTS DEVELOPMENT SCHEME 2013-15	1,650.00
EFT126862	30/06/2016	NEEMS TO GO	COMMUNITY QUICK GRANT - DE-NEEM DE-KIMBERLEY D-DAY	500.00
EFT126863	30/06/2016	NATIONAL SAFETY SOLUTIONS PTY LTD	SAFETY EQUIPMENT INCL. GLOVES, EAR PLUGS - OUTDOOR WORKFORCE	782.76
EFT126864	30/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	50.00
EFT126865	30/06/2016	NYTROWORX	INSTALLATION OF SECURITY FENCE & REPAIRS TO LEAKAGE ABOVE CAFÉ- EKRA	810.00
EFT126866	30/06/2016	ORD RIVER ELECTRICS	REPAIRS AND INSTALLATION OF LIGHTS - KNX SKATE PARK, WYN AIRPORT	8,891.34
EFT126867	30/06/2016	OFFICE NATIONAL KUNUNURRA	STATIONERY FOR PUBLIC CONSULTATION FORUMS	110.80
EFT126868	30/06/2016	OLLIE'S IRRIGATION	RETICULATION FITTINGS - STAFF HOUSING , KNX & WYN PARKS AND GARDENS	1,024.45
EFT126869	30/06/2016	ORD AGRICULTURAL EQUIPMENT	REPLACEMENT WATER PUMP AND RADIATOR FOR P492	700.00
EFT126870	30/06/2016	PIVOTEL	SATELITE PHONE CHARGES	65.00
EFT126871	30/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	179.20
EFT126872	30/06/2016	RTC WORKS	REMOVAL, DISPOSAL AND INSTALLATION OF NEW CEILING AT KNX DEPOT	7,502.00
EFT126873	30/06/2016	SEARLE HOLDINGS WA PTY LTD	PARTS FOR P133 AND ASSORTED TOOLS FOR WYNDHAM DEPOT	1,232.83
EFT126874	30/06/2016	SETON AUSTRALIA	SAFETY SIGNAGE - KUNUNURRA LEISURE CENTRE	85.25
EFT126875	30/06/2016	STITCHED UP EMBROIDERY SERVICES	STAFF UNIFORMS AND EMBROIDERY SERVICES - KNX OUTDOOR WORKFORCE	850.00
EFT126876	30/06/2016	EAST KIMBERLEY TOWING	TRANSPORT SEAL MASTER PRO TRAILER FROM EKRA TO WYN AIRPORT	484.00
EFT126877	30/06/2016	THINK WATER KUNUNURRA	RETICULATION EQUIPMENT FOR WYN DEPOT FIRE REINSTATEMENT	2,381.03
EFT126878	30/06/2016	TOLL EXPRESS	FREIGHT - MCLERNONS TO KNX DEPOT- PALLETS	981.31
EFT126879	30/06/2016	TOX FREE AUSTRALIA PTY LTD	SKIP BIN EMPTIES - KUNUNURRA LEISURE CENTRE, KUNUNURRA DEPOT	1,481.60
EFT126880	30/06/2016	TROPICAL PEST CONTROL	PEST TCONTROL TREATMENT- STAFF HOUSING AND WYNDHAM PLANT ROOM	880.00
EFT126881	30/06/2016	TUCKERBOX STORES	PROVISIONS AND MATERIALS - KUNUNURRA ADMINISTRATION	1,515.34
EFT126882	30/06/2016	TYREPLUS KUNUNURRA	REPAIRS TO P388	40.00

EFT126883	30/06/2016	VANDERFIELD NORTHWEST PTY LTD	PARTS, REPAIRS AND SERVICE FOR P495, P138, P394	2,119.13
EFT126884	30/06/2016	VIDEOGUYS AUSTRALIA PTY LTD	SUPPLIES - PRODUCTION SLATE, MEMORY CARD AND CASE- WYN CRC ACTIVITIES	740.39
EFT126885	30/06/2016	WALKABOUT SOUVENIRS	SUPPLY OF X1 TREE PLAQUE - TREE PLANTING CEREMONY 14 JUNE 2016	35.00
EFT126886	30/06/2016	WYNDHAM COMMUNITY EVENTS INC.	COMMUNITY GRANT - WYNDHAM STARS ON THE BASTION 2016	15,000.00
EFT126887	30/06/2016	WARINGARRI MEDIA ABORIGINAL CORP.	RADIO ADVERTISING - SHIRE TOWN PLANNING SCHEME 20/05/16-03/06/16	782.10
EFT126888	30/06/2016	WYNDHAM SUPERMARKET	PROVISIONS AND MATERIALS - WYNDHAM ADMINISTRATION	526.45
TOTAL MUNICIPAL EFT PAYMENTS				1,687,699.66

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
51344	01/06/2016	DEANNE HOOPER & ADRIAN KING	RATES REFUND FOR ASSESSMENT A255 DUE TO OVER PAYMENT	940.11
51345	01/06/2016	GEORGE TINNING & NATALIE TINNING	RATES REFUND FOR ASSESSMENT A1266 DUE TO OVER PAYMENT	1,357.10
51346	01/06/2016	GREGORY & VELMAE ARNOTT	REFUND FOR PLANNING APPLICATION FEE - PLANNING APPROVAL NOT REQUIRED	147.00
51347	01/06/2016	HORIZON POWER	ELECTRICITY USAGE- KUNUNURRA ADMIN 15/03/2016-12/05/2016	1,997.20
51348	01/06/2016	NITTRA LUCAS	REFUND OF SWIMMING LESSON FEES	158.00
51349	01/06/2016	WATER CORPORATION	WATER USE & SERV.CHARGES - KNX ADMIN, KYC, KNX MUSEUM 14/3/16-13/5/16	2,909.36
51350	09/06/2016	DELAWARE NORTH EL QUESTRO PTY LTD	RATES REFUND FOR ASSESSMENT A527 DUE TO REVALUATION	411.51
51351	09/06/2016	HORIZON POWER	ELEC. INCL WYN AIRPORT, KNX OVAL LIGHTS, WYN POOL31/03/16-26/05/2016	28,495.95
51352	09/06/2016	MACEVILLY INVESTMENTS PTY LTD	RATES REFUND FOR ASSESSMENT A2582 DUE TO OVER PAYMENT	940.48
51353	09/06/2016	TELSTRA	LANDLINE PHONE COSTS & EXECUTIVE BROADBAND SERVICE - 8/4/16-7/5/16	541.18
51354	09/06/2016	WATER CORPORATION	WATER USE & SERV. CHARGES - WYN POOL, WYN AIRPORT 23/3/16-24/5/16	5,341.43
51355	09/06/2016	ORD RIVER HOUSEBOATS	RATES REFUND FOR ASSESSMENT A7564 DUE TO OVER PAYMENT	1,154.29
51356	16/06/2016	AUSTRALIAN COMMUNICATIONS	VHF RADIO LICENCE RENEWAL - EAST KIMBERLEY REGIONAL AIRPORT	198.00
51357	16/06/2016	CASH - PETTY CASH KNX AIRPORT	PETTY CASH REIMBURSEMENT - EAST KIMBERLEY REGIONAL AIRPORT	96.65
51358	16/06/2016	DEPARTMENT OF TRANSPORT	APPLICATION TO TRANSFER VEHICLE LICENCE - P334	16.75
51359	16/06/2016	HORIZON POWER	ELEC. INCL. WYN POOL, WYN ADMINSTREET LIGHTING 01/05/16-31/05/2016	27,059.24
51360	16/06/2016	NE SHEDS	REFUND FOR PLANNING APPLICATION FEE - PLANNING APPROVAL NOT REQUIRED	147.00
51361	16/06/2016	WATER CORPORATION	WATER USE & SERV. CHARGES - MEDIAN STRIP, KNX PARKS 22/3/16-24/5/16	19,017.86
51362	23/06/2016	AUSTRALIAN COMMUNICATIONS	VHF RADIO LICENCE RENEWAL - WYNDHAM AND KNX DEPOT	129.00
51363	23/06/2016	DEPARTMENT OF TRANSPORT	COMMUNITY JETTY LICENCE RENEWAL	39.10
51364	23/06/2016	DEPARTMENT OF TRANSPORT	REGISTRATION - P374, P378, P389, P370, P375	989.00
51365	23/06/2016	HORIZON POWER	ELECTRICITY USAGE - CROSSING FALLS FIRE BRIGADE 16/03/2016-09/05/2016	71.18
51366	23/06/2016	MG CORPORATION	WELCOME TO COUNTRY PRESENTATION- AUSTRALIA DAY CELEBRATIONS 2015	250.00

51367	23/06/2016	TELSTRA	LANDLINE AND MOBILE PHONE COSTS - MAY 2016	8,624.79
51368	30/06/2016	DEPARTMENT OF TRANSPORT	REGISTRATION - P118	549.50
51369	30/06/2016	FOSSEYS AUSTRALIA	ASSORTED ITEMS INCL.BEAN BAGS FOR WYNDHAM YOUTH PROGRAM	62.50
51370	30/06/2016	HORIZON POWER	ELEC.INCL.KNX ADMIN, KNX LANDFILLWHITEGUM PARK LIGHTS16/4/16-16/6/16	4,746.81
51371	30/06/2016	LUCY BATES	REFUND OF GOLD MEMBERSHIP FEES AS PER KLC USER AGREEMENT	120.00
51372	30/06/2016	STAFF MEMBER	REIMBURSEMENT IN ACCORDANCE WITH EMPLOYMENT CONTRACT	418.68
51373	30/06/2016	TELSTRA	EXECUTIVE BROADBAND SERVICE - 8/5/16-7/6/16	124.23
TOTAL MUNICIPAL CHEQUE PAYMENTS				107,053.90

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
889	07/06/2016	SHIRE OF WYNDHAM EAST KIMBERLEY	BSL COMMISSION FOR MAY 2016	55.00
890	07/06/2016	WA DEPT.OF COMMERCE	BSL COLLECTIONS FOR MAY 2016	1,586.41
891	07/06/2016	BUILDING & CONST. INDUSTRY FUND	BCITF COLLECTIONS FOR MAY 2016	546.32
892	07/06/2016	SHIRE OF WYNDHAM EAST KIMBERLEY	BCITF COMMISSIONS FOR MAY 2016	57.75
893	16/06/2016	DEPARTMENT OF SOCIAL SERVICES	BOND REFUND - HALL HIRE - KLC	250.00
894	16/06/2016	KIMBERLEY LAND COUNCIL	BOND REFUND - HALL HIRE PETER REID MEMORIAL	600.00
895	16/06/2016	PLAYGROUPO WA INC	BOND REFUND - HIRE WHITEGUM PARK	250.00
TOTAL TRUST CHEQUE PAYMENTS				3,345.48

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
501182	02/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 02/06/16	1056.50
501183	03/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 03/06/16	720.85
501184	07/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 07/06/16	1089.40
501185	09/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 09/06/16	593.75
501186	10/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 10/06/16	1250.40
501187	13/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 13/06/16	427.35
501188	14/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 14/06/16	176.80
501189	15/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 15/06/16	63.30
501190	16/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 16/06/16	479.95
501191	17/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 17/06/16	1099.45
501192	20/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 20/06/16	149.75
501193	21/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 21/06/16	1627.95

501194	22/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 22/06/16	194.60
501195	23/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 23/06/16	161.45
501196	24/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 24/06/16	1120.75
501197	27/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 27/06/16	3772.15
501198	28/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 28/06/16	1089.50
501199	29/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 29/06/16	144.00
501200	30/06/2016	TRUST DPI CLEARING	TRANSPORT CLEARING 30/06/16	1260.45
TOTAL DIRECT DEBIT TRANSPORT PAYMENTS				16,478.35

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
	8/06/2016	PAYROLL	PAYROLL	222,658.04
	22/06/2016	PAYROLL	PAYROLL	237,382.18
TOTAL PAYROLL PAYMENTS				460,040.22

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
	1/06/2016	NATIONAL AUSTRALIA BANK	BPAY FEES	136.41
	1/06/2016	BANKWEST	BANK FEES	682.68
	1/06/2016	FIRST DATA MERCHANT SERVICES	EFTPOS FEES	695.32
	10/06/2016	CLICKSUPER	EMPLOYEE SUPERANNUATION CONTRIBUTIONS	39,147.91
	20/06/2016	BANKWEST	PERIODICAL PAYMENT TO MASTERCARD*	9,555.57
	21/06/2016	WRIGHT EXPRESS	PUMA FUEL CARDS JUNE 2016	638.06
TOTAL DIRECT DEBIT PAYMENTS				50,855.95

***DETAILS OF MASTERCARD TRANSACTIONS INCLUDED IN DIRECT DEBIT 19/06/16**

CHQ/EFT	DATE	NAME	DESCRIPTION	AMOUNT
	18/05/2016	SAI GLOBAL	AS4122-2010 CONTRACT STANDARD INTERACTIVE	72.06
	03/05/2016	AIRNORTH	FLIGHTS KNX-DRW-KNX 19/6-24/6/16 - STAFF MEMBER ATTEND ZONE MEETING	379.82
	03/05/2016	AIRNORTH	FLIGHTS KNX-DRW-KNX 19/6-24/6/16 - STAFF MEMBER ATTEND ZONE MEETING	452.48
	03/05/2016	AIRNORTH	FLIGHTS KNX-DRW-KNX 19/6-24/6/16 - STAFF MEMBER ATTEND ZONE MEETING	251.49
	03/05/2016	ADINA VIBE DARWIN	ACCOM.-STAFF MEMBER- ATTEND KIMBERLEY ZONE MEETING 19/6-24/6/16	1,667.25
	01/05/2016	FUSION BROADBAND PL	BROADBAND - WYNDHAM ADMINISTRATION OFFICE	187.00

02/05/2016	MODLIFE STORE PTY LTD	EXPRESS FREIGHT FOR PRIOR PURCHASE- IPHONE CASES	25.00
14/05/2016	MESSAGE MEDIA	SERVER SMS ALERT NOTIFICATION SERVICE	3.54
16/05/2016	PC CASE GEAR PTY LTD	HARD DRIVE READER - KUNUNURRA ADMINISTRATION	105.06
18/05/2016	E/KIMBERLEY HARWARE	ZIP TIES	37.10
18/05/2016	DNH*GODADDY.COM AUD	RENEWAL OF SECURE WEBSITE CERTIFICATES	99.99
24/05/2016	COLES	AA & AAA BATTERIES	54.00
04/05/2016	COLES	REFRESHMENTS FOR COUNCIL MEETINGS	36.79
05/05/2016	VIRGIN	FLIGHTS DRW-PER-KNX 24/6/16 - STAFF MEMBER ATTEND ZONE MEETING	322.70
10/05/2016	KIMBERLEY RESTAURANT	CATERING FOR COUNCIL BRIEFING SESSION 10/05/16	319.00
11/05/2016	AIRNORTH	FLIGHTS KNX-BRM-KNX 3/7/16-6/7/16 - STAFF MEMBER ATTEND ZONE MEETING	531.21
11/05/2016	AIRNORTH	FLIGHTS KNX-BRM-KNX 3/7/16-6/7/16 - STAFF MEMBER ATTEND ZONE MEETING	553.48
11/05/2016	AIRNORTH	FLIGHTS KNX-BRM-KNX 3/7/16-6/7/16 - STAFF MEMBER ATTEND ZONE MEETING	553.48
13/05/2016	BANKWEST	TRANSFER FROM MUNICIPAL ACCOUNT TO CREDIT CARD ACCOUNT	-
			2,300.00
13/05/2016	AIRNORTH	FLIGHTS KNX-BRM-KNX 3/7/16-6/7/16 - STAFF MEMBER ATTEND ZONE MEETING	583.78
13/05/2016	AIRNORTH	FLIGHTS KNX-BRM-KNX 3/7/16-6/7/16 - STAFF MEMBER ATTEND ZONE MEETING	583.78
5/05/2016	DEPARTMENT OF LANDS	LICENCE FEE & PREPARATION FEES FOR KALUMBURU RD MAINTENANCE	685.00
16/05/2016	KUNUNURRA MAGISTRATE	TRANSCRIPT OF MINOR CASE CLAIM	369.02
13/05/2016	AVIATION ID	ASIC CARD RENEWAL FOR AIRPORT STAFF	222.00
23/05/2016	ED INTRODUCTION TO SM	INTRODUCTION TO SMS WORKSHOP -KNX AIRPORT STAFF MEMBERS	150.00
29/04/2016	TRAVEL RESERVATION AU	ACCOMODATION - STAFF MEMBER - ATTEND TRAINING 02- 08/05/2016	720.00
29/04/2016	COVER MORE INS AUS V	TRAVEL INSURANCE FOR STAFF MEMBER AS PER EMPLOYMENT CONTRACT	13.95
30/04/2016	VIRGIN	FLIGHT KNX-PER-KNX 02/05/16 STAFF MEMBER- ATTEND TRAINING	995.07
08/05/2016	OCEAN BEACH HOTEL	MEALS - STAFF MEMBER- ATTEND TRAINING 03/05/16-08/05/16	117.16
11/05/2016	AIRNORTH	FLIGHT KNX-DRW-KNX 23/05/16-27/05/16 STAFF MEMBER- ATTEND TRAINING	511.55
12/05/2016	JETSTAR	FLIGHT DRW-BRISBANE 24/05/16 STAFF MEMBER- ATTEND TRAINING	164.05
12/05/2016	VIRGIN	FLIGHT BRISBANE- DRW 27/05/16 STAFF MEMBER- ATTEND TRAINING	246.07
24/05/2016	CAPITOL APARTMENTS	ACCOMODATION - STAFF MEMBER - ATTEND TRAINING 23-27/05/16	652.08
9/05/2016	EXPRESS PUBLICATIONS	SUBSCRIPTION RENEWAL FOR X2 MAGAZINES- KUNUNURRA LIBRARY	158.00
23/05/2016	DEPARTMENT OF PARKS/ WILDLIFE	SUBSCRIPTION RENEWAL FOR LANDSCOPE MAGAZINE- KUNUNURRA LIBRARY	30.00

12.05. INFRASTRUCTURE

12.05.1. Directional Signage

DATE:	26 July 2016
PROPONENT:	Shire of Wyndham East Kimberley
LOCATION:	Shire of Wyndham East Kimberley
AUTHOR:	David Klye, Director Infrastructure
REPORTING OFFICER:	David Klye, Director Infrastructure
FILE NO:	RD.09.22
DECLARATION OF INTERESTS:	Nil

VOTING REQUIREMENT

Absolute Majority

OFFICER'S RECOMMENDATION

That Council;

1. **Establish and maintain a business directional signage register to;**
 - ensure that business directional signage is up to date and accurate.
 - ensure that business directional signage is maintained in an acceptable and safe condition in accordance with the Shire's policy CP/OPS-3655 Directional Signage.
2. **In accordance with section 6.19 of the *Local Government Act 1995*, give local public notice of its intention to apply a fee to process an application, purchase and install business directional signage.**
3. **In accordance with section 6.16 of the *Local Government Act 1995*, apply an annual fee to cover the cost of managing signage and maintaining the business directional signage register;**
 - The annual fee to cover the cost of managing signage and maintaining the register shall be included in the Shire's 2016/17 Fees and Charges schedule at \$85.00 per annum per sign.
4. **Note that the fee to process an application, purchase and install directional signage is identified in the Shire's 2016/17 Fees and Charges schedule as a "Full Cost Recovery" item.**

5. **Accept existing business directional signs onto the business directional signage register and accept an annual fee for the signage.**

COUNCIL DECISION

Minute No: 11441

Moved: Cr B Robinson

Seconded: Cr S Cooke

That Council;

1. **Establish and maintain a business directional signage register to;**
 - **ensure that business directional signage is up to date and accurate.**
 - **ensure that business directional signage is maintained in an acceptable and safe condition in accordance with the Shire's policy CP/OPS-3655 Directional Signage.**
2. **In accordance with section 6.19 of the *Local Government Act 1995*, give local public notice of its intention to apply a fee to process an application, purchase and install business directional signage.**
3. **In accordance with section 6.16 of the *Local Government Act 1995*, apply an annual fee to cover the cost of managing signage and maintaining the business directional signage register;**
 - **The annual fee to cover the cost of managing signage and maintaining the register shall be included in the Shire's 2016/17 Fees and Charges schedule at \$85.00 per annum per sign.**
4. **Note that the fee to process an application, purchase and install directional signage is identified in the Shire's 2016/17 Fees and Charges schedule as a "Full Cost Recovery" item.**
5. **Accept existing business directional signs onto the business directional signage register and accept an annual fee for the signage.**

Carried 6/3

For: Cr J Parker, Cr K Wright, Cr S Cooke, Cr N Perry, Cr E Bolto, Cr B Robinson

Against: Cr S Rushby, Cr D Spackman, Cr A Petherick

PURPOSE

For Council to consider the introduction of a fee for service to manage and install business directional signage (blue finger signs) on Shire road reserves.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Provider - provide physical infrastructure and essential services

BACKGROUND

At its 23 February 2016 meeting Council resolved as follows;

COUNCIL DECISION

Minute No. 11264

Moved: Cr B Robinson

Seconded: Cr S Cooke

That Council

- 1. Repeal Council Policy E9 - Traffic Signs - Directional Signage**
- 2. Adopt draft Policy CP/OPS-3655 - Directional Signage**
- 3. Request the CEO to investigate options for the Shire to charge an annual fee for the provision of Business Directional signage.**

Carried 5/4

For: Cr J Parker, Cr S Cooke, Cr E Bolto, Cr B Robinson, Cr N Perry

Against: Cr K Wright, Cr S Rushby, Cr D Spackman, Cr A Petherick

This item seeks to address part three of Council's above resolution.

STATUTORY IMPLICATIONS

The following sections of the *Local Government Act 1995* apply.

Section 2.7 Role of council

- (1) The council -
 - (a) governs the local government's affairs; and
 - (b) is responsible for the performance of the local government's functions.
- (2) Without limiting subsection (1), the council is to -
 - (a) oversee the allocation of the local government's finances and resources; and
 - (b) determine the local government's policies.

Fees and charges may be established under the following sections of the *Local Government Act 1995*.

6.16. Imposition of fees and charges

- (1) A local government may impose* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.

** Absolute majority required.*

- (2) A fee or charge may be imposed for the following —
- (a) providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government;
 - (b) supplying a service or carrying out work at the request of a person;
 - (c) subject to section 5.94, providing information from local government records;
 - (d) receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate;
 - (e) supplying goods;
 - (f) such other service as may be prescribed.

- (3) Fees and charges are to be imposed when adopting the annual budget but may be —

- (a) imposed* during a financial year; and
- (b) amended* from time to time during a financial year.

** Absolute majority required.*

6.19. Local government to give notice of fees and charges

If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of —

- (a) *its intention to do so; and*
- (b) *the date from which it is proposed the fees or charges will be imposed.*

POLICY IMPLICATIONS

Council's decision in this matter will provide guidance for the Shire in the application of an annual fee for the erection and maintenance of directional signage infrastructure on behalf of businesses within the Shire. The Shire's policy CP/OPS-3655 Directional Signage applies to this report and is provided in Attachment 1.

FINANCIAL IMPLICATIONS

The application of an annual fee, for individual business directional signage, will provide the Shire with the necessary funds to monitor and administer directional signage in Kununurra . An audit of business direction signs in Kununurra has not been undertaken and it is therefore not possible to quantify the amount of work involved in managing the signs.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 2: Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure

Objective 2.3: Assets are appropriate for their intended purpose and factor in whole of life costing and maintenance

Strategy 2.3.1 : Manage and maintain assets in a strategic and cost effective manner

RISK IMPLICATIONS

Risk: Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

Controls: Review policies and procedures in accordance with review schedule.

COMMUNITY ENGAGEMENT

No community engagement has been undertaken in relation to this matter.

COMMENT

The Shire of Broome manages its fees for business directional signage in accordance with the following;

To provide for an initial fee for the installation the signs and an annual recurring fee to ensure all signs in-place are serving a current valid purpose. These fees shall be included in the Annual Fees and Charges Schedule set within each Budget.

If the annual fee is not paid by the due date, the sign shall be removed by the Shire.

The initial assessment and establishment fee for business direction signs for 2015/16 in Broome is \$330.00. The annual fee for business direction signs for 2015/16 in Broome is \$85.49 per sign.

It is estimated that the time required to process an application and inspect the proposed site for the erection of the business sign will be 2 hours. The cost to the Shire of processing and managing an initial assessment and establishment of a sign for a business in accordance with the 2016/17 Fees and Charges schedule is expected to be approximately \$340.00. It is estimated that the average time required to maintain a business directional signs register and undertake the annual accounting and check of signs will be about 30 minutes per sign. The labour cost to the Shire of maintaining a register and the annual accounting and check of signs in accordance with the 2016/17 Fees and Charges schedule is expected to be of the order of \$85.00 per year.

An audit of business direction signs in Kununurra has not been undertaken and it is therefore not possible to calculate the potential income from annual fees. The application of an annual fee for individual business directional signage will provide the Shire with the necessary funds to monitor and administer directional signage in Kununurra.

It is proposed that a business directional signage register is established to monitor and control signage on Shire maintained land. All signage must comply with Council policy CP/OPS-3655 Directional Signage (provided in Attachment 1).

The purpose of establishing and maintaining a business directional signage register is to;

- *Ensure that directional signage is up to date and accurate.*
- *Ensure that directional signage is maintained in acceptable and safe condition.*
- *Allow business directional signage to remain on Shire road reserves.*
- *Ensure that all businesses are treated equally.*

It is proposed to charge an annual fee to cover the cost of managing signage and maintaining the register.

Erection of generic community facility signs and service signs will be considered on a case by case basis by Council. These signs guide motorists and road users to:

- Government facilities (airport, police station, hospital);
- Post Office;
- Recreational grounds or facilities (ovals, boat ramps);
- Educational institutions (school, library);
- Public cultural facilities (gallery, museum);
- Places of public worship;
- Locations of regional significance (parks);
- Commercial and industrial precincts;
- Roadside stopping places; and
- Community facilities.

All signs shall be erected, maintained and replaced if necessary by the Shire at the expense of the applicant in accordance with the Shire's policy CP/OPS-3650 Private Works Attachment 2. It is proposed that existing signs be permitted to remain in place conditional upon the Shire being in receipt of the applicable annual fee.

At the time of establishing the business directional signage register it is proposed that the following principles shall apply:

- *All signage shall be in accordance with the Shire's policy CP/OPS-3655 Directional Signage (Attachment 1) as amended from time to time;*
- *Notwithstanding point 1 above, blue and white business directional signage existing as at the date of the decision shall be treated as conforming and an annual fee shall apply to those signs;*

- *The cost to the Shire to process an application, purchase and install a fingerboard sign shall be charged to the applicant;*
- *The applicant shall be advised in advance of the estimated cost to process an application, purchase and install the sign on a cost recovery basis in accordance with the Shire's Private Works policy. (At the time of writing this cost is estimated to be about \$340.00.);*
- *An annual fee is charged to cover the cost of managing signage and maintaining the register;*
- *The annual fee shall be included in the Shire's Fees and Charges schedule initially at \$85.00 per annum per sign; and*
- *The Shire shall undertake an annual review of signage to;*
 - *ensure that directional signage is up to date and accurate.*
 - *ensure that directional signage is maintained in an acceptable and safe condition.*

ATTACHMENTS

Attachment 1 - CP/OPS-3655 Directional Signage

Attachment 2 - CP/OPS-3650 Private Works



POLICY NO	CP/OPS-3655	
POLICY	Directional Signage	
RESPONSIBLE DIRECTORATE	Infrastructure	
RESPONSIBLE OFFICER	Director Infrastructure	
COUNCIL ADOPTION	Date: 20 July 2004	Resolution No:
REVIEWED/MODIFIED	Date: 23 February 2016	Resolution No: 11264
	Date:	Resolution No:
REVIEW DUE	Date:	
LEGISLATION	<i>Local Government Act 1995</i>	
RELATED POLICIES	-	
RELATED ORGANISATIONAL DIRECTIVES	-	

PURPOSE:

To provide road users with clear and uniform roadside information, while preventing signage proliferation.

While the Shire is mindful that effective signage is important for business, emergency services and community purposes, it aims to ensure that any signage is located strategically to maximise effect while minimising visual pollution and providing good amenity.

DEFINITIONS:

Street Name sign: (white background with black lettering) shows name and the Shire logo.

Tourist sign: (brown background with white lettering) guides travellers to recognised tourist attractions and approved tourist services. Examples are:

- *Tourist features* which are generally of a non-commercial nature and include scenic lookouts, historical markers and geographical features.
- *Tourist attractions* which may (or not) be commercially operated services and include monuments, craft centres and distilleries.

Community Facility sign: (blue background with white lettering) guides visitors and locals to community facilities, typically not-for-profit facilities, and business precincts. Examples are:

- Government facilities (airport, police station, hospital);
- Post Office;
- Recreational grounds or facilities (ovals, boat ramps);
- Educational institutions (school, library);
- Public cultural facilities (gallery, museum);
- Places of public worship;
- Locations of regional significance (parks); and
- Commercial and industrial precincts.

Service sign: (blue background with white symbol) uses symbols to guide motorists and road users to roadside stopping places, certain commercial services and community facilities. Examples include although are not limited to rest areas, restaurants and boat ramps.

Business Directional sign: (blue background with white lettering) guides visitors and locals to individual businesses.

POLICY STATEMENTS:

1. Format and Layout

All signs are to be consistent with Australian Standards (AS1742, AS 1744) and Main Roads WA standards (Signs Index 1.7 - Tourist Signs) with regard to design and installation specifications.

The Shire logo shall be incorporated on street name signs to the extent that the logo will not cause word or letter narrowing.

Where arranged in a stack arrangement (or “sign stack”), sign blades shall be ordered as:

- (i) Street Name at the top (white background with black lettering);
- (ii) Tourist (brown background with white lettering);
- (iii) Community Facility (blue background with white lettering);
- (iv) Service (blue background with white symbol); and
- (v) Business Directional (blue background with white lettering).

Within sign stacks ordering precedence shall be from the closest attraction/service/business to the furthest attraction/service/business.

A maximum number of five (5) sign blades under the street name sign shall be permitted in any one location or intersection.

In the event that a sign stack is full and a new request for signage for a similar service is presented, the Shire may reconfigure the stack by removing the existing signs and erecting a generic symbolic sign.

New applications for signs may be refused at a location whereby the maximum number of sign blades is exceeded.

2. Justification

The Shire must be satisfied that any proposed directional signage will be practically useful, effective, and not merely an extended form of advertising.

Applications for the installation of new or replacement tourist (attraction or service) signs shall be made to the Shire. Assessment will consider the proposal against the National Tourist Signing Eligibility Guidelines.

3. Relevant Authorities

The consent of Main Roads WA is to be obtained for all signage under its control. These roads comprise Victoria Highway, Great Northern Highway and Gibb River Road.

4. Costs and Maintenance

Unless otherwise directed, all signs are to be erected and maintained by the Shire at the expense of the applicant.

The Shire reserves the right to remove badly damaged or dangerous signs without notice. In this instance the Shire will endeavour to contact the original applicant to convey that the sign has been removed and advise on the replacement process.

EXPLANATORY NOTES:

To ensure consistency in design and installation all signs are to be consistent with:

- AS 1742.2 Manual of Uniform Traffic Control Devices. Traffic Control Devices for General Use;
- AS1742.5 Manual of Uniform Traffic Control Devices. Street Names and Community Facility Signs;
- AS1742.6 Manual of Uniform Traffic Control Devices. Service and Tourist Signs for Motorists;
- AS1744 Forms of Letters and Numerals for Road Signs;
- Main Roads WA - Signs Index 1.7 - Tourist Signs; and
- National Tourism Sign Reference Group – National Tourist Signing Eligibility Guidelines.

RISK:

Risk: Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

Controls: Review policies and procedures in accordance with review schedule.



POLICY NO	CP/OPS-3650	
POLICY	Private Works	
RESPONSIBLE DIRECTORATE	Infrastructure	
COUNCIL ADOPTION	Date: 18/11/2014	Resolution No: 10653
REVIEWED/MODIFIED	Date: 22/09/15	Resolution No: 11114
	Date:	Resolution No:
LEGISLATION	<i>Local Government Act 1995, Section 2.7</i>	
RELEVANT DELEGATIONS	Private Works	

OBJECTIVES:

The objective of this policy is to provide guidance on the extent of private works that the Shire will undertake.

DEFINITION/S:

Government business enterprise is an organization that is a separate legal entity with the power to contract in its own name and in the normal course of its business, maintain its operations and meet its liabilities from revenues received from sources outside of the government reporting entity.

POLICY STATEMENT/S:

1. The Shire avoids where possible carrying out private works.
2. The Shire avoids carrying out private works where involvement in such works would place the Shire in competition with private supply.
3. Where the cost of private works is expected to be less than \$25,000 the CEO may approve the works.
4. Where the cost of the private works is likely to exceed \$25,000 a report must be submitted to Council for consideration.
5. Private works authority must be provided to the Shire prior to the commencement of any private work.
6. Private works authority must be provided to the Shire on a completed Private Works Request – Authority form.
7. All costs reasonably attributed to the private works project including plant, labour and materials (including overheads) are to be charged to the private works project. In accordance with Council's Fees and Charges schedule, an additional 15% is charged to provide for administrative costs. GST is also applicable and is charged on the works and on the 15% administrative cost.
8. Works for government business enterprises are treated as private works.

9. Quotations are not to be provided for works, but an indicative cost to a party requesting work may be given. Charges to that party are strictly the actual costs, plus the administrative on costs plus GST.

EXPLANATORY NOTES:

The intent of this policy is to remove the Shire's capabilities and operation from being in direct competition with private enterprise and local private service providers while still allowing for the provision of services where there is a market failure or where necessary.

APPLICATION/S:

This policy applies to all functions of the Shire of Wyndham East Kimberley.

12.05.2. Loan of Can Crushing Machine to a Community Group

DATE:	26 July 2016
AUTHOR:	David Klye, Director Infrastructure
RESPONSIBLE OFFICER:	David Klye, Director Infrastructure
FILE NO:	WM.01.1
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION:

That Council approve the request for the loan of the Shire's can crushing and baling machine to Anglicare Halls Creek for use in its community aluminium recycling project, on the condition that Anglicare Halls Creek agree to guarantee in writing that the can crushing and baling machine is returned to the Shire when requested and in the same condition in which it was loaned.

COUNCIL DECISION

Minute No: 11441

Moved: Cr N Perry

Seconded: Cr E Bolto

That Council approve the request for the loan of the Shire's can crushing and baling machine to Anglicare Halls Creek for use in its community aluminium recycling project, on the condition that Anglicare Halls Creek agree to guarantee in writing that the can crushing and baling machine is returned to the Shire when requested and in the same condition in which it was loaned.

Carried unanimously 9/0

PURPOSE

To seek Council approval to loan the Shires can crushing and baling machine to a community group for the purposes of undertaking a community project outside the Shire in Halls Creek.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Funder - provide funds or other resources

Provider - provide physical infrastructure and essential services

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

No previous Council considerations of the loan of Shire assets to community groups could be found.

STATUTORY IMPLICATIONS

The *Local Government Act 1995* s3.58 - Disposing of property applies generally to the disposal of Shire property and assets, however, the *Local Government (Functions and General) Regulations 1996* s30. Dispositions of property excluded from LG Act s3.58, Clause 3(a) states that a disposition of property other than land is an exempt disposition if its market value is less than \$20,000. Section 3.58 of the *Local Government Act 1995* therefore does not apply to this disposition.

Local Government Act 1995

3.58. Disposing of property

(1) *In this section —*

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

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

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

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

(b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*

(3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*

(a) *it gives local public notice of the proposed disposition —*

(i) *describing the property concerned; and*

(ii) *giving details of the proposed disposition; and*

(iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;*

and

(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —

(a) the names of all other parties concerned; and

(b) the consideration to be received by the local government for the disposition; and

(c) the market value of the disposition —

(i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or

(ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

(5) This section does not apply to —

(a) a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or

(b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or

(c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or

(d) any other disposition that is excluded by regulations from the application of this section.

[Section 3.58 amended by No. 49 of 2004 s. 27; No. 17 of 2009 s. 10.]

Local Government (Functions and General) Regulations 1996

30. Dispositions of property excluded from Act s. 3.58

(1) A disposition that is described in this regulation as an exempt disposition is excluded from the application of section 3.58 of the Act.

(2) A disposition of land is an exempt disposition if —

(a) the land is disposed of to an owner of adjoining land (in this paragraph called the transferee) and —

(i) its market value is less than \$5 000; and

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

or

(b) the land is disposed of to a body, whether incorporated or not —

(i) the objects of which are of a charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature; and

(ii) the members of which are not entitled or permitted to receive any pecuniary profit from the body's transactions;

or

(c) the land is disposed of to —

(i) the Crown in right of the State or the Commonwealth; or

(ii) a department, agency, or instrumentality of the Crown in right of the State or the Commonwealth; or

(iii) another local government or a regional local government;

or

(d) it is the leasing of land to an employee of the local government for use as the employee's residence; or

(e) it is the leasing of land for a period of less than 2 years during all or any of which time the lease does not give the lessee the exclusive use of the land; or

(f) it is the leasing of land to a person registered under the Health Practitioner Regulation National Law (Western Australia) in the medical profession to be used for carrying on his or her medical practice; or

(g) it is the leasing of residential property to a person.

(2a) A disposition of property is an exempt disposition if the property is disposed of within 6 months after it has been —

(a) put out to the highest bidder at public auction, in accordance with section 3.58(2)(a) of the Act, but either no bid is made or any bid made does not reach a reserve price fixed by the local government; or

(b) the subject of a public tender process called by the local government, in accordance with section 3.58(2)(b) of the Act, but either no tender is received or any tender received is unacceptable; or

(c) the subject of Statewide public notice under section 3.59(4) of the Act, and if the business plan referred to in that notice described the property concerned and gave details of the proposed disposition including —

(i) the names of all other parties concerned; and

(ii) *the consideration to be received by the local government for the disposition; and*

(iii) *the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.*

(2b) *Details (see section 3.58(4) of the Act) of a disposition of property under subregulation (2a) must be made available for public inspection for at least 12 months from the initial auction or tender, as the case requires.*

(3) *A disposition of property other than land is an exempt disposition if —*

(a) *its market value is less than \$20 000; or*

(b) *the entire consideration received by the local government for the disposition is used to purchase other property, and where the total consideration for the other property is not more, or worth more, than \$75 000.*

[Regulation 30 amended in Gazette 25 Feb 2000 p. 974 5; 28 Apr 2000 p. 2041; 31 Mar 2005 p. 1055 6; 27 Sep 2011 p. 3846; 18 Sep 2015 p. 3812.]

POLICY IMPLICATIONS

There is no fee included in the Shire's Fees and Charges Schedule for the hire or use of the can crushing and baling machine .

Delegation 8 - Disposal of Property does not adequately address the loan of Shire assets to others.

FINANCIAL IMPLICATIONS

If approved the loan of the machine will be on the basis that the machine is returned to the Shire in the same condition in which it was loaned.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 3: Protection and enhancement of lifestyle values, community facilities and the environment to provide safe and inviting communities.

Objective 3.2: Sustainable waste management and protection of the environment

Objective 3.3: Towns are safe and inviting for locals and tourists

Strategy 3.2.1 : Provide an integrated approach to waste management that includes waste minimisation strategies.

Strategy 3.3.6 : Collaborate with Police and other agencies to review and make recommendations with regard to improved safety and reduced vandalism in towns.

RISK IMPLICATIONS

Risk:

Failure to comply with legislative requirements leading to damage of reputation and/or financial loss.

Control:

Annual Compliance Return to Department of Local Government.

Risk:

The machine is not returned to the Shire or it is returned in poor condition.

Control:

Prior to handing over possession of the machine the Shire require a loan agreement including a security arrangement that ensures the machine is returned to the Shire when requested and in the same condition in which it was loaned.

COMMUNITY ENGAGEMENT

The Shire of Wyndham East Kimberley's CP/GOV-3100 Community Engagement Policy has been considered in relation to this item. Community engagement is not required in relation to this item.

COMMENTS

History:

In 2010-2011, as a part of the Kununurra Landfill upgrade, the Shire purchased a RamCan bailing machine (plant number P489) at a cost of \$35,400 for use in recycling aluminium cans . The purchase was funded through a number of grants.

The bailing machine is trailer mounted and able to be moved to undertake recycling programs in different locations.

Current use:

The Shire currently does not utilise the machine to recycle cans. The can bailing and recycling process is labour intensive and the scrap value of Aluminium in Kununurra at this time is minimal. The Shire does not have an Aluminium can recycling program.

Community request:

The Shire has been approached by both Peter Day (ManyRivers) and Deborah Dicks (Anglicare Halls Creek) seeking a loan of the can-crushing machine for a community project. The original request outlining the project in Halls Creek and the significant support for the project is summarised below;

Attention: Chief Executive Officer

I am the Domestic Violence Practitioner currently undertaking this role in Halls Creek and also servicing the community of Warmun and have been in this position for the past two years.

Part of my role is to undertake community development projects in an effort to make people more aware of domestic violence.

In collaboration with the Kimberley Hotel, Home Electrical and IGA, the Catholic Church and the Shire of Halls Creek, the Anglicare Family and Domestic Violence Service is undertaking a project to help raise funds so they can be put back into the community through projects related to domestic violence, such as White Ribbon Day and other related events.

As we all know, there is an enormous drinking culture in Halls Creek and the project which I am undertaking is to make use of the excessive amount of aluminium cans that litter the townsite. The project will serve a number of purposes such as :

- Clean-up of the Halls Creek townsite*
- Give opportunities for those people in need, who are known to spend their money on alcohol and gambling, to be provided with food vouchers in exchange for the collection of cans*
- Give children and members of the community a chance to assist in the recycling project which will in turn raise community pride knowing they are contributing to a community project.*

The Kimberley Hotel have provided the bales into which the recycling cans will be placed. The Hotel is also separating their containers and saving the used cans from the Hotel to contribute to this project.

Home Electrical have undertaken to have the recycled cans freighted to Perth free of charge so that the monetary outcome for the project can be at a maximum.

IGA have also undertaken to provide food vouchers in conjunction with the Catholic Church to people in need in exchange for collection of cans.

I am in the process of working with the Shire of Halls Creek and Job Pathways for recycling bins to be constructed and erected around town for the collection of cans also.

I also attend the court circuit each fortnight and am privy to the outcomes for offenders. As this project is going to incorporate a large amount of hours in collecting the cans and crushing them for recycling, I have also put in place, in conjunction with the Department of Corrective Services, a system where offenders collect and crush cans as part of their community service work, both adult and juvenile.

I have been made aware that there is a can crushing machine at the disposal site in Kununurra which is currently not being utilised.

I would like to seek your permission to either have or loan this machine to take to Halls Creek to assist in the recycling project. Currently I have one hand can crushing machine

which is very slow and tedious and to have a machine that will crush numerous cans at a time would assist in the clean-up process immensely.

I look forward to your positive response to my request in due course.

Regards

*Debbie Dicks
Family and Domestic Violence Practitioner
Anglicare
88 Thomas Street
HALLS CREEK WA 6770*

Conditions of loan:

It is proposed that the loan be made conditional upon the machine being returned to the Shire when requested and in the same condition in which it was loaned.

ATTACHMENTS

Nil

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 PRESIDING OR BY DECISION

The Shire President refers to a late item tabled by the officer's in relation to the Dedication of Kalumburu Road.

Cr K Wright proposes a 5-minute adjournment to allow Councillors time to read the item.

COUNCIL DECISION

Minute No: 11442

Moved: C K Wright

Seconded: Cr J Parker

That Council adjourns the meeting for 5 minutes.

Carried unanimously 9/0

6:16pm –Meeting adjourned.

6:21pm – Meeting resumes.

15.1. Dedication of Kalumburu Road

DATE:	26 July 2016
AUTHOR:	David Klye, Director Infrastructure
RESPONSIBLE OFFICER:	David Klye, Director Infrastructure
FILE NO:	CP.02.5
DISCLOSURE OF INTERESTS:	Nil

VOTING REQUIREMENT

Simple Majority

OFFICER'S RECOMMENDATION

That Council;

- 1. Authorises the Chief Executive Officer to provide an indemnification from the Shire to the Minister for Lands (Government of Western Australia) against any claim for compensation in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the dedication of the Gibb River - Kalumburu Road in accordance with Section 56(4) of the *Land Administration Act 1997*, and**
- 2. Directs that the indemnification exclude costs associated with survey.**
- 3. That the road reserve is as indicated in the June 2014 resolution minute number 10453**

COUNCIL DECISION

Minute No: 11443

Moved: Cr K Wright

Seconded: Cr B Robinson

That Council;

- 1. Authorises the Chief Executive Officer to provide an indemnification from the Shire to the Minister for Lands (Government of Western Australia) against any claim for compensation in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the dedication of the Gibb River - Kalumburu Road in accordance with Section 56(4) of the *Land Administration Act 1997*, and**
- 2. Directs that the indemnification exclude costs associated with survey.**
- 3. That the road reserve is as indicated in the June 2014 resolution minute number 10453**

Carried unanimously 9/0

PURPOSE

To seek Council's endorsement for the Shire to indemnify the Minister for Lands against any claim for compensation in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request in accordance with Section 56(4) of the *Land Administration Act 1997*.

NATURE OF COUNCIL'S ROLE IN THE MATTER

Leader - plan and provide direction through policy and practices

Provider - provide physical infrastructure and essential services

BACKGROUND/ PREVIOUS CONSIDERATIONS BY COUNCIL/ COMMITTEE

On 15 December 2009, Council resolved the following:

Minute No. 8982

Moved: Cr K Wright

Seconded: Cr K Torres

That Council advise State Land Services that it is prepared to accept dedication of the (Gibb River) Kalumburu Rd from the junction of the Gibb River – Wyndham Road to the Kalumburu Aboriginal Community subject to:

- 1) there being no adverse effect on the aboriginal access road status of the road for funding purposes, and***

- 2) maintaining a 100 metre wide road reserve except where a reduced width on one side of the road centreline is required to reflect existing fence lines protecting critical infrastructure such as homestead airstrips.**

Carried Unanimously 8/0

On 24 June 2014, Council resolved the following:

Minute No. 10453

Moved: Cr B Robinson

Seconded: Cr S Cooke

That Council:

- 1) amends Council Resolution 8982 of 15 December 2009 by substituting the number 100m with 200m, and**
2) advises Department of Lands of the change.

Carried Unanimously 9/0

STATUTORY IMPLICATIONS

Section 56(4) of the *Land Administration Act 1997* applies to this report.

56. Dedication of land as road

- (1) *If in the district of a local government —*
- (a) *land is reserved or acquired for use by the public, or is used by the public, as a road under the care, control and management of the local government; or*
- (b) *in the case of land comprising a private road constructed and maintained to*
the satisfaction of the local government —
- (i) *the holder of the freehold in that land applies to the local government, requesting it to do so; or*
- (ii) *those holders of the freehold in rateable land abutting the private road, the aggregate of the rateable value of whose land is greater than one half of the rateable value of all the rateable land abutting the private road, apply to the local government, requesting it to do so;*
- or*
- (c) *land comprises a private road of which the public has had uninterrupted use for a period of not less than 10 years,*
and that land is described in a plan of survey, sketch plan or document, the local government may request the Minister to dedicate that land as a road.
- (2) *If a local government resolves to make a request under subsection (1), it must*
—

- (a) *in accordance with the regulations prepare and deliver the request to the Minister; and*
 - (b) *provide the Minister with sufficient information in a plan of survey, sketch plan or document to describe the dimensions of the proposed road.*
- (3) *On receiving a request delivered to him or her under subsection (2), the Minister must consider the request and may then —*
- (a) *subject to subsection (5), by order grant the request; or*
 - (b) *direct the relevant local government to reconsider the request, having regard to such matters as he or she thinks fit to mention in that direction; or*
 - (c) *refuse the request.*
- (4) *On the Minister granting a request under subsection (3), the relevant local government is liable to indemnify the Minister against any claim for compensation (not being a claim for compensation in respect of land referred to in subsection (6)) in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request.*
- (5) *To be dedicated under subsection (3)(a), land must immediately before the time of dedication be —*
- (a) *unallocated Crown land or, in the case of a private road, alienated land; and*
 - (b) *designated in the relevant plan of survey, sketch plan or document as having the purpose of a road.*
- (6) *If land referred to in subsection (1)(b) or (c) is dedicated under subsection (3)(a), a person with an interest in that land (including a person who has the benefit of an easement created under section 167A of the TLA) is not entitled to compensation because of that dedication.*

[Section 56 amended by No. 59 of 2000 s. 16.]

POLICY IMPLICATIONS

This report has no policy implications

FINANCIAL IMPLICATIONS

Standard procedure in the dedication of roads is for a Shire to indemnify the Minister for Lands against any claim for compensation in an amount equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request in accordance with Section 56(4) of the *Land Administration Act 1997*.

DoL has confirmed that the Native Title rights and interests over the Kalumburu Road have been determined to be extinguished, therefore it can be considered that the compensation that might be attributable to the Native Title holders as a result of dedication is nil.

The only other interests that exist within the proposed dedication alignment and that might attract some form of compensation are the Pastoral Leases. DoL has obtained an agreed surrender of the portion of road over Drysdale Station, however an agreed surrender over

the remaining Pastoral Leases (Gibb River, Doongan, Theda and Carson River) is yet to be obtained. Until the portions of proposed road are surrendered from these outstanding Pastoral Leases a definite liability for costs associated with the dedication will remain (costs could arise through a dedication occurring via compulsory acquisition of the area from the pastoral leases). However it should be noted that DoL is not proposing a compulsory acquisition of the area to be dedicated as road, rather it is seeking the voluntary surrender of the road area. With a voluntary surrender, the lessee's interest in that area of land would be surrendered, along with its right to claim for compensation – and any perceived liability of the Shire in regard to a claim for compensation in that regard.

DoL is proposing to cover all costs associated with the survey. This normally would be something that the local government would be liable for as part of an indemnification. It is recommended that the Shire note in any indemnification that the indemnification excludes survey costs.

DoL is not contemplating any further costs as part of the road dedication.

STRATEGIC IMPLICATIONS

Strategic Community Plan 2012-2022

Goal 2: Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure

Objective 2.3: Assets are appropriate for their intended purpose and factor in whole of life costing and maintenance

Strategy 2.3.1 : Manage and maintain assets in a strategic and cost effective manner

Strategy 2.3.2 : Plan, design and budget for sustainable infrastructure

RISK IMPLICATIONS

Risk:

Inability to deliver levels of service expected by the community.

Control:

Current budget and service levels.

COMMUNITY ENGAGEMENT

No community engagement is required in relation to this matter.

COMMENTS

The Shire received an email from DoL requesting that the Shire indemnify the Minister for Lands against any claim for compensation and any other costs associated with dedication in accordance with Section 56(4) of the *Land Administration Act 1997*.

The indemnification is in relation to costs incurred in considering and dedicating the road. In the current circumstances, with proposed surrender and existing confirmation of extinguishment of Native Title rights and interest, there is no need for the Minister to

undertake any land resumptions or other actions that might reasonably result in a claim for compensation to the Shire. The risk has been mitigated to the greatest extent possible.

The Shire has received advice from the DoL that Native Title rights and interests over the Kalumburu Road have been determined to be extinguished, that DoL has obtained voluntary surrender of the portion of road over Drysdale Station, that DoL is proposing to cover all costs associated with the survey and that DoL is not contemplating any further costs as part of the road dedication. It can therefore be considered that the risk of a claim being brought for compensation is small.

The statutory requirement for the local government to indemnify the minister under Section 56 of the *Land Administration Act 1997* remains and must be satisfied before the road dedication can be finalised.

ATTACHMENTS

Nil

16. MATTERS BEHIND CLOSED DOORS

Nil

17. CLOSURE

The Shire President declares the meeting closed at 6:31pm.