

SHIRE OF YORK

**MINUTES OF THE ORDINARY
MEETING OF THE COUNCIL
HELD ON 18 AUGUST, 2008
COMMENCING AT 3.01PM IN THE
LESSER HALL, YORK**

SHIRE OF YORK
DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of York for any act, omission or statement or intimation occurring during Council meetings.

The Shire of York disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council meetings.

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

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a license, any statement or intimation of approval made by any member or Officer of the Shire of York during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of York.

The Shire of York notifies that anyone who has any application lodged with the Shire of York must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the Shire of York in respect of the application.

RAY HOOPER
CHIEF EXECUTIVE OFFICER

Table of Contents

1. OPENING.....	7
2. ATTENDANCE	7
3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE.....	7
4. PUBLIC QUESTION TIME	7
5. APPLICATIONS FOR LEAVE OF ABSENCE	8
6. PETITIONS / PRESENTATIONS / DEPUTATIONS	8
7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING	8
7.1 <i>Minutes of the Ordinary Meeting of Council held July 21, 2008.....</i>	<i>8</i>
8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION.....	9
9. OFFICER'S REPORTS.....	9
9.1 <i>Development Services</i>	<i>11</i>
9.1.1 Reduced Setbacks	13
9.1.2 Rezoning Lot 4 Great Southern Highway, York	21
9.1.3 Planning Policy – Sea Containers	63
9.1.4 Scheme Amendment No 33 - Sewerage Infill Program.....	69
9.1.5 Scheme Amendment No 35 – Flood Fringe Development.....	83
9.1.6 Proposed Development Aged Care Facility	101
9.1.7 Recreation and Open Space Strategy.....	105
9.1.8 Lot 54 Carter Road, York	127
9.2 <i>Administration Reports.....</i>	<i>133</i>
9.2.1 Reconsideration of Resolution No. 100808.....	135
9.2.2 SEAVROC – Minutes and Memorandum of Understanding.....	145
9.2.3 Application to Resume Gazetted Road at Quellington	175
9.2.4 Dedication of Portion of Railway Street, York	181
9.2.5 Dedication – Indemnity Minister	183
9.2.6 Dedication and Closure of Portion of Moore Road.....	189
9.3 <i>Finance Reports.....</i>	<i>195</i>
9.3.1 Forrest Oval Precinct – Sport and Recreation – Master Plan	197
9.5 <i>Late Reports.....</i>	<i>207</i>
9.5.1 Finance Report July 2008	209
9.5.2 Approval of Road Names	281
9.4 <i>Confidential Reports.....</i>	<i>283</i>
9.4.1 Proposed Prosecution – Simon and Heather Saint.....	285
10. NEXT MEETING	291
11. CLOSURE.....	291



SHIRE OF YORK

THE ORDINARY MEETING OF THE COUNCIL
HELD ON MONDAY, AUGUST 18, 2008, COMMENCING AT
3.01PM IN THE LESSER HALL, YORK.

1. OPENING

- 1.1 The Shire President, Cr Pat Hooper declared the meeting open at 3.01pm
- 1.2 The Chief Executive Officer, Mr Ray Hooper, read the disclaimer
- 1.3 Announcement of Visitors - Nil
- 1.4 Announcement of any Declared Financial Interests
Cr Trevor Randell declared a Financial Interest in Items 9.1.5 and 9.5.2.
Cr Ashley Fisher declared a Financial Interest in Item 9.1.5.
MATs Tyhscha Cochrane declared an Impartiality Interest in Item 9.2.1.

2. ATTENDANCE

- 2.1 Members
Cr Pat Hooper, President; Cr Brian Lawrance, Deputy President; Cr Tony Boyle; Cr Trevor Randell; Cr Ashley Fisher; Cr Tricia Walters
- 2.2 Staff
CEO Ray Hooper, DCEO Graham Stanley, MATs Tyhscha Cochrane, EHO/BS Peter Stevens, Planner David Lawn, ESO Julieanne Treloar
- 2.3 Apologies - Nil
- 2.4 Leave of Absence Previously Approved – Cr Pat Hooper has had a leave of absence approved for the period of the 19th August, 2008 to the 19th October, 2008.
- 2.5 Number of People in Gallery at Commencement of Meeting - 11

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

- 3.1 Previous Public Questions Taken on Notice - Nil
- 3.2 Written Questions – Current Agenda - Nil

4. PUBLIC QUESTION TIME

Yvonne Dols, 7 Grey St, York WA 6302

Question: On page 87 of the agenda, Clause c, I believe the statement 'A caveat by the Shire is not sufficient to obviate liability against claims of negligence' yet on page 100, Clause h, Council is going completely against this advice, given by a legal advisor and insurer, paid by the Shire ie the ratepayers. Does this make sense? Are you still going ahead despite of this advice?

Answer: The matter is taken on notice.

Roma Paton, 30 Bouverie Rd, York WA 6302

Question: It is noted that the Shire of Northam passed Cat Laws at their last meeting. Would the Shire of York consider doing the same to reduce the number of wandering cats here?

Answer: The Shire of York would consider a Local Law if there was community support

Carol Bozich – 2 Mansfield St, York WA

Question 1: I would like to know when the draft for the budget is going to be available for the residents and ratepayers to view as there may be some people that would like to have some say or comments that they would like to submit to Council?

Answer: The draft budget will be available within the next two weeks.

Question 2: On the 6/8/08 I noticed that the recycle bin was not an Avon Waste truck but one from the City of Gosnells, clearly printed on the side of the truck. For what purpose was the normal Avon Waste (recycle bin) truck not used?

Answer: If the question is put in writing to the Shire it will be checked with the contractor.

5. APPLICATIONS FOR LEAVE OF ABSENCE - Nil

6. PETITIONS / PRESENTATIONS / DEPUTATIONS - Nil

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

7.1 Minutes of the Ordinary Meeting of Council held July 21, 2008

Corrections

Page No.	Item No.	Resolution No.	Mover	Second	Vote
46	9.1.3	060708	Lawrance	Fisher	6/0
71	9.1.4	070708	Walters	Boyle	6/0
83	9.1.5	080708	Walters	Boyle	6/0
95	9.1.6	090708	Lawrance	Fisher	6/0
99	9.1.7	100708	Boyle	Randell	4/2
117	9.2.1	130708	Fisher	Lost for want of a second	

Confirmation

**RESOLUTION
010808**

Moved Cr Randell

Seconded Cr Boyle

“That the minutes of the Ordinary Council Meeting, as corrected above, held July 21, 2008 be confirmed as a correct record of proceedings.”

CARRIED (6/0)

8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

- Congratulations to Cr Fisher on the recent birth of his second child, a daughter named Maddison, and to Cr Boyle on the birth of his first grand child, a girl named Jasmine.
- Congratulations to Youth Officer Kim Crawford, the Youth Advisory Committee and the York District High School on winning the Secondary School category in the 'Banners in the Terrace' competition run by the WA Local Government Association and Cr's Randell and Lawrance for their involvement with these groups.
- Congratulations to Mrs Yvonne Dols on her selection as the Green's candidate in the upcoming state election.
- After the last month of negative publicity about York I would like to congratulate the community groups in York for their positive efforts to improve York as a place to live and to visit.

9. OFFICER'S REPORTS

9.1 Development Services

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.1 Reduced Setbacks

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO: An 1.60165
COUNCIL DATE: 18 August 2008
REPORT DATE: 11 August 2008
LOCATION/ADDRESS: Lot 140 Andrews Avenue, York
APPLICANT: Mr C E Duncan
SENIOR OFFICER: Mr R Hooper, CEO
REPORTING OFFICER: Mrs T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil
APPENDICES: Appendix A – Site Plan
Appendix B – Building Plans
DOCUMENTS TABLED: Residential Design Codes of WA

Summary:

An application has been made for a reduced rear boundary setback for a 90m² Colourbond residential shed in accordance with the Residential Design Codes of Western Australia (**the R codes**).

Background:

The R codes allow for the size of outbuildings to be 60m² or 10% in aggregate of the site area, whichever is the lesser, however the internal procedures allow up to 100m². The R codes Section 2.3 – Discretionary Approval, which states:

“The Codes have been drafted to provide, via the “deemed-to-comply” Acceptable Development provisions, a straightforward pathway to approval. Where a proposal does not comply with the Acceptable Development requirements, approval of the Council for those matters not complying is required. Where a Council refuses such an application an appeal may be lodged according to the provisions of the Planning and Development Act 2005.

Where any Acceptable Development provision is not met, an applicant may seek a discretionary approval from Council. All Codes provisions (with the exception of the site area requirements set out in Table 1) are open to the exercise of discretion.

In considering whether to grant a discretionary approval, Councils should adopt a consistent approach taking into account:

- *The Performance Criteria relating to the matter for which discretionary approval is sought;*
- *The relevant provisions of the Scheme; and*
- *The relevant contents of a Local Planning Policy prepared in accordance with the Codes.*

A Council should not refuse an application that meets Acceptable Development requirements unless there are more stringent town planning scheme or Local Planning Policy provisions that are unmet.”

A shed with a floor area of 43.8m² exists on the adjoining property with a 1.5 metre setback from the rear and side boundaries.

The properties within York Estates are dual zoned R5/R10. Should reticulated sewerage

become available there may be the potential for future subdivision.

Consultation:

In accordance with the R codes the surrounding landowners were notified and out of the 3 landowners that were provided with the information and requested for comments only one landowner objected to the proposal.

Submission received 19 July 2008

"On behalf of my wife and myself, I wish to register strong opposition to the requested code variations to allow construction of a shed on Lot 140 Andrews Avenue – York

The proposed shed is –

- 50% larger than allowed within the subdivision, and*
- to be located 2 metres from the rear boundary when the requirement is 6 metres - a 66% reduction.*

Given that the shed dimensions are increased, I assume that this would also result in the height of the shed being increased, impacting views to Mt Bakewell and surrounding hills.

When purchasing land in any subdivision or estate, the purchaser does so with full knowledge of the various restrictions, and as a consequence, should proceed to settlement only if prepared to comply with those conditions.

The owner in seeking variation to those conditions does so with no regard to immediate neighbours or the integrity of the estate. To seek minor variations based on a justifiable circumstance would be worthy of consideration, however, Mr Duncan is seeking large variations designed to maximise benefits for himself, and with no regard for anyone else.

Mr Duncan has already successfully applied for a variation to build his house forward of the required setback...and this variation was 25% - see attached our objection to that variation. He is clearly buoyed by his initial success and is seeking to maximise the amount of space available to him and his land. If he is seeking to build a larger shed, then why is he not prepared to consider building it within the 6 (six) metres limitation. I would also question what his real intent is for the use of such an enormous shed; one could only assume for a large truck or machinery.

It appears Mr Duncan's motivation is totally self serving and with complete disregard for the others who have purchased land in the estate. I submit that Mr Duncan should have more appropriately purchased a small property outside of town boundaries.

If these variations are approved by council, I will consider that the integrity of my land purchase will be compromised and my property devalued as a consequence.

I would appreciate if council considerations would include the impact of ALL other owners in the estate, as I expect approval of these code variations will set a precedence."

Attachment provided with submission

"Re: Lot 140 Andrews Avenue – York

Please find attached paperwork registering our objection to the proposed variation to 'setback' for the above. We consider the variation of 3 (three) metres to be excessive. Had we earlier notice or been consulted in relation to the proposed change, we would have considered negotiation.

People purchasing land in the York Estates all did so knowing the restrictions and building requirements. The block sizes and associated setbacks provide a sense of space and isolation from immediate neighbours and it is therefore unacceptable to have the next door house protruding forward and impacting the line of vision. On viewing the site plan it is apparent that there is over 16 (sixteen) metres at the rear of the property, and 13 (thirteen) metres and 10 (ten) metres at the sides. It is therefore incongruous to have the least setback at the front of the house which requires a variation to the original conditions of purchase. Clearly the house could be relocated on the block to meet the original setback requirements.

It is apparent that the owners of Lot 140 and/or Country Builders WA have had considerable time to negotiate with neighbours and then to prepare plans. It is unacceptable then to impose a two week response time for objections to the proposal. Your letter was received by us on 14 January 2008 with an imposed response date of 28 January 2008. Had we been away on holidays we would have been denied the opportunity to comment.

Our objection is therefore both in relation to the principle and to the process.

You will be aware that we are in seeking to sell our property at Lot 139 and we are concerned that this variation may impact the future sale of our land. To protect the interest of the future owner of Lot 139, we submit that if this variation is approved contrary to our objection, then it should be that it sets a precedent for other properties, at least those in the same street.

Please ensure that a copy of this letter is forwarded to the Shire of York relating to the determination of this matter as we will be following up with them in relation to the outcome."

Statutory Environment:

Planning & Development Act 2005

Residential Design Codes of Western Australia (Tabled)

Policy Implications:

Nil.

Financial Implications:

Administration time in preparing report to Council.

Strategic Implications:

Nil.

Voting Requirements:

Absolute Majority Required: **No**

Site Inspection:

Site Inspection Undertaken: **Yes.** A site inspection revealed at least five lots for sale in the area bounded by Andrews Avenue and Langford Road (14 individual lots).

Triple bottom Line Assessment:

Economic Implications:

N/A

Social Implications:

Good residential planning and design ensures social amenity is upheld in the community.

Environmental Implications:

Water run off from the shed must be contained within the property.

Comment:

The applicant has requested a reduced rear setback for a residential shed at Lot 149 Andrews Avenue. In accordance with the R codes Council needs to consider comments and adverse impacts on the surrounding landowners.

The R Codes specifically refer to 3 major elements when considering setbacks which are;

- Building Heights
- Privacy
- Design For Climate

The height of the wall of the shed is 3.4 metres, which does not comply with Section 3.10.1 of the R-Codes, however does comply with the internal procedures that allow for up to 3.5 metres.

The shed has been located in such a way that there are no openings to the adjoining lots and it is a non habitable structure so there are limited, if any, issues with privacy due to the reduced setback.

Design for climate relates to shadowing effects of buildings. The shed is located at the north west corner of the property. The property slopes downward towards Mt Bakewell.

The objector comments about the following:

- 50% larger than allowed within the subdivision. – The R codes allows for 60m² and the proposal is for 90m², which is 50% larger than allowable.
- Impact on views to Mt Bakewell – The property slopes downward towards Mt Bakewell and is located on the corner of Andrews Ave and Langford Rd and will not impact greatly on any other property view lines.
- Comply with conditions – conditions can be modified if the Acceptable Development requirements can be met.
- Devaluing of property is not considered in the R codes and cannot be substantiated. It might be argued that the applicant's new house and proposed shed will increase the land values in the area.
- Set a precedent - a precedent already exists with the location of a shed adjoining the property located at 1.5 metres from the rear and side boundaries (although it is under the 60m² in size).

It should also be considered that the landowner who objected to the proposal does not have a house on the block and has the block on the market and may have no intention of living there at this stage.

York Estates Stage 2, which includes this property is a highly visible landform in the townsite and a shed of 90m² may be obtrusive on the landscape and detract from the aesthetics and amenity of the area. No information has been provided for the size or proposed use of the shed.

OFFICER RECOMMENDATION

Resolution 020808

Moved Cr Boyle

Seconded Cr Lawrance

“That Council:

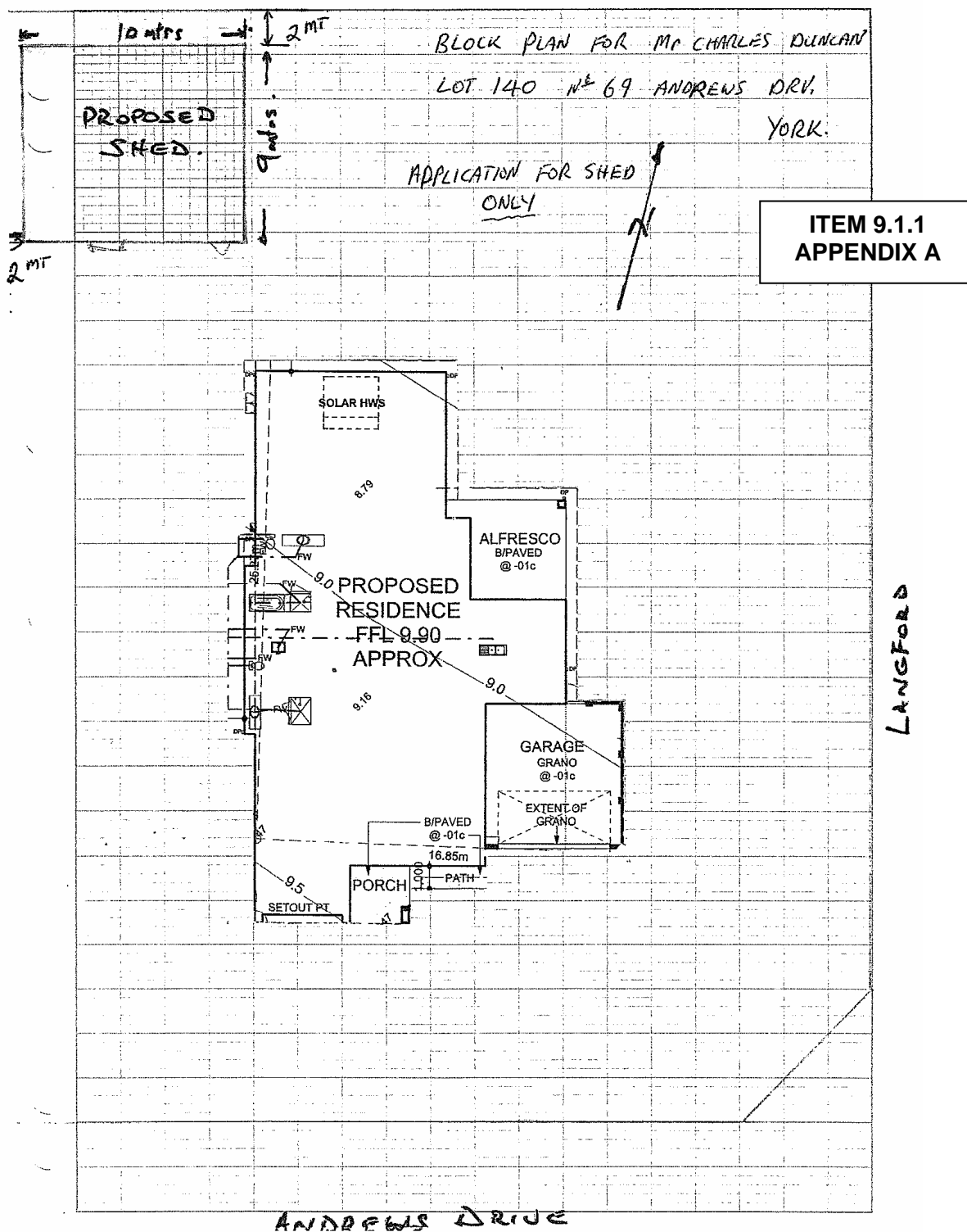
Approve the reduced setback of two metres from the rear and side boundary for the construction of a 60m² shed on Lot 140 Andrews Avenue subject to;

- 1. A building licence being issued.***
- 2. Stormwater from the shed is to be contained on the property.***
- 3. Non- reflective colorbond cladding is to be used for the shed.***
- 4. The shed is to be built within 12 months of the issuance of a building licence.”***

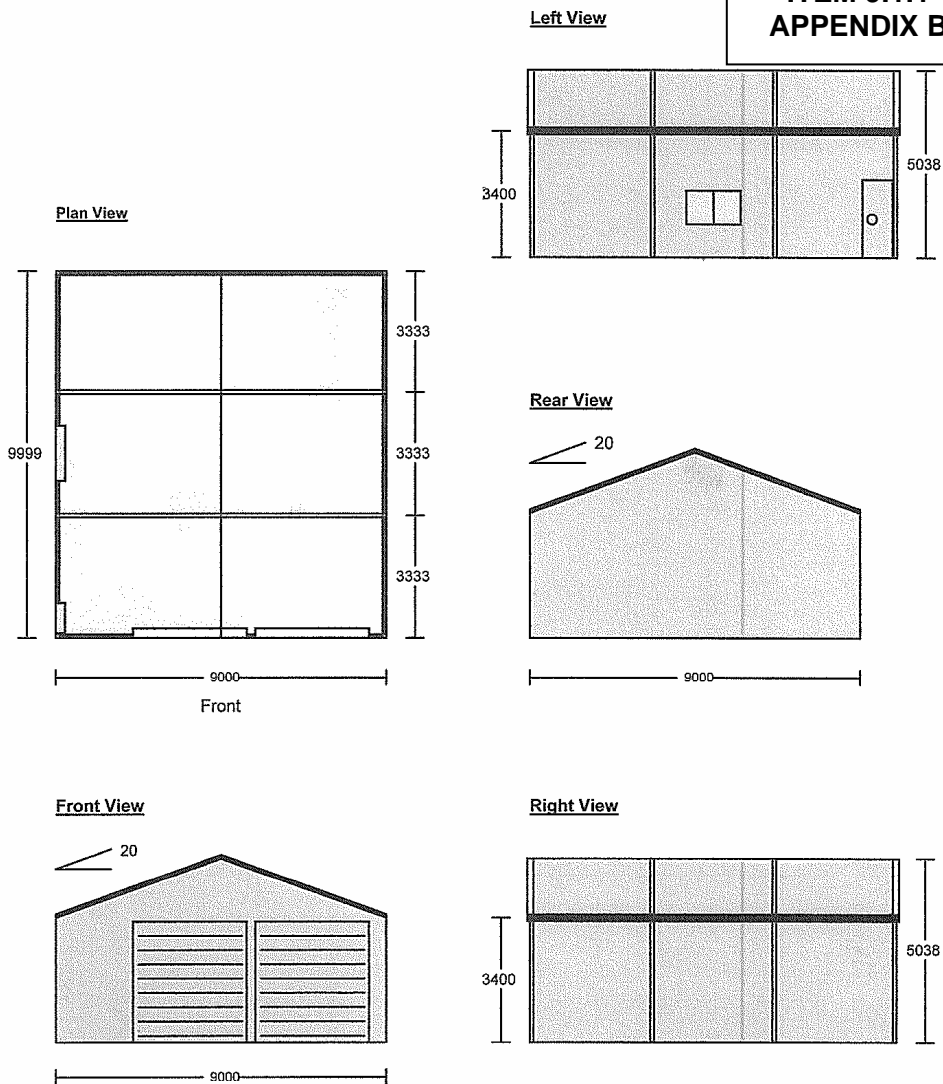
Advice Note:

An oversize shed that does not require a variation to setbacks may be approved by Council.

CARRIED (6/0)



**ITEM 9.1.1
APPENDIX B**



THE Shed Company York
Phone: (08) 9641 2526
Fax: (08) 9641 2553

Client - DUNCAN, Charlie
Site Address -
Wind Rating - N2 (W33N)
Quote Number - Q-DME-001-00032

Date - 7/1/2008
Drawn By - Terry Edwards
Sheet No - 1/1

9. OFFICER'S REPORTS

9.1 DEVELOPMENT REPORTS

9.1.2 Rezoning Lot 4 Great Southern Highway, York

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO:	PS. TPS.26
COUNCIL DATE:	19 August 2008
REPORT DATE:	12 August 2008
LOCATION/ADDRESS:	Lot 4 Great Southern Highway, York
APPLICANT:	Peter Webb and Associates for Lillyville P/L
SENIOR OFFICER:	R Hooper, CEO
REPORTING OFFICER:	David Lawn
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A - Scheme Amendment 31 Appendix B – Schedule of Submissions - ODP
DOCUMENTS TABLED:	Large Mapping – ODP

Summary:

The Outline Development Plan has been advertised and circulated to all relevant government agencies.

Background:

The proposal is for the development of 10 Rural Residential Lots. The consultants provided a comprehensive report including a land capability study.

Consultation:

Consultation has been undertaken and responses received.

No objections were received with the exception of Main Roads WA.

MRWA have requested a deferment of the rezoning and development until the future GSH by-pass route is established. There are two options for the future crossing of the Avon River.

Statutory Environment:

The land is currently zoned General Agriculture.

The proposed zoning is Rural Residential in accordance with the ODP.

The Local Planning Strategy earmarked this area as suitable for Rural Residential development.

Policy Implications:

Nil.

Financial Implications:

The applicant is to cover all costs involved in the rezoning process.

Developer contributions will apply.

Strategic Implications:

Compatible with the Local Planning Strategy.

Voting Requirements:

Absolute Majority Required: **Yes**

Site Inspection:**Site Inspection Undertaken:**

Several site inspections carried out during the preparation of the ODP.

Triple bottom Line Assessment:**Economic Implications:**

Additional lots for Rural Residential occupancy and to support local businesses.

Social Implications:

Additional residents to the town.

Environmental Implications:

Providing the recommendations of the EPA are complied with there will be no adverse affects.

Comment:

The proposal is compliant with the Local Planning Strategy and the consultants have been thorough in their submission.

The deferment of the development from the absence of an established route for the GSH realignment is not acceptable. The two optional routes could be included on the Development Plans keeping construction and improvements well away from the boundaries of the future road, which could be included in an easement or other imposition to protect the land for that purpose.

OFFICER RECOMMENDATION**Resolution**

030808

Moved Cr Lawrance

Seconded Cr Boyle

“That Council:

1. *initiate Scheme Amendment No 31 in accordance with the attached document labelled Appendix A and the following:*

a) *rezone Lot 4 Great Southern Highway from General Agriculture Zone to Rural Residential Zone;*

b) *Add to Schedule 6 the following:*

Subject to the alteration to point 13 of Schedule 6 to read :

“No residential building may be constructed or occupied within 50 metres of any easement or reservation dedicated to a river crossing to connect to the Great Southern Highway Route as required by Mains Road W.A.”

and the addition of:

“Advice Note: Subject to an advertising period of 42 days.”.

CARRIED (6/0)

SCHEDULE 6 - RURAL RESIDENTIAL ZONES

AREA	REQUIREMENTS
Lot 4 Great Southern Highway, York	1 Subdivision is to be generally in accordance with the Outline Development Plan approved by the Western Australian Planning Commission.
	2 Natural vegetation is not to be cleared from any lot except: <ul style="list-style-type: none"> (a) To comply with the requirements of the <i>Bush Fires Act 1954</i>. (b) As may be reasonably required to construct an approved building and curtilage thereto within an approved building envelope. (c) To gain vehicular access to the curtilage of an approved dwelling. (d) As may be approved by the Council.
	3 A building envelope with an area that is no greater than 15% of the lot area is to be approved by the Council for each lot. The Council may request the nomination of a building envelope as a condition of any subdivision approval. Development is not permitted on a lot unless a building envelope has been identified and approved by the Council.
	4 Unless in the opinion of the Council a lot is suitably vegetated the Council may require a landscaping plan that identifies areas to be revegetated to be submitted with any application for planning consent.
	5 The Council is not to permit development of second-hand relocated or transported dwellings or outbuildings on a lot. New transportable dwellings and/or outbuildings may be permitted subject to the provisions of the Scheme.
	6 Outbuildings approved by the Council are to be complementary to the dwelling on the land in terms of the colour and texture of external building materials, and are to be located within the building envelope for that lot.
	7 The disposal of liquid wastes on a lot is to be carried out by the installation of an Aerobic Treatment Unit (ATU) to the satisfaction of the Council and the Department of Health. A dwelling is not to be occupied without the prior approval and installation of such a disposal system.
	8 On-site systems for the disposal of liquid wastes are to be separated by at least 50 metres from the nearest watercourse or water body. A greater separation may be required to account for soil conditions, slope, drainage, and vegetation.
	9 The Council may permit the keeping of grazing animals on a lot subject to adequate measures to prevent: <ul style="list-style-type: none"> (a) erosion; (b) export of nutrients from the lot; or (c) incursion into and damage to areas of remnant vegetation or replanted areas.
	10 The Council may request the construction of contour banks and seepage interceptor drains as a condition of any subdivision approval. Contour banks and drains which traverse a lot are to be maintained in working order by the owner of the lot to the satisfaction of the Council and shall not be altered without the prior approval of the Council.
	11 The Council may request the installation of strategic firebreaks, gates, and other fire fighting measures as conditions of any subdivision approval.
	12 No building or inappropriate land use may be permitted on land subject to the 100 Year ARI without first demonstrating that adequate measures have been taken to render the land free from inundation.
	13 No residential building may be constructed or occupied within 50 metres of any easement or reservation dedicated to a river crossing to connect to the Great Southern Highway Route as required by Mains Road W.A.
	14 All lots shall be fenced prior to the sale of any lot.
	15 Developer Contributions.
	16 Public Open Space Contributions.

Planning and Development Act 2005
Shire of York
Town Planning Scheme No. 2
Outline Development Plan – Lot 4 Great Southern Highway, York
Schedule of Submissions

No.	Ratepayer/Resident or Agency	Submission	Comment	Council's Recommendation	Commission's Recommendation
1	Water Corporation	1. No objection. Scheme water supply is not available in this area of York. The Water Corporation does not have plans to extend any water mains within the Shire. If a reticulated water supply was requested, all costs would be the responsibility of the proponent.	Noted.	The submission is noted and advice will be provided to the proponent.	
2.	Public Transport Authority	1. No objection to the proposal.	Noted.	The submission is noted no change recommended.	
3	Main Roads WA	1. Main Roads is not prepared to support a rezoning or subdivision until such time as the location and alignment of future heavy haulage transport corridors is decided. 2. Development immediately south of York in the vicinity of CBH needs to be restricted until such time as these corridors have been defined.	Noted.	The submission is noted, however it is considered inappropriate to delay development until such time as the location and alignment of future heavy haulage transport corridors are decided upon, as this has been in progress since 2006. The Local Planning Strategy is flexible and can be modified from	

**ITEM 9.1.2
APPENDIX A**

				<p>time to time. It is believed that an indicative 50 metres for each road reserve (Cold Harbour and Hoops Road) can be inserted in the future and that the ODP does not need to be held up at this time.</p> <p>Comments shall be provided to the proponent and a request will be made to liaise with Council and Main Roads for a final plan. Council has been liaising with Main Roads on the structure plan for an extended area around CBH and all comments provided June 2006 were forwarded to the WAPC.</p>	
		<p>3. Subdivisions outside of townships where higher speed zoning is a factor need to include a road system independent of highways or main roads, which preferably connect to local roads. It is not the function of highways and main roads to provide a basis for subdivision. The safety and uninterrupted passage of through traffic must be given highest priority. The existing geometry of Great Southern Highway at this location does not support subdivisions that require multiple accesses onto the highway.</p>	<p>Noted.</p> <p>Agreed.</p>	<p>Noted some changes recommended.</p> <p>Agreed, to incorporate into the Outline</p>	
4	Department of Environment and Conservation	<p>No objection to the proposal with the following recommendations:</p> <p>1. Preservation of the vegetation on the Avon River floodplain, identified</p>			

		as an Environmentally Sensitive Area. No development to occur within this area. In addition the fringing vegetation should be fenced off to prevent degradation from human activity.		Development Plan.	
	2.	To preserve the integrity of the Avon River and its associated vegetation within the buffer, that weed control be undertaken and subsequent revegetation of the riparian and adjoining dry land zone be implemented using indigenous species of local provenance.	Agreed.	Agreed, to incorporate into the Outline Development Plan.	
	3.	The proponent develops a revegetation plan for the proposed buffer area to the approval of the Shire of York.	Noted.	Agreed that a revegetation plan be completed for the proposed buffer area, but this should be to the satisfaction of DEC, not the Council.	
	4.	Recommends that the overstorey vegetation scattered across Lot 4 be protected wherever possible. Building envelopes on each of the proposed new lots should be sited in existing cleared	Agreed.	Agreed, building envelopes to be included.	

		areas to avoid the need for clearing of vegetation.	Agreed.	Agreed, advice to be provided to applicant and incorporated into the Outline Development Plan.	
	5.	The proponent should ensure that no flora species known to be invasive or environmentally damaging (i.e. weeds) are used in any landscaping or revegetation of the proposed new lots. Any revegetation should only use local provenance species suited to the soil type and topography.	Agreed.	Agreed, advice to be provided to applicant and attached to Outline Development Plan.	
	6.	The proponent to provide for all new landholders a copy of 'Caring for Your Land' resource available from the Eastern Metropolitan Region Council.	Agreed.	Agreed, advice to be provided to applicant and incorporated into the Outline Development Plan.	
	7.	The proponent to present a surface water management plan that is accepted by the Shire of York that will control road drainage and minimise excess surface water draining into the waterways in order to prevent potential erosion and eutrophication.	Agreed.	Agreed, advice to be provided to applicant and incorporated into the Outline Development Plan.	
	8.	Exemptions to the Clearing Regulations do not apply in	Noted.	Noted, advice to be	

		areas that are classified as Environmentally Sensitive Areas.		provided to applicant.	
5	Western Power	<p>No objection to Outline Development Plan.</p> <p>Perth One Call Service must be contacted and location details of WP's underground cables obtained prior to any excavation commencing.</p> <p>Work Safe requirements must be observed when excavation work is undertaken in the vicinity of WP's assets.</p> <p>Cost of any changes to the existing system will be the responsibility of the developer.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>Noted no change..</p> <p>Provide advice to applicant.</p> <p>Provide advice to applicant.</p> <p>Provide advice to applicant.</p>	
6	Health Department	<p>No objection to the Outline Development Plan, as on-site disposal of wastewater is considered achievable on the subject land due to the large lot sizes.</p>	Agreed.	Agreed no change.	
7	Heritage Council of WA	No objection to the Outline Development Plan, as it will not impact on any place listed in the State Register of Heritage Places.	Noted.	Noted no change.	

Chief Executive Officer

Date

Shire of York

Town Planning Scheme No. 2

SCHEME AMENDMENT DOCUMENTS

Amendment No. 31

**Shire of York
Town Planning Scheme No. 2
Amendment No. 31**

**Rezoning Lot 4 Great Southern Highway,
York**

from

General Agriculture

to

Rural Residential

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

Shire of York
TOWN PLANNING SCHEME No. 2

RESOLVED THAT Council in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

- i. rezoning Lot 4 Great Southern Highway, York from 'General Agriculture' to 'Rural Residential'.
- ii. inserting into Schedule 6 of the Scheme, provisions for the land in relation to particular requirements of the Rural Residential zone.

AREA	REQUIREMENTS
<u>YORK</u> Lot 4 Great Southern Highway, York	<ol style="list-style-type: none">1. Subdivision shall be in accordance with an outline development plan (subdivision guide plan) that is to be prepared and adopted in accordance with Clause 4.13.2 (b) of the Scheme.2. Lot sizes are generally to be a minimum of 4.0 hectares.3. A building exclusion zone is to be approved for each lot by the local government.4. All development is to have a minimum habitable floor level of 172.62 metres AHD, to the satisfaction of the local government and Department of Water.5. On-site effluent disposal systems are required to be set back at least 30.0 metres from the Avon River and associated drainage lines.6. Lots are to be serviced with potable water from 92,000 litre rainwater tanks.7. Revegetated areas are to be maintained by purchasers of lots in the subdivision.8. The local government may permit the keeping of stock on a lot subject to adequate measures being undertaken to prevent:<ol style="list-style-type: none">a. overstocking (strict limitations will be applied);b. erosion;c. export of nutrients from the lot into the Avon River; andd. damage of replanted areas along drainage line.

(continued on next page)

(cont.)

AREA	REQUIREMENTS
	<p>10. The landowners of each lot are to install fences along the rear of lots which back onto the reservation abutting the Avon River to prevent stock from grazing on vegetation contained within the reserve.</p> <p>11. The colour and style of any improvements are to be visually compatible with the area.</p> <p>12. These conditions are to be read in conjunction with the Scheme requirements for the Rural Residential zone, including Clause 4.1.3 - 'Rural Residential zone'. Where conflict exists, the conditions of this Schedule will prevail.</p>

iii. amend the Scheme Map, accordingly.

Dated this..... day of 200

.....
Chief Executive Officer

File No:.....
Part of Agenda:.....

MINISTER FOR PLANNING AND INFRASTRUCTURE

PROPOSAL TO AMEND A SCHEME

1. *LOCAL AUTHORITY:* Shire of York
 2. *DESCRIPTION OF LOCAL PLANNING SCHEME:* Town Planning Scheme No. 2
 3. *TYPE OF SCHEME:* Local Planning Scheme
 4. *SERIAL No. OF AMENDMENT:* Amendment No. 31
 5. *PROPOSAL:* Proposal to amend Town Planning Scheme No.2 by rezoning Lot 4 Great Southern Highway, York from General Agriculture to Rural Residential.
-

SCHEME AMENDMENT REPORT

**REPORT ON SCHEME AMENDMENT No. 31
TOWN PLANNING SCHEME No. 2
Shire of York**

MINISTER'S REF : _____
COUNCIL'S REF: _____

CONSULTANT'S REF: C1443amend1

<i>Landowner:</i>	Lillyville Pty Ltd
<i>Property Description:</i>	Lot 4 Great Southern Highway, York
<i>Certificate of Title:</i>	Volume 2152, Folio 75
<i>Area:</i>	42.5486 hectares
<i>Local Authority:</i>	Shire of York
<i>Date:</i>	March 2008
<i>Proposal:</i>	Proposal to amend Town Planning Scheme No.2 by rezoning Lot 4 Great Southern Highway, York from General Agriculture to Rural Residential.

Consultant:

Peter D Webb and Associates
Consultants in Town Planning & Urban Design
Unit 2, 19 York Street, Subiaco WA 6008
PO Box 920, Subiaco WA 6904
Telephone: (08) 9388 7111
Facsimile: (08) 9388 7240
email: planning@webbplan.com.au

Amendment No.31 to Shire of York Town Planning Scheme No.2

File: C1443amend1.doc

1.0 INTRODUCTION

The land the subject of this report, Lot 4 Great Southern Highway, York, is subject to the provisions of the Shire of York Town Planning Scheme No.2 (TPS2). The Shire's Local Planning Strategy (LPS) identifies a significant portion of the subject land as 'Rural Residential *Stage 1*' with the remaining portion of the land being identified as 'Town Expansion Precinct'.

As part of this Amendment proposal, an Outline Development Plan (ODP) illustrating the proposed eventual subdivision of the land into ten (10) Rural Residential zoned lots was presented to the Shire Council at its Meeting held on November 29, 2007. (Refer to Annexure 1: Council Minutes, November 19, 2007.) At this Meeting, the Council resolved to receive and advertise for public comment the ODP for a period of 28 days. This advertising period commenced on January 16, 2008 and closed on February 15, 2008. No submissions were received by the Shire in response to this advertised proposal.

Approval is therefore now sought to amend the Shire of York TPS2 by rezoning Lot 4 Great Southern Highway, York from 'General Agriculture' to 'Rural Residential', generally in accordance with the ODP, annexed hereto.

2.0 LOCATION AND SITE PARTICULARS

The subject land comprises Lot 4 Great Southern Highway, York and is described on Certificate of Title Volume 2152, Folio 75 as being Lot 4 on Deposited Plan 5763. Lot 4 has a total land area of 42.5486 hectares (however information and mapping obtained from Landgate suggests that the land area of 47.6 hectares). The lot has a frontage to Great Southern Highway of approximately 2203.40 metres, a southern side boundary length of 269.38 metres, a northern side boundary length of 363.02 metres and a rear (eastern) boundary length, which backs onto the Avon River, of 2088.72 metres. (Refer to Annexure 2: Certificate of Title.)

The land is bounded by the Avon River to the east; Greenhills Railway to the north and Great Southern Highway and the Eastern Railway to the west. (Refer below to Figure 1: Location Plan.)

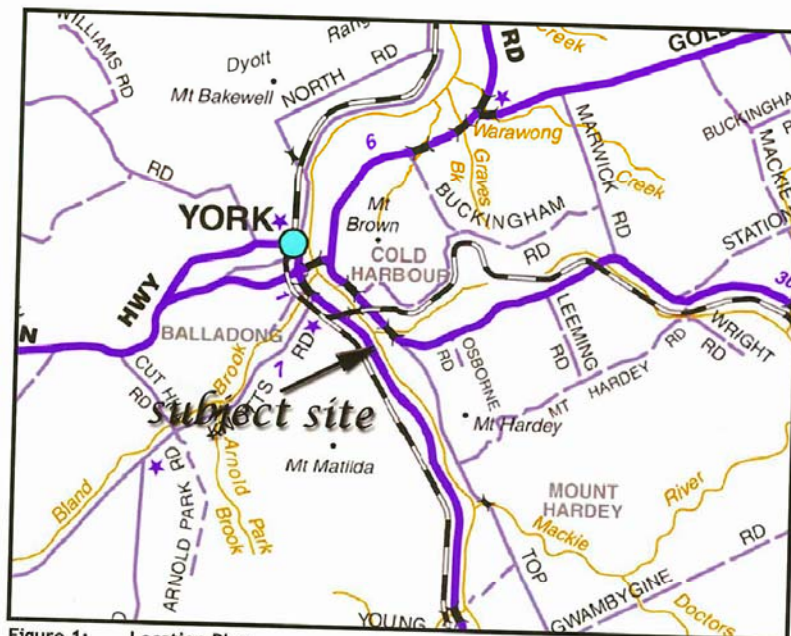


Figure 1: Location Plan

The land is cleared and is currently used for cropping and sheep grazing.

3.0 EXISTING CHARACTERISTICS

A Land Capability Assessment (LCA) for the subject land, has been prepared by Landform Research. The detailed findings of this report relate to the existing characteristics of the land, which information is included below and a copy of the complete assessment is attached at Annexure 3. (Notwithstanding that this assessment was undertaken in 1995 and included the subject land and Lot 3 (on the western side of Great Southern Highway), many of the land characteristics remain unchanged, which are referred to, below.)

3.1 Geology and Geomorphology

The LCA describes the land as being on a *'natural alluvial plain, terrace and levee system adjoining the Avon River. Elevation ranges from 173 metres along the river to 178 metres on the western boundary. The average height is 176 metres.'*

3.2 Soils

The LCA identifies the following soils as being present on the land.

- Deep alluvial soils along the Avon River.
- Red brown sandy clay loam soils on the higher elevated parts of the terrace.
- Brown clay loams and light clay loams exist on the lower areas.

The clay content is described in the LCA to *'increase on the lower parts of the terrace with the clay content of the soils estimated to be between 20% and 40% and increasing with depth. Variations occur from location to location depending on the sediments that were deposited during terrace formation.'*

Surface water logging is considered an issue in winter on land in the northern part of the site. Inundation of land may also arise from storm events in the lower gullies and stream lines. These areas are identified on the attached Plan of Subdivision as being unsuitable for development.

The soils have high soil fertility apart for the potential for water logging and high nutrient retention, a low risk of increased salinity and rooting conditions and soil workability is also classified as high in the LCA.

3.3 Vegetation

The remaining remnant vegetation on the land consists of the following species.

Higher Elevated Areas

- scattered Jam Wattle (*Acacia acuminata*);
- York Gum (*Eucalyptus loxophleba*); and
- *Acacia saligna*.

Stream Line

- Flooded Gums (*Eucalyptus rudis*).

Adjacent the Avon River

- Flooded Gums (*Eucalyptus rudis*);
- Sheoaks (*Casuarina obesa*); and
- *Melaleuca spp.*

3.4 Hydrology

The LCA advises that the main water flows on the land comprise small streams and drainage lines, which carry water from the west to the Avon River.

Small gullies have been formed across the alluvial terrace, which accommodate water from the Avon, during times of flooding. These gullies are shown on the attached Outline Development Plan as being contained within 'building exclusion zones'.

It is noted that the Flood Plain of the Avon is inundated with water 'every year or so' which is described in the LCA as water 'lapping the base of the alluvial terrace'.

According to the LCA, flooding of the land covering a significant portion of the terrace has occurred in the past, with the report stating that it has been more than eight (8) years since the last flooding. This report was written in 1995 and since this report there appears to have been no flooding on the land, which suggests that the last flooding was more than 18 years ago. The Shire has indicated that increased flooding may occur from more frequent storm events, which we understand is suggested to be a direct result of climate change, however, there is nothing to substantiate this proposition.

3.5 Land Capability for Broad Acre Farming

The LCA rates the capability of the land for broad scale agriculture as being '*moderate at best*' for the following reasons.

- Irregular shape and size (46.63ha) of land;
- Number of drainage lines on the land;
- Proximity of land to the Avon River; and
- Areas (northern part of site) identified as having the potential for water logging.

4.0 SERVICE INFRASTRUCTURE

The proposed lots are to be serviced with potable water from roof catchment into 92,000 litre rainwater tanks, in accordance with the requirements of the Shire's Town Planning Scheme No.2.

Bore water is possible in some areas from drainage flows across the site and the Avon River. (The LCA notes that ground water flowing across the site towards the Avon will be good quality whereas water from the Avon will have elevated salt levels. Bores should not be located towards the eastern end of the lots as they are likely to contain elevated salt levels.)

Sites for catchment dams are suitable on most of the proposed lots.

The York townsite is partly connected to reticulated sewer. However, reticulated sewer does not extend to the southern part of the Townsite. It is therefore proposed that the proposed lots incorporate conventional septic systems, in accordance with the following requirements of the LCA and to the satisfaction of the Environmental Health Department of the Shire.

- Septic systems and leach drains to be installed at least 30 metres from the proposed reservation adjacent to the Avon River; drainage lines; and water logged areas, as illustrated on the attached Outline Development Plan.
- Septic systems and leach drains to be sunk into the natural ground surface or, have amended soil and/or local soils containing clay surrounding the system.
- Sand should not be used to contain leach drains.

Electricity and telephone services are available in the immediate vicinity of the subject land.

5.0 LAND CAPABILITY

The LCA prepared by Landform Research considers the land to have a 'high capability' for subdivision into lots comprising a minimum of 4.0 hectares suggesting that such a proposal *'has the potential to enhance the southern entrance to York'*. The main comments and recommendations of the LCA on the proposed subdivision of the land are listed below.

- A minimum lot size of 4 hectares.
- All development to be contained outside building exclusion zones. An appropriate level of foundation stability is likely to be achievable outside the designated exclusion zones, positioned on the highest sections of the alluvial terraces, particularly for those dwellings constructed on concrete slabs. Moderate foundation stability is achievable inside the designated building envelope areas. Ease of excavation is considered 'high' throughout all areas of the land.
- Building exclusion areas to take into account the 100 year flood level for the northern part of the site.
- A foreshore reserve of 30 metres from the Avon River is proposed, to protect the river and broaden the wildlife corridor. This reservation width is to remain flexible and is subject to a survey being undertaken. The width may be adjusted to follow the contours of the land.
- Fencing of the flood plain along the edge of the foreshore reserve is recommended to be undertaken by prospective landowners to ensure stock does not graze the reserve.
- Existing drainage lines (lower gullies/stream lines) are to be retained within the boundaries of all lots and revegetated with local species to slow the input of nutrients to the Avon River, protect from erosion and provide a wildlife corridor from the Avon River to the west. Suitable species include Flooded Gum and *Eucalyptus rudis*.
- Mature trees to be retained where practicable and prospective property owners to plant trees on up to 20% of the land area. The LCA suggests that this could include *'boundary planting, drainage line planting, planting of the potentially waterlogged areas, orchard and shade areas'*. The planting should also be included within the building exclusion areas.

- Revegetation along the western side of the Great Southern Highway is recommended. The Shire has recommended that a minimum width of 20 metres be applied to this vegetation corridor.

6.0 PLANNING CONTEXT

6.1 Shire of York Town Planning Scheme No.2

Lot 4 Great Southern Highway, York is zoned 'General Agriculture', pursuant to the Shire of York Town Planning Scheme No.2 (TPS2).

6.2 Shire of York Local Planning Strategy (August 2007)

A significant portion of the subject land is included within the area defined on Map 4 of the Local Planning Strategy (LPS) which includes the Gwambygne townsite and Mount Hardey locality. This southern portion of the land is identified on Map 4 as being suitable for 'Rural Residential Stage 1'. The remaining northern most portion of the land is included within the area defined on Map 2 being the area described as the York townsite. This northern area of the subject land is identified as being within the 'Town Expansion Precinct'. (Refer to Annexure 4: Map 4, LPS and Annexure 5: Map 2, LPS.)

6.2.1 Gwambygne townsite and Mount Hardey Locality (Map 4)

The majority of Lot 4 Great Southern Highway is identified within the Gwambygne townsite and Mount Hardey Locality as 'Future Rural Residential Stage 1'. (Refer to Annexure 4: Map 4, LPS.) The objectives of this area are described in the LPS as being to,

- *'retain and consolidate existing rural residential development and where appropriate encourage its logical expansion.*
- *Preserve and enhance the environment and natural resources, especially with regard to the Avon River.*
- *Promote development and employment opportunities that are compatible with rural residential living.'*

The land is required to be rezoned and such applications are to be guided by the following criteria of Clause 2.4.7 (b) of the LPS.

'b. Future rezoning of land for rural residential to be guided by the areas identified on Map 4.

4. Applications for rezoning will need to:

- i. demonstrate that development occurs in an orderly manner consistent with the staging on Map 4 to ensure that residential development occurs in response to reasonable demand and facilitates coordinated*

use of infrastructure. In this regard, support to rezone land for rural residential will be guided by whether the previous stage has been substantially developed.'

The subject land is identified as 'stage 1' of the future planned Rural Residential expansion for the Shire and therefore is considered suitable for the proposed rezoning and subsequent subdivision.

- 'ii submit an Outline Development Plan (ODP) and intended scheme provisions to the requirements of the Shire. In considering the ODP, the Shire may, at its discretion, require that wider structure planning be undertaken to ensure that the proposed development is coordinated with other lots, with particular regard to transport and open space networks, service and infrastructure provision and compatibility with existing development.'*

An Outline Development Plan (ODP) for the proposed resultant subdivision of the subject land was considered by the Shire Council on November 19, 2007. At this meeting, Council resolved to receive the ODP and advertise the proposal for a period of 28 days. The advertising period commenced on January 16, 2008 and closed February 15, 2008. No submissions on the proposed ODP were received by the Shire during this advertising period.

- 'iii demonstrate that the land is able to sustain the proposed development and use (including lot size) through the provision of a detailed land capability assessment that is prepared in accordance with the guidelines provided by the Western Australian Planning Commission and Agriculture WA.'*

A Land Capability Assessment has been prepared by Landform Research which concludes that the land has a 'high capability' for subdivision into lots comprising a minimum of 4.0 hectares suggesting that such a proposal *'has the potential to enhance the southern entrance to York'*. (Refer to Annexure 3: Land Capability Assessment.)

- ‘iv. demonstrate that the proposed development will not have a significant adverse impact on the environment.’*

The Land Capability Assessment prepared by Landform Research considers the proposed subdivision to be suitable for the land. It is suggested that it presents an opportunity to improve the natural environment through the introduction of an additional foreshore reserve area adjacent to the Avon River and revegetation of the land and drainage lines.

- ‘v. identify, protect and incorporate significant environmental values into the proposed development.’*

The Land Capability Assessment incorporates a range of objectives to ensure that the environmental values associated with the land and the adjacent Avon River are maintained and where possible enhanced. Such measures include revegetating the drainage lines which exist on the land; and future landowners being required to install fencing along the Avon River reserve to ensure that animals do not graze on vegetation required for nutrient management. (Refer to Annexure 3: Land Capability Assessment.)

- ‘vi. demonstrate how proponents intend to undertake measures to environmentally enhance the land through extensive replanting of native vegetation and its ongoing management.’*

As mentioned above, the Land Capability Assessment incorporates a range of objectives to ensure that the land is environmentally enhanced. Such measures include revegetating the existing drainage lines; and future landowners being required to revegetate 20% of their land and install fencing along the Avon River reserve to ensure that animals do not graze on vegetation required for nutrient management. (Refer to Annexure 3: Land Capability Assessment.)

- 'vii. where relevant, consider how proposed development will interface with the Avon River including the need to allow for river management and community access.'*

A 30 metre reservation is proposed adjacent to the Avon River to provide an additional vegetation buffer and to provide additional areas for public access and recreation along the river frontage.

- 'viii minimise the visual impact of the proposed development and use in order to maintain the rural character of the area.'*

The Land Capability Assessment refers to the aesthetics of the proposed development and states that the proposal has the *'potential to improve the southern entrance to York and the opportunities to enhance the appearance of heritage buildings and themes of the area.'* In this regard, it is proposed that the lot frontages along Great Southern Highway be revegetated to a depth of 20 metres to enhance the aesthetics of the area as well as attract wildlife.

- 'ix restrict direct vehicle access to Great Southern Highway or the Top Beverley Road from any new individual lot proposed.'*

Access to the proposed lots is to be restricted to a series of short service roads combined with shared accesses. The attached ODP proposes six access points over a total frontage length of approximately 2200 metres, suggesting an average of one access point every 370 metres.

- 'x. consider the Shire's requirements for the provision of open space and other relevant linkages.'*

The proposed ODP includes a 30 metre reservation adjacent to the Avon River which provides for recreational opportunities. The lot sizes suggest that there will be no need for further areas of public open space which might otherwise become a burden on the local authority to protect and maintain.

'xi. demonstrate that the proposed development can be provided with adequate infrastructure, community services and bush fire protection.'

The proposed development will be adequately serviced with the necessary infrastructure, as detailed at Section 5.0 of this document.

A wide range of community services are available within the York Townsite for prospective purchasers of these future lots, which services are situated to the south and within 0.8 kilometres of the subject land.

In regard to bush fire protection, the land is vacant (cropped) and is bounded by Great Southern Highway to the west, Greenhills Railway to the north and the Avon River to the east, which are considered to provide sufficient buffer protection from bush fire.

'xii. demonstrate that the intended scheme provisions will provide adequate controls to manage the development and may include requirements to restrict further subdivision, restrict the type of development permitted, use of building envelopes, vehicle access restrictions, protection of native vegetation, bush fire protection and any other matter required by the Shire.'

Scheme provisions to be included in Schedule 6 of TPS2 are included in this Amendment proposal, as part of the formal resolution.

'xiii. protect and incorporate any value that is identified as having heritage significance.'

No heritage values have been identified in relation to the subject land.

'xiv. ensure that proposed development has an appropriate interface with surrounding land use, existing or proposed.'

Residential dwellings created on the resultant subdivided lots will be designed to appropriately interface with the Avon River and surrounding uses, to the satisfaction of the Shire of York.

'xv. Any other matter deemed relevant by the Shire.'

No other matters have been raised by the Shire.

6.2.2 York townsite, Town Expansion Precinct (Map 2)

The (northern) portion of subject land included on Map 2 is identified as being contained within the 'Town Expansion Precinct'. The strategies for this Precinct are included below.

- *'Do not support any development, unless it is consistent with the present rural zoning, until the future alignment of the heavy haulage bypass and the proposed expansion plans for CBH (Co-operative Bulk Handling) have been determined.'*
- *'Once the future alignment of the heavy haulage bypass and the proposed expansion plans for CBH have been determined, support the development of land uses that will be consistent with the precinct's opportunities and constraints. Land use options may include residential, industrial or rural residential. (Our emphasis.)'*
- *'Support the resolution of current land use conflicts so as to provide landowners certainty and enable forward planning.'*

The Shire has advised that the proposed Stage 1/Option 2 route for the heavy haulage bypass is no longer being considered. This alignment was proposed to cross the railway reserve, immediately adjacent to the northern boundary of the subject land. As this heavy haulage bypass route is no longer an option, Rural Residential, which is considered a 'suitable land use option' is now able to be supported within the Town Expansion Precinct.

6.3 Avon River Flood Study

The Avon River Flood Study includes Lot 4 Great Southern Highway within the floodway of the Avon River. This study only incorporates the northern portion of the land. (Refer to Annexure 6: Avon River Flood Mapping, Department of Water.)

It is understood that the whole of the land is affected by flooding during major river flows with the Average Recurrence Interval flood level estimated to be 172.12 metres AHD. Therefore, the Department of Water has advised that any development on the land is required to have a minimum habitable floor level of 172.62 metres AHD.

7.0 THE PROPOSAL

The proposed development of Lot 4 Great Southern Highway, York is described on the attached Outline Development Plan (ODP) and generally accords with the Shire's Local Planning Strategy Maps 2 and 4.

The proposal seeks to rezone the subject land to Rural Residential and subsequently subdivide the land into ten (10) lots ranging in land area from 4.0 hectares to 5.1 hectares.

Access to the lots is proposed to be restricted to a series of short (four (4) metre wide) service roads combined with shared accesses. The attached ODP shows the proposed six (6) access points over a total frontage length of approximately 2200 metres, suggesting an average of one access point every 370 metres.

Development is restricted to that land outside the building exclusion zones proposed on each lot. The Shire has requested that these exclusion zones be designed to enable future subdivision of the land into lots of 1.0 and 2.0 hectares, at some time in the future.

Further, these zones ensure that development complies with the setback requirements of the Rural Residential zone which require buildings to have a minimum setback of 20.0 metres from Great Southern Highway and minimum side and rear setbacks of 10.0 metres. Further, the building exclusion zones ensure that development does not occur within 30.0 metres of the Avon River as well as existing gullies and streamlines.

8.0 CONCLUSION

The Shire's support for the Amendment; the need to meet the future demand for larger Rural Residential living lots and the suitability of this site to accommodate that expansion, are the reasons why the amendment to rezone Lot 4 Great Southern Highway, York from 'General Agriculture' to 'Rural Residential' is respectfully sought.

OUTLINE DEVELOPMENT PLAN

ANNEXURES

ANNEXURE 1
Shire of York Council Minutes
November 19, 2007

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.8 Outline Development Plan

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO: PS.PPD.5.2
COUNCIL DATE: 19 November 2007
REPORT DATE: 13 November 2007
LOCATION/ADDRESS: Lot 4 Great Southern Highway, York
APPLICANT: Peter D Webb and Associates
SENIOR OFFICER: Ray Hooper, Chief Executive Officer
REPORTING OFFICER: Tyhscha Cochrane, Manager, Administration & Technical Services
DISCLOSURE OF INTEREST: Nil
APPENDICES: Appendix A - ODP
DOCUMENTS TABLED: Mapping Job No C1443

Summary:

The Gwambygine Precinct is depicted on the Local Planning Strategy (LPS) as Future Rural Residential.

The intent of this report is to proceed to an advertising period for the Outline Development Plan.

Background:

The Local Planning Strategy has been adopted and has the following Objectives, Strategies and Actions:

Gwambygine Townsite and Mount Hardey Locality (refer Map 4)

Objectives:

- Retain and consolidate existing rural residential development and where appropriate encourage its logical expansion.
- Preserve and enhance the environment and natural resources, especially with regard to the Avon River.
- Promote development and employment opportunities that are compatible with rural residential living.

Strategies:

- a. No further subdivision will be supported in areas zoned rural residential.
- b. Future rezoning of land for rural residential to be guided by the areas identified on Map 4. Applications for rezoning will need to:

- i. *demonstrate that development occurs in a orderly manner consistent with the staging on Map 4 to ensure that residential development occurs in response to reasonable demand and facilitates coordinated use of infrastructure. In this regard, support to rezone land for rural residential will be guided by whether the previous stage has been substantially developed;*
- ii. *submit an outline development plan (ODP) and intended scheme provisions to the requirements of the Shire. In considering the ODP, the Shire may, at its discretion, require that wider structure planning be undertaken to ensure that proposed development is coordinated with other lots, with particular regard to transport and open space networks, service and infrastructure provision and compatibility with existing development;*
- iii. *demonstrate that the land is able to sustain the proposed development and use (including lot size) through the provision of a detailed land capability assessment that is prepared in accordance with the guidelines provided by the Western Australian Planning Commission and Agriculture WA;*
- iv. *demonstrate that the proposed development will not have a significant adverse impact on the environment;*
- v. *identify, protect and incorporate significant environmental values into the proposed development;*
- vi. *demonstrate how proponents intend to undertake measures to environmentally enhance the land through extensive replanting of native vegetation and its ongoing management;*
- vii. *where relevant, consider how proposed development will interface with the Avon River including the need to allow for river management and community access;*
- viii. *minimise the visual impact of the proposed development and use in order to maintain the rural character of the area;*
- ix. *restrict direct vehicle access to Great Southern Highway or the Top Beverley Road from any new individual lot proposed;*
- x. *consider the Shire's requirements for the provision of open space and other relevant linkages;*
- xi. *demonstrate that the proposed development can be provided with adequate infrastructure, community services and bush fire protection;*

- xii. *demonstrate that the intended scheme provisions will provide adequate controls to manage the development and may include requirements to restrict further subdivision, restrict the type of development permitted, use of building envelopes, vehicle access restrictions, protection of native vegetation, bush fire protection and any other matter required by the Shire;*
- xiii. *protect and incorporate any value that is identified as having heritage significance;*
- xiv. *ensure that proposed development has an appropriate interface with surrounding land uses, existing or proposed; and*
- xv. *any other matter deemed relevant by the Shire.*
- c. *Encourage actions that support environmental enhancement through revegetation and waterways improvements.*
- d. *Encourage tourism and cottage industries.*

Actions:

- 128. *Review the scheme to ensure that tourism and cottage industries are permissible with discretion of Council and that guidance is given on how these applications will be assessed and the conditions that are likely to be imposed through Scheme provisions or policies.*
- 129. *Prepare a local planning policy for the assessment of non-residential development with the primary objective to avoid potential land use conflicts and, where necessary, the need to provide appropriate buffers*
- 130. *The Scheme to be amended to include existing small lot subdivisions that are zoned Rural in the Rural Residential zone (as depicted on Map 4) with the appropriate provisions.*
- 131. *Promote education of landowners on issues relating to land management and best practice methods.*
- 132. *Undertake a structure planning exercise for the proposed rural residential area on Map 4, which will include: identifying opportunities and constraints; outline how development and transport networks will be coordinated; and provide guidance for future servicing, community, environmental protection and open space needs.*

Consultation:

The LPS has had wide advertising and public consultation.

The Outline Development Plan and the Scheme Amendment processes provide opportunities for public and departmental agencies to respond and make submissions.

Council will ensure that as development takes place that it shall conform to the principles of the Outline Development Plan when adopted, however prior to this process there may be changes.

Statutory Environment:

The proposal is for the Outline Development Plan to become part of the Scheme together with conditions of subdivision and development.

Policy Implications:

Nil policies relate to this report.

Financial Implications:

Costs to the Council for the preparation of the report and advertising. The Outline Development Plan was prepared by Peter D Webb and Associates, which did not result in any costs to Council.

Strategic Implications:

Key Result Area 1 – Objective 1:

"To develop a framework to facilitate planning and decision-making in order to identify and meet community needs, develop opportunities and implement change."

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

Upgrading of some essential service infrastructure will be required by the developers and service providers when development commences.

Social Implications:

This plan will provide a long-term (15 years) framework for development, which is for the betterment of the majority of the community.

Environmental Implications:

Issues relating to drainage etc are considered in the Plan.

Comment:

Council through the preparation of previous Outline Development Plans has noted that the preliminary process is not a requirement and therefore it is intended to go straight to a formal advertising period.

OFFICER RECOMMENDATION

Resolution
101107

MOVED Cr Fisher seconded Cr Randell

"That Council:

- 1. Receive the Outline Development Plan from Peter D Webb and Associates for Lot 4 Great Southern Highway, York (Gwambygine Precinct); and***
- 2. Advertises the proposal for a period of 28 days for public comment and provide details to all relevant government departments."***

Advice Note:

A map showing the correct scale detail is available at the office in A2 format and tabled for consideration.

CARRIED (6-0)

ANNEXURE 2
Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 4/P5763	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 2152 FOLIO 75

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 4 ON PLAN 5763

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LILLYVILLE PTY LTD OF CARE OF ATTEWELLS, AVON TERRACE, YORK
(A H010419) REGISTERED 25 JANUARY 1999

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 2152 FOL 75.
2. F784006 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 18.1.1995.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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

SKETCH OF LAND: 2152-75 (4/P5763).
PREVIOUS TITLE: 2099-788.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: SHIRE OF YORK.

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.3 Planning Policy – Sea Containers

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO:	PS.TPS.2
COUNCIL DATE:	18 August 2008
REPORT DATE:	11 August 2008
LOCATION/ADDRESS:	Various
APPLICANT:	Shire of York
SENIOR OFFICER:	R Hooper, CEO
REPORTING OFFICER:	T Cochrane, MATS
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A – Modified Planning Policy
DOCUMENTS TABLED:	Nil

Summary:

To formally adopt the Policy dealing with sea containers with minor modification under the Shire of York Town Planning Scheme No.2.

Background:

The Council at its Ordinary Council meeting held on the 17th September 2007 resolved as follows:

“That Council advertises the draft Policy of Sea Containers for public comment and submissions in accordance with the Shire of York Town Planning Scheme No. 2 – Section 8.8.”

The issue of sea containers appearing in town has been brought up by Councillors in a briefing session and as a result staff have been on the look out for a policy. Information has been sought off the Waroona and Boddington Council websites.

Consultation:

Councillors.
Website.
Regional Heritage Advisor.

Notification of the creation of a Planning Policy was undertaken on the 2nd October 2007 in the Community Matters and on the 3rd October 2007 in the Avon Valley Advocate. No written submissions were received during the time.

Statutory Environment:

Shire of York Town Planning Scheme No. 2 – Planning Policies 8.8.

Policy Implications:

This policy will assist in monitoring the placement of sea containers.

Financial Implications:

Associated costs involved with advertising and administration time.

Strategic Implications:

KRA5 – History and Heritage

“To encourage development which is appropriate to York’s history and heritage.”

Voting Requirements:

Absolute Majority Required: **No**

Site Inspection:

Site Inspection Undertaken: **Not applicable**

Triple bottom Line Assessment:

Economic Implications:

Nil.

Social Implications:

This will assist in the prevention of visual pollution. A higher standard of development should improve the presentation of the town as a whole.

Environmental Implications:

Nil.

Comment:

Sea containers comply with the Building Codes of Australia and therefore to refuse a building licence cannot be sustained. To enable Council to act on grounds that the sea containers are not aesthetically pleasing, a planning policy needs to be put in place.

There are different areas within the Shire of York, which may support having a sea container located on the property and which do not visually detract from the surrounding area. Therefore the policy has been broken up into different areas and will need to go through the advertising period to get the opinions of the residents of York.

Some modifications have been made to the Policy since its introduction, which are only considered minor.

OFFICER RECOMMENDATION

Resolution

040808

Moved Cr Randell

Seconded Cr Hooper

“That Council:

- 1. resolve to adopt the Planning Policy relating to Sea Containers, with minor modification, as per Appendix A;***
- 2. advertise in accordance with 8.8.2(d) of the Shire of York Town Planning Scheme No. 2; and***
- 3. forward a copy of the amended Planning Policy relating to Sea Containers to the Department for Planning and Infrastructure.”***

CARRIED (5/1)

PLANNING – SEA CONTAINERS



POLICY STATEMENT

It is Council's objective to regulate the use of sea containers within the Shire of York so as to ensure that they do not detract from the amenity of the area.

Purpose

The purpose of this Policy is to outline Council's development standards in regards to the location and use of sea containers within the Shire.

The Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices, or the type of building commonly referred to as “Dongas”.

Interpretation

For the purpose of this Policy, a sea container is a metal transportable structure designed for the storage and transport of goods from one location to another by road and sea, but can be used generally in 3 different ways:

- a) Road and Sea Transport: Used by transport and shipping companies to transport and store goods or are temporarily used for storage on private or public property.
- b) Temporary storage of materials on a building site.
- c) Conversion to a building for personal or commercial storage on a property.

A sea container is not deemed to be an outbuilding or minor structure exempted from Planning Approval under Section 4.2 of Shire of York Town Planning Scheme No. 2.

All other terms within this Policy shall have the same meaning given under the provisions of the Shire of York Town Planning Scheme No. 2.

Application

An application is required for Council's Planning Consent prior to siting a sea container on a property (unless it is being used for temporary storage on a building site), and the following details shall be submitted:

- a) A completed Application for Planning Consent and payment of the minimum fee.
- b) A neatly drawn and scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, watercourses and vegetation on the property.
- c) The proposed size and use of the sea container and if approval is being sought for a temporary period (state time period) or on a permanent basis.
- d) Evidence by way of photos to show that the sea container will be adequately screened

from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.

- e) If a sea container can be easily seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted shall be provided.

Assessment of Proposals

- a) Road and Sea Transport.

Council may approve the temporary storage of sea containers in all zones (not permitted in a designated heritage precinct or on properties listed on the Municipal Inventory, Category 1 and 2) subject to sea containers not being located within the front boundary setback area or in areas designated for car parking, landscaping, effluent control or stormwater control. How many sea containers permitted will be assessed on application.

Sea containers must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to Council, to ensure that storage areas are not exposed to view from nearby roads or other public places.

- b) Temporary storage of materials on a building site.

In all zones, a sea container may be placed on a property to store building materials while construction of a house or commercial building is being carried out on the property, without requiring town planning approval or a building licence. A sea container must not be placed on the property prior to the issue of a building licence for the construction and must be removed immediately upon completion of construction or expiry of the building licence. (A letter stating intentions will suffice.)

- c) Conversion to a building for personal or commercial storage on a property.

An application to permanently place a sea container on a property shall not be supported unless the following is met:

- a) The property is zoned either:

- i) Industrial, Rural Residential, Rural Smallholding or General Agriculture; and
- ii) is not located within a townsite boundary or abutting a Heritage Precinct or Place of Cultural Significance under Section 5.1 of Town Planning Scheme No. 2.

Advice Note: Approval may be issued for those properties appropriately zoned within the townsite boundary, however these will be assessed on the merits of each application.

- b) The sea container is not being used for habitable purposes.

- c) The sea container must be screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties;

and/or

- d) If the sea container will be easily seen from nearby roads, other public places, or adjoining properties, then the exterior of the sea container shall be in a state of good repair or shall be upgraded (i.e. painted to blend in with the surrounding development or landscape) within three (3) months of being placed on site.

- e) The sea container is not located within the front setback and is setback a minimum of three (3) metres from any side or rear boundary.

- f) A maximum of one (1) sea container per property shall be permitted.

Approval Conditions

Conditions of approval shall be applicable as deemed necessary by the Chief Executive Officer. Without limiting the generality of the foregoing, approvals are to contain the following conditions:

- a) The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.
- b) The exterior of the sea container shall be upgraded to blend with the surrounding development or landscape in terms of colour and finish within three (3) months of being placed on site to the satisfaction of Council's Chief Executive Officer.
- c) The sea container is permitted to be used for (insert use) only and shall not be used for habitable purposes.
- d) This approval shall expire (insert date or insert "if the development hereby permitted is not completed within 3 months"). The sea container shall be removed from the subject site at the expiry of the approval or after the expiry of any extension of that time which, upon written application (made at least 21 days after the expiry of the approval) to Council, is granted by it in writing.

Advice to Applicant

A Building Licence is required prior to the placement of the sea container on site and shall include certification from a professional engineer as to the method of providing structural tie down, if it is to be used for or be for conversion to a building for personal or commercial storage on a property.

Ray Hooper
Chief Executive Officer

9. OFFICER'S REPORTS

9.1 DEVELOPMENT REPORTS

9.1.4 Scheme Amendment No 33 - Sewerage Infill Program

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO:	PS.TPS. 28
COUNCIL DATE:	18 August 2008
REPORT DATE:	9 August 2008
LOCATION/ADDRESS:	Glebe Street Precinct
APPLICANT:	Shire of York
SENIOR OFFICER:	Ray Hooper, CEO
REPORTING OFFICER:	David Lawn, Planner
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A – Scheme Amendment Appendix B – Schedule of Submissions
DOCUMENTS TABLED:	Nil

Summary:

This Scheme Amendment was initiated by Council in response to the Water Corporation's sewerage infill program for this part of the town.

Background:

This Amendment was initiated by Council in February, 2008(Item No 9.1.2).

The Amendment seeks to increase the residential density by re-coding the residential land from R 10 in parts and R 10/30 in the remainder to R 40 to make better use of the land serviced by deep sewerage.

Consultation:

Amendment No 33 has been advertised and five responses received – all from government agencies. None have objections to the amendment.

A schedule of the submissions is attached.

No responses from private land owners were received.

The Environmental Protection Authority previously granted approval for advertising on 31st March, 2008, and the advertisement appeared in the Avon Valley Advocate with a closing date for comment on 23rd May, 2008.

Statutory Environment:

The land is currently zoned residential with the Church grounds zoned for Public Purposes.

Policy Implications:

N/A

Financial Implications:

Council carried the costs for the amendment. Council may accept contributions for POS when subdivision occurs.

Voting Requirements:

Absolute Majority Required: **Yes**

Site Inspection:**Site Inspection Undertaken: Yes**

Site inspections have been undertaken during the course of the advertising period.

Triple bottom Line Assessment:**Economic Implications:**

Higher density development following the extension of the sewerage scheme may support local businesses.

Social Implications:

Improved services to those dwellings in the sewerage infill program area. Higher density living may impact on current residents.

Environmental Implications:

Reduction in nutrient export and contaminants into the ground water system and the Avon River.

Comment:

This is part of the Water Corporation's program for sewerage infill for the town. The availability of this service allows for increased density of residential development and subdivision in this particular area.

OFFICER RECOMMENDATION**Resolution****050808****Moved Cr Walters****Seconded Cr Boyle*****"That Council:***

- 1. grant final approval for Scheme Amendment No 33 relating to the Glebe Precinct to facilitate the increase of the Residential Design Code to R40, as attached and labelled Appendix A;***
- 2. approves the Shire of York seal to be affixed to the Scheme Amendment;***
- 3. note the table of submissions attached and labelled Appendix B; and***
- 4. forward the Scheme Amendment to the Western Australian Planning Commission for approval and gazettal."***

CARRIED (6/0)

ITEM 9.1.4

APPENDIX A

SHIRE OF YORK
TOWN PLANNING SCHEME NO. 2
AMENDMENT NO. 33

S:\SAO\Planning Building Health Signage\Planning\Amendment 33\TPS 2 Amendment 33 - Text.rtf

**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME**

SHIRE OF YORK

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 33

Resolved that the Council, in pursuance of the Planning and Development Act 2005 amend the above Town Planning Scheme by:

- a) Amending the Scheme map by recoding lots zoned "Residential" with a split density code of R10/R30 as per the attached map to "Residential" with an R40 density code; and
- b) Rezone Lot 1, A(pt) and B(pt) Newcastle/Pool Street zoned Public Purposes to Residential R10/40.

Dated this _____ day of _____ 2008

CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY** : SHIRE OF YORK
2. **DESCRIPTION OF TOWN PLANNING SCHEME** : TOWN PLANNING SCHEME NO. 2
3. **TYPE OF SCHEME** : DISTRICT ZONING SCHEME
4. **SERIAL NUMBER OF AMENDMENT** : 33

REPORT

Background

York is experiencing a high demand for land for residential development from outside the district by people seeking a lifestyle change. This demand has been facilitated by the upgrading of the Great Eastern Highway, which when completed, will significantly improve access to Perth.

York is also experiencing demographic change with an ageing population and smaller household sizes in line with national trends. The housing choices currently available in York are very limited, with little medium density group housing development that may better serve the needs of singles and the older population than the current predominantly single residential housing stock.

There is therefore a demand for providing for an increase in the amount of housing available to meet the needs of a growing population and to provide a greater variety of housing choice to meet different lifestyle needs, particularly those of singles and the older population.

Representatives from the Uniting Church have indicated their interest in developing aged units surrounding the Church grounds.

The capacity for the Shire to meet this demand is mostly dictated by the availability of reticulated sewer service.

Applications for subdivision and development can be expected when the land within the 2 A Catchment is reticulated and being close to the town centre this makes higher densities an attractive proposition.

As scheme amendments take several months, perhaps years, to reach final approval this proposal can run concurrent with the works program.

Proposal

It is proposed to amend Town Planning Scheme No.2 by:

- a) Amending the Scheme map by recoding lots zoned "Residential" with a split density code of R10/R30 as per the attached map to "Residential" with an R40 density code; and
- b) Rezone Lot 1, A(pt) and B(pt) Newcastle/Pool Street zoned Public Purposes to Residential R10/40.

In order to provide greater flexibility in the size and type of housing that may be constructed close to the town centre and so promote a variety of housing choice to meet different lifestyle needs which will contribute to the economic, social and environmental sustainability of the town.

Public Open Space

Public Open Space provisions will apply.

Developer Contributions

Developer Contributions will apply in accordance with the Model Scheme Text or other appropriate documentation.

Explanation of Amendment Proposals

1. The R30 density code of the WAPC “Residential Design Codes” (2002) prescribes a minimum site area of 270 square metres per dwelling, with a minimum average over a large site area of 300 square metres per dwelling. Application of an R40 density code will reduce the minimum and average site area per dwelling to 200 square metres and 220 square metres respectively. An R40 density coding will therefore provide greater flexibility in the number, size and types of dwelling that may be constructed on a lot with only a moderate increase in density appropriate to the character of York as an historic country town.

Clause 4.4 of the Shire of York Town Planning Scheme No.2 (TPS 2) provides for a split residential density code under the Western Australian Planning Commission (WAPC) “Residential Design Codes” of R10/R30. The split coding provides for the Shire to permit residential development up to the R30 density code where:

- “(i) *adequate connection to reticulated sewerage is available;*
- “(ii) *in the opinion of the local government the lot is suitably located close to services and facilities;*
- “(iii) *the local government considers the design of the development will enhance the amenity of the area and has regard to heritage values; and*
- “(iv) *the development is compatible with the surrounding land uses and development”.*

Achieving Economic, Social and Environmental Sustainability

The WAPC “State Sustainability Strategy” (2003) seeks to ensure that sustainability is considered and incorporated into the decisions and actions for the future of Western Australia at all levels and is a key element in the recently adopted Shire of York Local Planning Strategy, which will guide the future of York as a vibrant sustainable community. The three aspects of sustainability are economic, social and environmental:

1. Economic Sustainability

Providing for a greater variety of housing choice will assist people to remain in the town (see below) and therefore contribute to the local economy. The WAPC “Liveable Neighbourhoods” has also established a close link between the economic viability of a commercial centre and the number of people living within its walkable catchment of a 400 metre radius. Providing for an increase in residential density within close proximity to the town centre area will contribute to such economic viability.

Increasing the development potential within the existing town area also maximises the use of existing services and community facilities and therefore reduces the cost to the community as a whole in needing to extend services and facilities to new areas.

2. Social Sustainability

The proposal will contribute to social sustainability by providing greater flexibility in the type of housing that may be made available within the town. This will better provide for different lifestyle needs during a person's life cycle. In particular, it will better provide for housing suited to singles and the older population, providing better opportunity for such residents to stay in the town where they have established social networks. It also provides better opportunity for singles from outside the district to relocate to the town should employment opportunities make that desirable and so contribute to the ongoing vibrancy of the town.

3. Environmental Sustainability

Increasing residential densities within walking distance of the community's opportunities for employment, recreation, shopping and service needs helps to reduce dependence upon motor vehicles and therefore the use of fossil fuels. This also has individual economic and social benefits. It also reduces demand on the amount of land required for housing purposes.

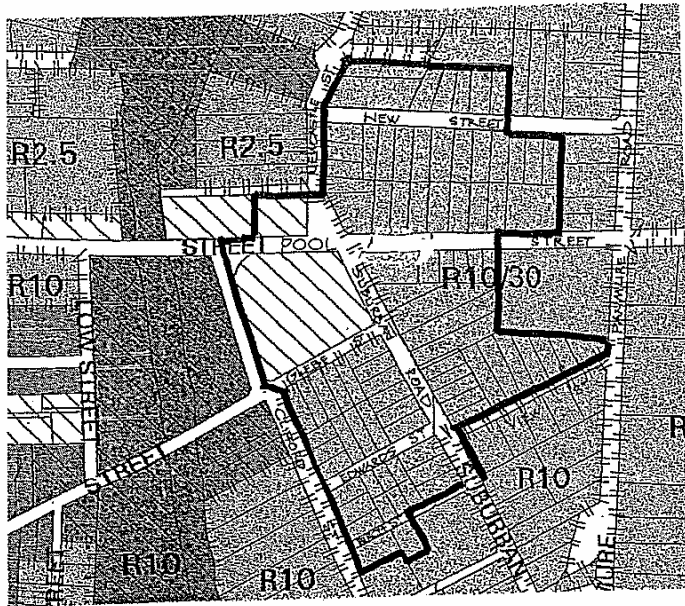
Reticulated sewerage expansion is vital in protecting the health of the York community and the environment.

Septic tanks and leach drains are not suited to the heavy clay soils found in the York townsite. Septic tanks can be breeding grounds for flies and mosquitos. Septic tanks and leach drains place a high nutrient burden on soils and these nutrients end up in our groundwater and River, which in turn can increase algae growth, which may lead to bird and fish deaths.

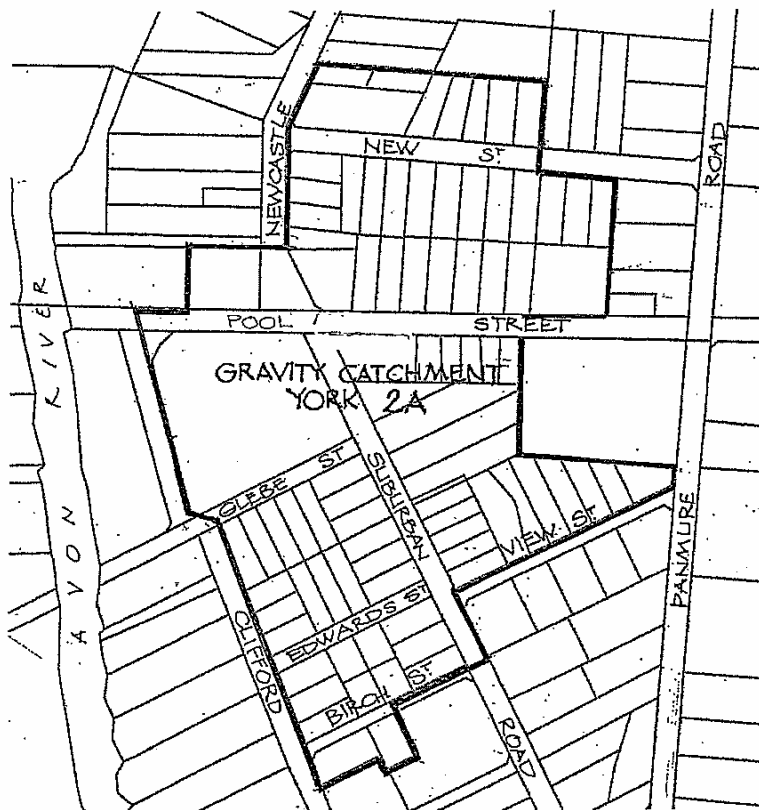
The Shire of York's Water Re-use Scheme, which is supplied from the Water Corporation's Waste Water Treatment Facility provides a substantial amount of water to service our ovals and parks etc and connection is strongly recommended.

Conclusion

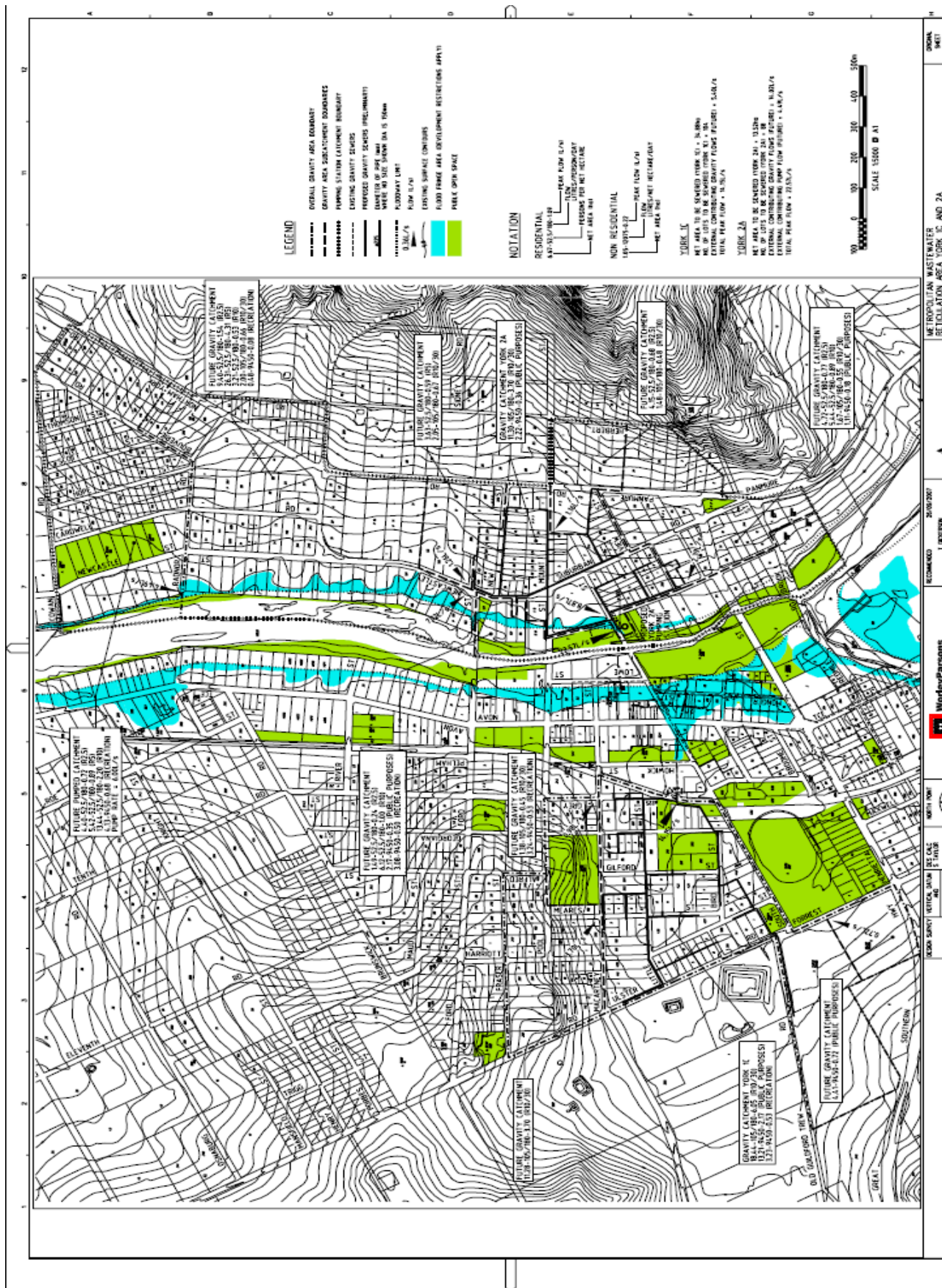
The amendment will provide for a moderate increase in residential density within close proximity to the York townsite. This will provide greater flexibility in the size and type of housing that may be constructed within the town centre area and so promote a variety of housing choice to meet different lifestyle needs which will contribute to the economic, social and environmental sustainability of the town.



Existing Zoning
R10/30/Public
Purposes



Proposed Zoning
R40



PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF YORK

TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 33

The Shire of York Council, under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act, 2005 hereby amends the above Town Planning Scheme by:

1. Amending the Scheme map by recoding lots zoned "Residential" with a split density code of R10/R30 as per the attached map to "Residential" with an R40 density code; and
2. Rezone Lot 1, A(pt) and B(pt) Newcastle/Pool Street zoned Public Purposes to Residential R10/40.

RESOLUTION TO AMEND SCHEME

Adopted by resolution of the Council of the Shire of York at the Ordinary Meeting of the Council held on theday of.....2008

EXECUTIVE OFFICER _____ CHIEF

SHIRE PRESIDENT

RESOLUTION TO ADOPT AMENDMENT TO SCHEME

Adopted by resolution of the Council of the Shire of York at the Ordinary Meeting of the Council held on the day of2008

- (a) that the amendment to the Scheme be adopted with or without modification;
- (b) that it does not wish to proceed with the amendment to the Scheme,
(*delete whichever is not applicable*)

The Common Seal of the Shire of York was hereunto affixed
by authority of a resolution of the Council in the presence of:

CHIEF EXECUTIVE OFFICER

SHIRE PRESIDENT

Recommended/Submitted for Final Approval

DELEGATED UNDER s. 16 OF THE PD
ACT 2005

Date: _____

Final Approval Granted

MINISTER FOR PLANNING &
INFRASTRUCTURE

Date: _____

Schedule of Submissions – Town Planning Scheme Amendment No 33

No	Agency	Comment	Council Response	WAPC Response
1	Main Roads WA	Non-committal	Supported	
2	Water Corporation	No objections to rezoning	Supported	
3	Dept of Health	No objection	Supported	
4	Heritage Council of WA	No objections Requests that all applications for subdivisions be forwarded to the HC for advice.	Supported	
5	Dept of Water	Requests that all upgrades of stormwater drainage be in accordance with the Stormwater Manual for WA. .	Supported	

9. OFFICER'S REPORTS

9.1 DEVELOPMENT REPORTS

9.1.5 Scheme Amendment No 35 – Flood Fringe Development

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO:	PS.TPS. 30
COUNCIL DATE:	18 August 2008
REPORT DATE:	10 August 2008
LOCATION/ADDRESS:	Whole of Townsite
APPLICANT:	Shire of York
SENIOR OFFICER:	Ray Hooper, CEO
REPORTING OFFICER:	David Lawn, Planner
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A – Scheme Amendment Appendix B – Schedule of Submissions
DOCUMENTS TABLED:	Nil

Summary:

This Scheme Amendment was initiated by Council in response to information from the Department of Water regarding Flood Levels and Flood Fringe levels in the York Townsite.

Background:

This Amendment was initiated by Council in April, 2008.

The current scheme provisions are deemed to be inadequate to manage development, which may be vulnerable to inundation in times of extreme rises in river levels, the latest floodplain predictions and in the context of increasing knowledge and liability.

The mapping from the recent review of flood levels by the Dept. of Water, are consistent with that previously determined and shown on the Local Planning Strategy mapping but includes flood level predications for 10 and 25 year Average Recurrent Intervals) ARIs.

From the advertising of the proposed amendment, several submissions were received as well as opinions from the LGIS Insurance Broking and legal advice from McLeods Barristers and Solicitors, as requested by Council.

The salient points from legal and insurers advice are:

- a) The advice from the Waters and Rivers Commission (Dept of Water) *is assumed to be setting the "standard prescribed by the Scheme."* This is by default as there is no other interpretation. The Dept. of Water, despite being a statutory agency, only provides technical advice and does not accept any responsibility.
- b) In this respect the responsibility falls to the Shire Council as a duty of care issue now that there is expert knowledge of the vulnerability of development within a flood prone area.
- c) A Notification (instrument on land Titles as with a caveat) by the Council to the effect that a proposed development may be adversely affected is not sufficient to obviate liability against claims of negligence.
- d) On one hand there may be certain reasons why the Shire may want to waive its duty of care including amenity and hardship on developers even though it (the Shire) has knowledge of the potential risks. Another factor is that a person may wish to assume the risk of owning or living in developments within the flood fringe.

- e) On the other hand the possibility of a 100 year flood is clearly a foreseeable risk. The Shire, by imposing a minimum floor level as recommended by expert authority, would reduce the risk of flooding and damage by strict adherence to the advice given.
- f) The legal advice however noted that by Notification, as a description on title, *may* reduce the risk of liability due to no precedence being available.
- g) Insurance advice is there is qualified protection if the section 70A Notification process is utilised and if the Shire was deemed negligent in relation to duty of care.
- h) The Shire is to ensure as far as reasonably practicable that it has taken all reasonable precautions to prevent personal injury and damage to property and comply with all statutory obligations imposed by any public authority for the safety of persons or property.

Consultation:

Amendment No 35 has been advertised and five responses were received from government agencies. None have objections to the amendment but advise caution.

Two responses from a private individuals were received.

A schedule of the submissions is attached.

Statutory Environment:

In accordance with the set procedures the draft amendment was referred to the Environmental Protection Authority for assessment and consent to advertise.

The Environmental Protection Authority granted approval for advertising on 3 June, 2008, and the advertisement appeared in the Avon Valley Advocate with a closing date for comment on 25th July, 2008. The Amendment was deemed Not Assessed.

Council is aware of the impact on properties within the flood fringe area, and regardless of the zoning under the Scheme, there is a duty of care implied in assessing any development applications. Unless satisfactory mitigating measures are proposed and validated to prevent inundation development must be refused where the levels detailed in the Scheme Amendment are not achievable.

Policy Implications:

Financial Implications:

Council carried the costs for the amendment, as it impacts on numerous townsites.

If no measures were taken to lessen the impact of an action in law by an agreement and/or statutory control there may be the risk of a legal action against the Shire in the event of a damages claim by virtue of negligence.

At the same time certain landowners within the flood fringe area are disadvantaged by either onerous restriction on the use of their land or at worst the prevention of any form of development.

This cannot be avoided as the creation of those lots preceded the later information of flood risk. To rezone affected zoned land to a public purpose or reservation would automatically attract claims for compensation. Outright purchase of land would also place an impossible financial burden on the Shire. Both actions are not feasible and could not be effected without government assistance. This is unlikely to be forthcoming given the number of townsites on the river and the large areas of land involved.

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Yes

Site inspections have been undertaken prior to and during the course of the advertising period.

Triple bottom Line Assessment:**Economic Implications:**

May adversely affect some properties with the potential to subdivide and development. This may affect land values and rates and taxes.

The Shire *may* be open to claims for damages in the event of a major flood event.

Social Implications:

As above. Care is required to ensure all appropriate measures are taken by referral to expert agencies before any Planning Approval is granted to protect human life and property – conditional or otherwise.

Environmental Implications:

The thrust of the amendment is to protect properties and buildings as well as the impacts on river flows. Impediments to water flows are important so is the management of erosion, nutrients and debris from entering the riverine system.

Comment:

The intent and operation of this amendment is to ensure occupants of properties within the flood fringe area (100 Year ARI) are protected and the riverine system is not impeded in its natural flow regime.

The flood levels have remained virtually unchanged since the WAPC and the Dept of Water included the latest information into the Local Planning Strategy. This information only validates what has already been experienced in the past using data from historical records and interpreted by the Department of Water formally the Waters and Rivers Commission.

The more recent information can provide floor levels recommendations adjacent to a lineal estimate of flood heights along the river for the 10, 25 and 100 year ARIs. This information will be available to the Shire in the next few months.

The lots within the flood fringe were created in the past without the knowledge of recent studies which reveal vulnerability to damage by stormwater and rising river levels. Nothing can be done to obviate this fact.

There may very well be the perception that Council is trying to raise the level of a flooding river. This is totally without reason and is not so. It is simply acknowledging what is happening in nature using predictable estimates of what might happen from past events.

Some properties are definitely affected restricting development potential. This may impact on land values; however, in some cases the remedies can be made by fill or by using land for non habitable purposes. Other properties have no potential at all being restricted by location and excessive fill requirements to raise ground levels above the forecast flood levels.

The reason why Council elected to make allowances in some areas of the town is to preserve the historic streetscape to be sympathetic and compatible with existing developments. The fill required in some part of main-street would place the floor levels absurdly above the footpath (over 1.5 metres). This would severely detract from the ambience of the historic streetscape.

The Heritage Council's concerns are aimed at the heritage places that already exist. There is no intention to change any floor levels in existing buildings.

An assertion that fill on lots within the flood fringe to allow development may alter the river flows or cause increased adverse affects on other properties is reasonable but largely without evidence. It is reasonable to assume that some increase in flood levels may rise but this is unqualified.

The small number of areas filled would be so insignificant in comparison with the volume of water in the riverine system as be to negligible. If a major flood was to occur in conjunction with a storm event within the town, it would be difficult to asses the impact of flooding anywhere in the town.

The data provided by government agencies on flood levels and flow prediction is advisory, as the Department of Water does not accept any statutory responsibility for compliance, as this would expose the governments to compensation claims. At present this liability passed onto the local government as the decision making authority.

Conclusions

Neither the recommendations from the submissions (govt. agencies) or the legal advice have mentioned mitigation against flooding. Some properties may be rendered free from risk if measures like the imposition of fill to the recommended floor levels, embankments, or other mechanisms to prevent flooding were implemented.

In the event of another major flood it would be difficult to determine what frequency would be applied. The next flood could be anywhere between the 25 year ARI and well over the 100 Year forecast. As each flood happens the statistical ratio will have to the re-adjusted to reflect future predictions, particularly with climate change and the reckoning that such unusual heavy storms are likely to materialise causing flash flooding.

The matter of liability is one of serious concern and is not to be dismissed lightly if at all, however the questions have to be answered:

Is it acceptable to reduce floor levels to maintain the character of an historic townscape?

Is it reasonable for the individual landowners, the Shire and the community to accept the potential risks?

Is it reasonable that affected landowners of legally constituted lots be prevented from developing their land or face special conditions that would significantly increase the costs of making the land useable?

The significant issue is the RISK factor. The imposition of special development conditions and use of buildings or improvements may lessen the impact especially if a building had a floor level below that recommended for occupancy but could be used for a purpose which would allow for speedy removal of furniture, vehicles and other moveable objects as well as ensuring that service components (power outlets, ducting and the like) are all installed above the flood limit.

There is no all-encompassing solution to this situation. No test case has been heard in this State to set a precedent although there are cases from other states which may assist legal opinion.

York, like the other townsites on the Avon River has been historically established and experienced several floods and recovered from them without too much fuss. However, in recent time litigation is more prevalent and there results the need for more caution in decision making by responsible authorities.

From the submissions made to the Shire and the legal advice some modifications to the wording of the proposed Amendment are advised. These are included in the recommendations below.

The modifications are highlighted in bold letters.

Crs Fisher and Randell declared a financial interest in this item and left the meeting at 3.40pm.

**Resolution
060808**

Moved Cr Boyle

Seconded Cr Lawrance

“That this item be deferred to a later date to allow for further consideration.”

Carried (3/1)

Crs Boyle, Hooper and Lawrance asked that their vote for this motion be recorded.

OFFICER RECOMMENDATION

“That Council grant final approval to Amendment No 35, with modification, relating to the flood levels with the changes to the provisions of Clause 5.4 of Town Planning Scheme No 2 subject to the following modifications:

Modifying sub-clauses a, b, d and f to read “Clause 5.4 - Avon River Flood Floodplain”

- (a) Proposed development that is located within the floodway (i.e.) filling, building, or any land improvements and is considered obstructive to major river flooding as determined by Department of Water and the local government, shall not be permitted.*
- (b) For land within the designated Flood Fringe development applications shall require planning consent in addition to a building licence including a single house and such applications shall be made in accordance with the provisions of the scheme.*
- (c) In determining an application for planning consent the local government shall consult with the Department of Water to prescribe the minimum floor level of any proposed structure or development.*
- (d) Any application for development or land use shall require a Notification 70A of the Land Administration Act 1997 (as amended) to be placed on title of the land to the effect that the land is subject to inundation during a flood event.*
- (e) Any habitable building or structure located within the flood fringe shall have a minimum floor level of 0.50 metre above the adjacent 100 year ARI flood level.*

Note: This is not a retrospective condition for existing structures or development.

- (f) At the local government’s discretion, where proposed non-habitable development is in the flood fringe, but within a designated heritage streetscape area, a minimum floor level of 0.30 metre above the centre of the road fronting the property may be approved.*

Note: At the development approval and building licence stage consideration may be given to determining the levels of fittings/articles that are not easily removable within the time limits of a flood warning. Consideration will also be give to service ducting, electrical outlets and the like.

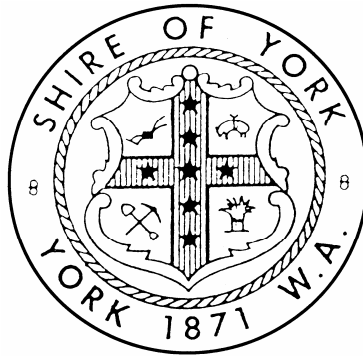
- (g) The erection of a fence within the floodway is permitted providing it is of a non-obstructive nature to flood flows, such as post and rail fencing so that it does not alter the direction of natural water flows nor retain surface water that may affect adjoining properties.*

- (h) *Where such planning approval is granted the Shire Council shall require the landowner to enter into an agreement indemnifying the Council and such agreement being registered on title as a caveat or similar instrument and shall include a condition that precludes the land owner from disposing of the land without the consent of the Shire of York requiring the transferee to enter into a similar deed to observe and perform to the conditions of the deed.*
- (i) *Where part of a lot is outside the designated floodfringe the existing ground level at this point shall be the control level for determination of finished floor levels in any building or structure.*

Advice Note:

The modifications are deemed minor, as none of them conflict or contradict any of the content of those submissions

Crs Fisher and Randell returned to the meeting at 3.43pm.



SHIRE OF YORK

TOWN PLANNING SCHEME NO 2

AMENDMENT NO 35

SHIRE OF YORK
PLANNING AND DEVELOPMENT ACT 2005
SHIRE OF YORK
TOWN PLANNING SCHEME NO. 2 - AMENDMENT NO. 35

Resolved that the Council, in pursuance of the Planning and Development Act, 2005 amend the Town Planning Scheme by:

Amending the Scheme Text by replacing Clause 5.4 with new provisions for development on or adjacent to the Avon River floodplain in the York.

Modifying sub-clauses a, b, d and f to read "Clause 5.4 - Avon River Flood Floodplain"

- (a) Proposed development that is located within the floodway (i.e.) filling, building, or any land improvements and is considered obstructive to major river flooding as determined by Department of Water and the local government, shall not be permitted.***
- (b) For land within the designated Flood Fringe development applications shall require planning consent in addition to a building licence including a single house and such applications shall be made in accordance with the provisions of the scheme.***
- (c) In determining an application for planning consent the local government shall consult with the Department of Water to prescribe the minimum floor level of any proposed structure or development.***
- (d) Any application for development or land use shall require a Notification 70A of the Land Administration Act 1997 (as amended) to be placed on title of the land to the effect that the land is subject to inundation during a flood event.***
- (e) Any habitable building or structure located within the flood fringe shall have a minimum floor level of 0.50 metre above the adjacent 100 year ARI flood level.***

Note: This is not a retrospective condition for existing structures or development.

- (f) At the local government's discretion, where proposed non-habitable development is in the flood fringe, but within a designated heritage streetscape area, a minimum floor level of 0.30 metre above the centre of the road fronting the property may be approved.***

Note: At the development approval and building licence stage consideration may be given to determining the levels of fittings/articles that are not easily removable within the time limits of a flood warning. Consideration will also be give to service ducting, electrical outlets and the like.

- (g) The erection of a fence within the floodway is permitted providing it is of a non-obstructive nature to flood flows, such as post and rail fencing so that it does not alter the direction of natural water flows nor retain surface water that may affect adjoining properties.***
- (h) Where such planning approval is granted the Shire Council shall require the landowner to enter into an agreement indemnifying the Council and such agreement being registered on title as a caveat or similar instrument and shall***

include a condition that precludes the land owner from disposing of the land without the consent of the Shire of York requiring the transferee to enter into a similar deed to observe and perform to the conditions of the deed.

- (i) Where part of a lot is outside the designated floodfringe the existing ground level at this point shall be the control level for determination of finished floor levels in any building or structure.***

Dated this _____ day of _____ 2008

CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY** : SHIRE OF YORK
2. **DESCRIPTION OF TOWN PLANNING SCHEME** : TOWN PLANNING SCHEME NO. 2
3. **TYPE OF SCHEME** : DISTRICT ZONING SCHEME
4. **SERIAL NUMBER OF AMENDMENT** : 35

REPORT

Background

The current text for Clause 5.4 - Avon River Flood Fringe reads as follows:

“Notwithstanding anything elsewhere appearing in the Scheme development of land identified in the Avon River Flood Study adopted by the Waters and Rivers Commission as within the extent of 100–year flood fringe shall be subject to the following:

- (a) In addition to a building licence, the local government’s planning consent is required for all development including a single house and such application shall be made in accordance with the provisions of the scheme.*
- (b) In determining an application for planning consent the local government shall consult with the Department of Water.*
- (c) Development which includes a building or structure shall not be permitted unless in accordance with recommendations of Waters and Rivers Commission”*

As part of the 1994 Avon River Flood Study through York the Department of Water (formerly Water and Rivers Commission) produced 100 year floodplain mapping and developed a floodplain development strategy for the York Area.

The floodplain development strategy is based on two guiding principles, namely:

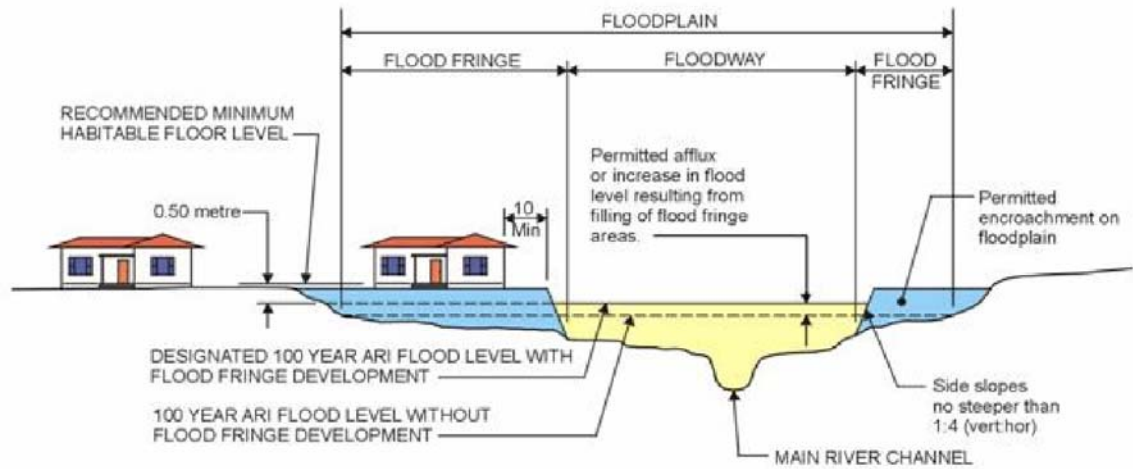
The proposed development has adequate protection from 100 year ARI flooding; and

Proposed development does not detrimentally impact on the existing 100 year ARI flooding regime of the general area.

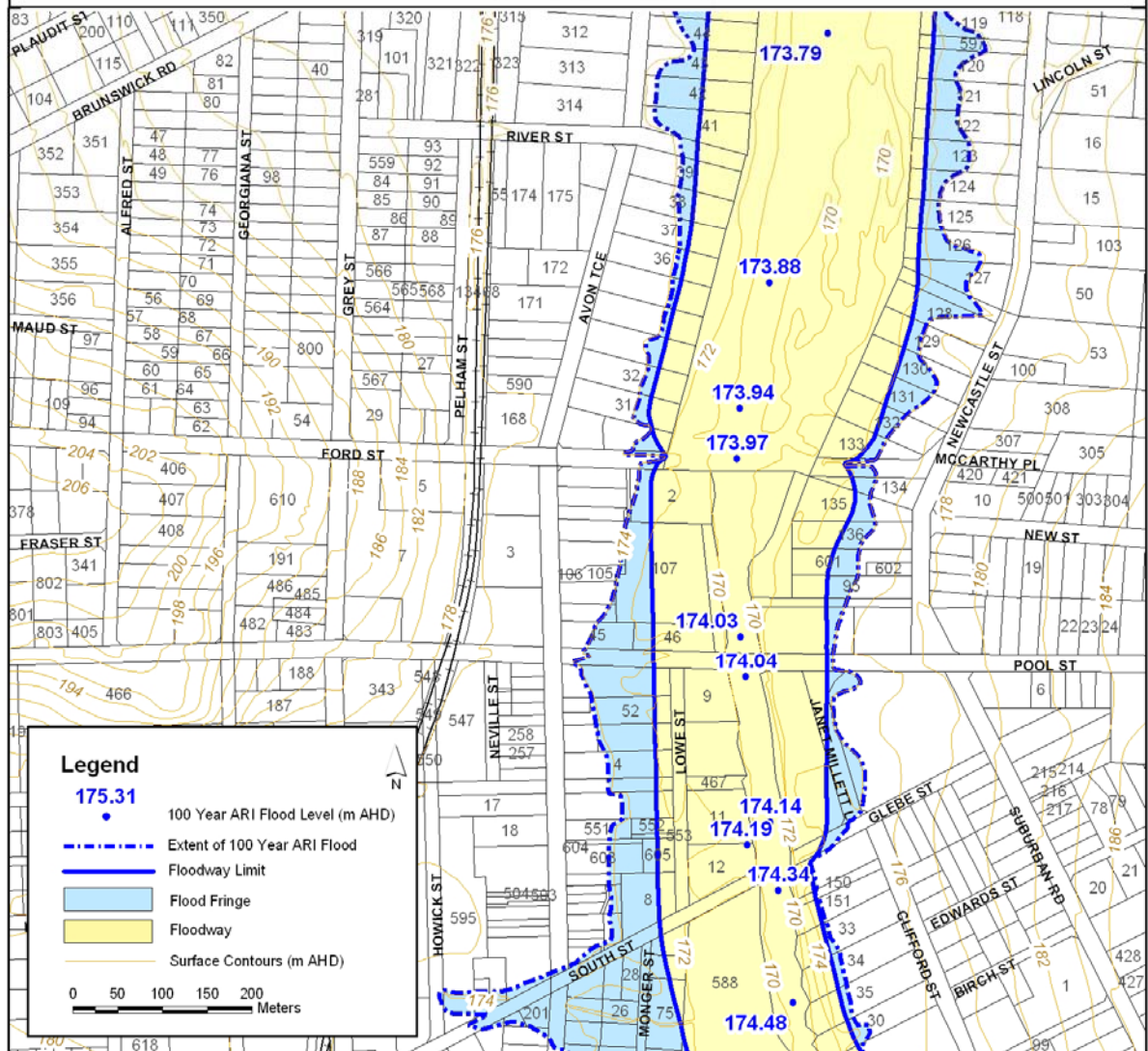
The 100 year ARI floodplain mapping shows the extent and level of flooding in a 100 ARI event. The 100 year ARI is delineated into flood fringe and floodway areas Attachment) where:

- (i) Proposed development (i.e. filling, building, etc.) that is located outside of the floodway is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 0.50 metre above the adjacent 100year ARI flood level is recommended to ensure adequate flood protection.

FLOODPLAIN DEVELOPMENT STRATEGY



(SCALE: DIAGRAMMATIC)



- (ii) Proposed development (i.e.) filling, building, etc.) that is within the floodway is considered obstructive to major flows is not acceptable as it would increase flood levels upstream. No new buildings are acceptable in the floodway

More recent discussions with the Department of Water and the Department for Planning and Infrastructure suggests that it may be permissible for non-habitable buildings to occur within the flood fringe with floor levels lower than recommended in the Department of Water's floodplain development strategy.

A habitable building or parts of a habitable building are defined in the Building Code of Australia. Advice from the Shire's Health and Building Officer will assist in determining the Class of a proposed building.

Non-habitable buildings and land uses may be permitted such as for commercial benefit (such as showrooms, non-perishable goods and storage) car parking, open air displays and the like. Buildings for commercial use shall be such that goods and equipment can be moveable at relatively short notice.

Buildings may be permitted where the upper level of a building, above the 100 year Flood Level, may be used for human occupation whilst the lower levels, below the 100 year ARI flood level may be used for non-habitable purposes.

Minimum floor levels regarding any proposed building are to be based on the 100 year ARI flood levels shown on Department of Waters plans BD04-3-1, BD04-3-2 and BD 04 -3-3. These plans are available for inspection at the Shire Office and the Department of Water.

Part of any development approval by the local authority shall require an instrument to be placed on the title of the lot to the effect that the building or part of the building and appurtenant areas are liable to inundation in major river flooding.

The details of level of the floor regarding any proposed building are to be based upon the predicted flood levels as depicted on Department of Water Mapping Plans BD04-, 3-1 and BD04-2, or replacements, and are available for inspection at the Shire Office and the Department of Water.

Heritage Places of Value

Strict interpretation of the Department of Water's recommended floor levels for development in the flood fringe has a significant impact on the streetscape of Western Australia's oldest inland town.

For these reasons, the local government desires discretion to consider to approve lower floor levels in the flood fringe to maintain the aspects of the town's heritage values in relation to the streetscape in heritage precincts and places of heritage significance.

The Shire of York Council, under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Town Planning Scheme by:

Modifying sub-clauses a, b, d and f to read "Clause 5.4 - Avon River Flood Floodplain"

- (a) Proposed development that is located within the floodway (i.e.) filling, building, or any land improvements and is considered obstructive to major river flooding as determined by Department of Water and the local government, shall not be permitted.***
- (b) For land within the designated Flood Fringe development applications shall require planning consent in addition to a building licence including a single house and such applications shall be made in accordance with the provisions of the scheme.***
- (c) In determining an application for planning consent the local government shall consult with the Department of Water to prescribe the minimum floor level of any proposed structure or development.***
- (d) Any application for development or land use shall require a Notification 70A of the Land Administration Act 1997 (as amended) to be placed on title of the land to the effect that the land is subject to inundation during a flood event.***
- (e) Any habitable building or structure located within the flood fringe shall have a minimum floor level of 0.50 metre above the adjacent 100 year ARI flood level.***

Note: This is not a retrospective condition for existing structures or development.

- (f) At the local government's discretion, where proposed non-habitable development is in the flood fringe, but within a designated heritage streetscape area, a minimum floor level of 0.30 metre above the centre of the road fronting the property may be approved.***

Note: At the development approval and building licence stage consideration may be given to determining the levels of fittings/articles that are not easily removable within the time limits of a flood warning. Consideration will also be give to service ducting, electrical outlets and the like.

- (g) The erection of a fence within the floodway is permitted providing it is of a non-obstructive nature to flood flows, such as post and rail fencing so that it does not alter the direction of natural water flows nor retain surface water that may affect adjoining properties.***
- (h) Where such planning approval is granted the Shire Council shall require the landowner to enter into an agreement indemnifying the Council and such agreement being registered on title as a caveat or similar instrument and shall include a condition that precludes the land owner from disposing of the land without the consent of the Shire of York requiring the transferee to enter into a similar deed to observe and perform to the conditions of the deed.***
- (i) Where part of a lot is outside the designated floodfringe the existing ground level at this point shall be the control level for determination of finished floor levels in any building or structure.***

RESOLUTION TO AMEND SCHEME

Adopted by resolution of the Council of the Shire of York at the Ordinary Meeting of the Council held on theday of.....2007

CHIEF
EXECUTIVE OFFICER

SHIRE PRESIDENT

RESOLUTION TO ADOPT AMENDMENT TO SCHEME

Adopted by resolution of the Council of the Shire of York at the Ordinary Meeting of the Council held on the day of

- (a) that the amendment to the Scheme be adopted with or without modification;
- (b) that it does not wish to proceed with the amendment to the Scheme,
(delete whichever is not applicable)

The Common Seal of the Shire of York was hereunto affixed
by authority of a resolution of the Council in the presence of:

CHIEF EXECUTIVE OFFICER

SHIRE PRESIDENT
Recommended/Submitted for Final Approval

DELEGATED UNDER
s. 16 OF THE PD ACT 2005

Date: _____

Final Approval Granted

MINISTER FOR PLANNING &
INFRASTRUCTURE

Date: _____

Schedule of Submissions – Town Planning Scheme Amendment No 35

No	Agency	Comment	Council Response	WAPC Response
1	Minister for Water Resources – John Kobelke	No objection but advises Council to consult further with the Dept of Water about development issues.	Acknowledged. Council to maintain consultancy with Dept of Water on all developments. Council is to refer all developments within the flood fringe area to the Dept of Water.	
2	Dept. Of Water	As co-authors of the Amending documents the Dept of Water has no stated objection, but requires consultation all development proposals.	As above.	
3	Main Roads WA	No objection. Requests continual referral where interests of MRWA is concerned.	Acknowledged. Any application affecting major roads is automatically referred to MRWA	
4	Heritage Council of WA	<p>Provision of list of heritage places within the flood fringe area.</p> <p>Unclear as to effect on existing buildings of heritage status.</p> <p>Recommend that an additional clause in 5.4 to read; <i>“ All places within the flood floodplain that have been entered into the State Register of Heritage Places be exempted from the required minimum floor level of 0.50 metre above the adjacent 100 year ARI flood level. “</i></p> <p>Note that all works required to be carried out on the above places (Heritage Listings) due to the amendment need to be referred to the Heritage Council.</p>	<p>There is no effect on existing buildings.</p> <p>New buildings may be granted a lesser floor level in a heritage precinct if the streetscape is compromised by excessive fill.</p> <p>Not necessary. Existing buildings and places will not be affected.</p> <p>This already is included in the Scheme and Council Policies</p>	

5	Avon Valley Environmental Society Invc	<p>Generally supported except Clause 5.4 (f) which takes the authority to allow buildings in the floodplain in contradiction of the thrust of the remainder of Clause 5.4</p> <p>Appears contrary to advice by Dept of Water that all buildings are to be at 0.50 metres above the 100 year ARI.</p> <p>Other points:</p> <ul style="list-style-type: none"> a) contrary to current expert advice. b) Informal legal advice the Shire is not free from liability. c) No indemnity even if there was a caveat or other instrument. d) Huge burden on the Shire if liability is proven. e) Management and avoidance of risk is a prime responsibility of the Shire. f) A building may alter the flow of the flood to the extent that other properties could be damaged. g) Perception of advocating further construction of the building that is currently creating a furore amongst ratepayers of York. h) Perception of inflaming relations between ratepayers and the Council. 	<p>Clause 5.4 (f) relates to the impact on the in heritage areas. Streetscape.</p> <p>In any such case the Councils is duty bound to consult with the Heritage Council of WA and the Dept of Water for advice before granting planning consent.</p> <p>The amendment was prepared in conjunction with the Dept of Water. and edited by the Dept of Water.</p> <p>Noted.</p> <p>Noted, not proven, subject to further investigation. Not sustained.</p> <p>Noted.</p> <p>Noted, numerous existing buildings and development within the floodplain and the floodfringe. Not relevant to the amendment.</p> <p>Not relevant to the amendment.</p>	
6	Environmental Protection Authority	<p>Not assessed.</p> <p>Advice given reference to determining foreshore reserves.</p>	Noted.	

7	Landowner within the Scheme Amendment Area.	Object to restrictions on development. Council collecting rates on land that cannot be fully used.	These restrictions are caused by natural forces and were imposed into the Scheme, as recommendations by Government Agencies.	
8	York Resident.	The reduction of 0.5m above the 100 year flood level to 0.3m above the road centreline will financially benefit land owners and reduce building costs.	This initiative was intended to permit development on lots within the floodfringe area without compromising the streetscape with significantly elevated fill and floor levels.	

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.6 Proposed Development Aged Care Facility

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO:	Ba 2.31590, Re 1.31550/31560/31570
COUNCIL DATE:	18 August 2008
REPORT DATE:	9 August 2008
LOCATION/ADDRESS:	Balladong/Redmile Road
APPLICANT:	Shire of York
SENIOR OFFICER:	Ray Hooper, CEO
REPORTING OFFICER:	David Lawn, Planner
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A - Map
DOCUMENTS TABLED:	Nil

Summary:

Proposal to construct an Aged Care Facility containing 25 beds on Lots 11, 12 and 13 Redmile Road York.

Background:

The following information was provided as background to the proposal:

"The City of Swan Aged Persons' Homes Trust (inc) proposes to build a 25 bed aged care facility and a 40 to 50 unit retirement village on the proposed site including community centre and hydrotherapy pool.

The HACC services have shown a keen interest to operate their services from the community centre. The hydrotherapy pool will be available for rehabilitation purposes for the community and residents.

We understand the heritage requirements for the proposed site and will abide by all necessary guidelines.

Currently we have an offer on Lofts 11, 12 and 13 Redmile Rd and Lot 3 Balladong Street, York. We have a clause subject to receiving in writing Council acceptance."

The proponent is the City of Swan Aged Persons Homes Trust (Inc).

Representatives of the Trust and their agents have consulted the Council seeking support for the proposal in principle as part of the required due diligence process before committing to finalising the purchase and lodgement of a Development Application.

The proponents through Ms Elizabeth Pettit, Chief Executive Officer of the Trust, have requested consent for the facility due to the number of patients in the Morrison Lodge in Midland who would prefer to be in York as past residents here.

Consultation:

At this time only Council staff have been consulted as a matter of confidentiality.

Statutory Environment:

The land is currently zoned Residential R 40 under Town Planning Scheme No 2.

Under the Scheme provisions Council may permit this type of development as a discretionary use.

In The Zoning Table of the Scheme the land use of Aged or Dependant Person's Dwelling is listed as an "AA" Use.

"AA" means that the use is not permitted unless the local government has exercised its discretion by granting planning consent."

Heritage Precinct Provisions are included in the Scheme under Part 5 whereby the proposal is to be advertised. This is to occur when there are definitive designs to be shown to the public.

The basis for granting planning consent in this case falls within the constraints of the land and the surrounding land uses as well as servicing and vehicular access.

- a) Surrounding land uses. The proposal is compatible with the adjacent land uses
- b) Landform description. The land is generally flat being formerly used for the old Shire Offices. The south eastern corner is affected by the 100 Year ARI (Average Recurrent Interval) where flood waters in such an event would intrude on the land. This can be managed by either fill to the specifications of the Dept of Water or alternately used for landscaping or a car park.
- c) Instruments on title. There is a registered easement on lots 11,12,13,14 and Lot 3 being for the protection of the sewer. These lines will have no impediment to the proposed development.
- d) Vehicular access is to be restricted to Redmile Road only. Access from Balladong Road is not recommended and this is likely to be applied by Main Road WA in the interests of safety.
- e) Heritage Precinct Requirements. The land is include in the Heritage precinct of Blandstown/Central York and the development shall be required to conform with the design and siting of all buildings to the Council's Policies, as well as being referred to the Heritage Council of WA.
- f) The lots are fully serviced with power, scheme water and deep sewerage reticulation.

Policy Implications:

N/A

Financial Implications:

Nil to Council. Development fees will be payable at the development stage.

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Yes

Several site inspections have been undertaken.

Triple bottom Line Assessment:

Economic Implications:

Potential economic boost for York in the construction and operational phases.

Social Implications:

The facility will provide care for local people who do not wish to be accommodated outside of the York District.

Environmental Implications:

Nil at present. Natural and built environment matters will be dealt with at the planning approval and building licence stages.

Comment:

This proposal is supportable for the type of essential care needed for the frail or medically adversely affected and unable to care for themselves. There is a need for such a facility and the site selected is deemed appropriate for this development.

The proponents, at this stage, only require preliminary Planning Consent for the use of the land so that they may proceed with certainty

OFFICER RECOMMENDATION

**Resolution
070808**

Moved Cr Randell

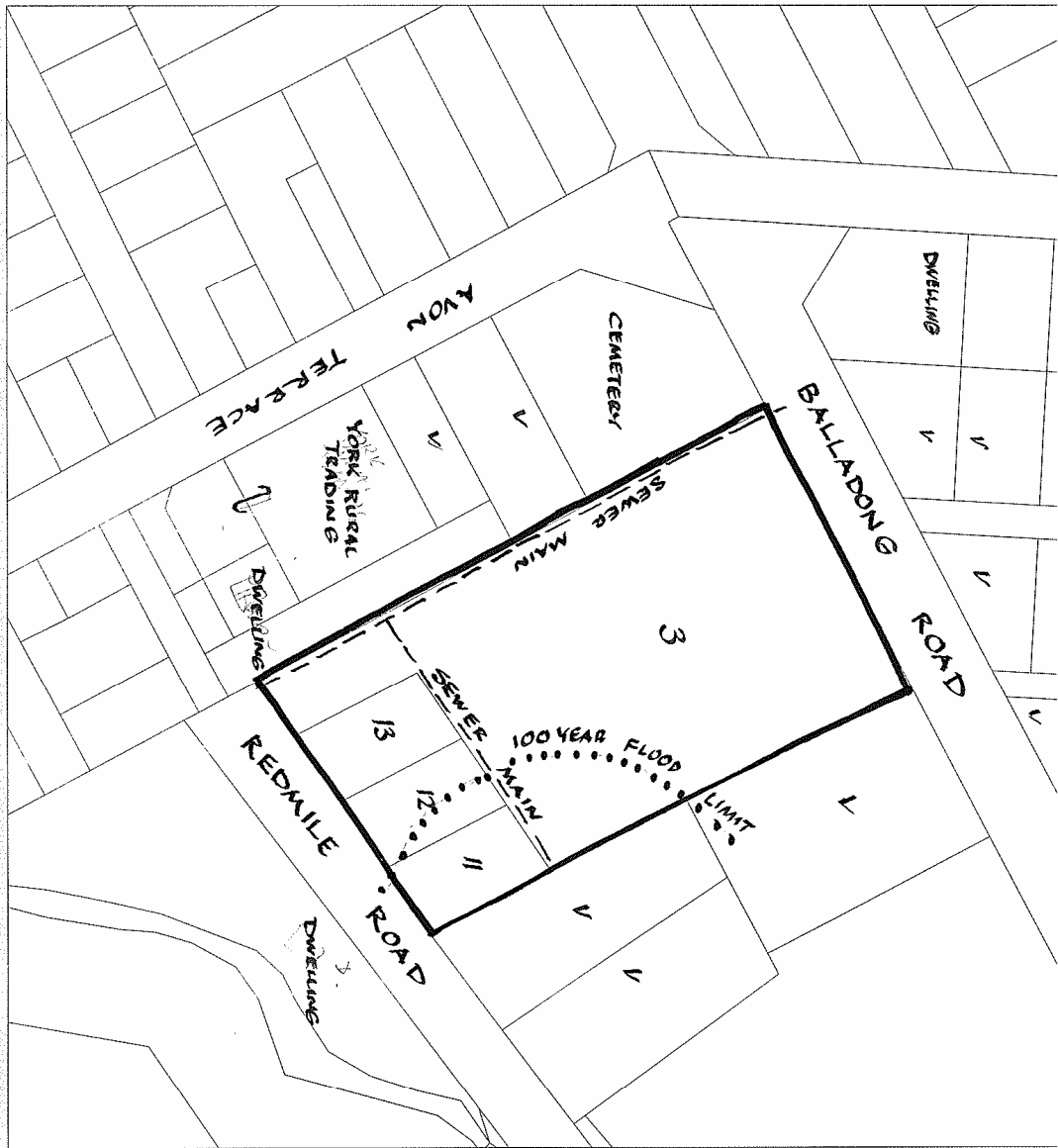
Seconded Cr Lawrance

“That Council:

provide support for the Aged or Dependant Person’s Dwelling development on Lots 11, 12 and 13 Redmile Road and Lot 3 Balladong Road, York and advise the proponents, City of Swan Aged Persons Homes Trust (Inc), accordingly that it is an acceptable development on the land if the proposal moves to the development stage.”

CARRIED (6/0)

David's Mapping - High Res



Printed with the TalukGIS Viewer: www.TalukGIS.com

8/08/2008

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.7 Recreation and Open Space Strategy

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO:	PS.TPS. 2
COUNCIL DATE:	18 August 2008
REPORT DATE:	12 August 2008
LOCATION/ADDRESS:	Whole of Shire
APPLICANT:	Shire of York
SENIOR OFFICER:	Ray Hooper, CEO
REPORTING OFFICER:	David Lawn, Planner
APPENDICIES:	Recreation and Open Space Strategy
DISCLOSURE OF INTEREST:	Nil

Summary:

The Public Open Space Strategy was prepared by Council for the overall guidance and provision of recreational facilities for the Shire.

The Draft Strategy was presented to Council at the Special Meeting held on the 12th May, 2008, and adopted as a draft inviting submissions from all relevant groups over a 28 day period.

Background:

The Strategy is an extensive assessment of the existing lands and facilities and guide for the future and as a validation of claim for developments for the standard contribution.

A later part of the planning process was the requirement of the WAPC for such contributions from developers and specifying the manner by which land should be ceded to the crown for vesting in the Shire for recreation or conservation, and the manner by which cash-in-lieu payments shall be expended in the provision and/or improvement of facilities.

Consultation:

The Draft Policy was advertised and two responses received. The Pony Club Western Australia and York Racing (Inc).

The Pony Club also sent representatives to the Council office for informal discussions.

The Pony Club's interests lay with the possible relocation to the Equine Precinct riding trails and that there was no 'time frame' for any relocation. This was in reference to the Forrest Street Recreation Centre, however there was no intention of moving the Pony Club to that location.

York Racing (Inc) submitted that it cannot support the Recreation and Open Space Strategy due to lack of detail.

Statutory Environment:

The Recreation and Open Space Strategy is part of the requirements of the Commission for dealing with the future arrangement of provision of land and facilities for a growing town.

Being a Strategy it is a guideline only and is subject to modification from time to time. It is to be incorporated into the Developer Contributions framework when requiring land developers to make land or financial contributions.

Policy Implications:

The Strategy is an integral part of the overall development for the town and surrounding district.

Financial Implications:

Council can secure contributions for recreation and conservation purposes and expend moneys collected in a predetermined manner with the approval of the Commission and the Minister. Both the Commission and the Minister have to pay due regard to the Strategy as adopted by Council.

Site Inspection:

Site inspection and land assessments have been undertaken during the preparation of the Strategy document.

Voting Requirements:

Absolute Majority Required: **Yes**

Triple bottom Line Assessment:**Economic Implications:**

The contributions towards the road construction costs shall be secured in a special Trust or Reserve Fund managed by the Council to be spent when roads are extended through to other properties.

The Developer Contributions requirement may also be applied in the purchase of land from subdivisions for POS/Drainage that would be in excess of the standard 10% contributions unless this land is ceded free of cost as part of the subdivision process.

All financial contributions are required to be set aside in a dedicated Fund and cannot be used for any other purpose other than those designated.

Social Implications:

The provision/retention of POS is designed to fit all requirements from active sports to the most benign conservation reserves.

Environmental Implications:

Those reservations for conservation and landscape protection are to be dedicated for those purposes. Similarly, the Avon River should benefit by the more intense requirements for erosion control and interception of nutrients into the watercourses.

Comment:

The two submissions received show concerns over the respective interests.

The Pony Club can only be relocated to the Equine Precinct once the land there has been secured for that purpose. There is no time frame for this.

The York Racing (Inc).submission although not supporting the Draft Strategy did not offer any other constructive comment. Regardless of this the racecourse will remain intact with no other land uses being permitted or encouraged to share the land until the future of the racecourse is resolved and the State Government may control any development.

The amount of land for conservation and landscape purposes are similarly under no threat. The hillsides and river are unique assets to the town and part of the attraction of York to local and visiting people alike.

OFFICER RECOMMENDATION

**Resolution
080808**

Moved Cr Boyle Seconded Cr Hooper

“That Council:

adopt the Recreation and Open Space Strategy (August 2008) and submit it to the Western Australian Planning Commission for acceptance as part of the Shire’s overall planning for the town.”

CARRIED (5/1)

Cr Walters asked that her vote against this motion be recorded.

SHIRE OF YORK



RECREATION AND PUBLIC OPEN SPACE STRATEGY

AUGUST 2008

Summary

The townsite of York has a varied range of open spaces from active sporting facilities to passive open spaces and conservation areas.

The town's setting between ranges, dominated by Mt Bakewell and Mt Brown, with the Avon River between, creates a distinct sense of place in the Wheatbelt and makes York an attractive place to live. These natural features shall forever be retained as natural resource management areas and protected under robust tenure arrangements.

Conservation open space, which includes the river and the landscape features within the townsite contains approximately 395 hectares.

The active recreation facilities cater for a wide range of sporting and cultural activities. With the exception of the Croquet Club and Tennis Club all the active recreation areas lie on the western side of the Avon River

The Forrest Street Recreation Complex will be enhanced by the relocation of the pacing track to the Equine Precinct. In the event of the aquatic centre becoming unserviceable a new pool should be located at the central Recreation Complex and the existing site converted to residential development.

Should residential development occur in the future east of the York Estate there will be a requirement for land to be set aside for recreation in this location to allow ease of access for the increased population living in the surrounding areas.

Active recreation within the townsite accounts for approximately 50 hectares.

Minor parks, gardens and playgrounds amount to just over five hectares.

Underutilised crown and Shire land along the river and Carter Road hold an additional 85 hectares.

The Equine Precinct has been accepted in the Local Planning Strategy as the preferred location for all equine activities. The Pony Club, together with other non-racing horse events should be relocated on the government land on North Road (west), and the existing site on Ulster Street returned to allow maintenance of natural vegetation parkland as an exhibition of the local flora and because of its landscape quality in an urban setting. The Showgrounds could also be located to the Equine Precinct.

The current community buildings accommodate a variety of cultural and recreational uses including theatre, music, dancing and exercise functions. These facilities are essential for the progress of culture and socialisation.

For the future provision of recreation amenities the Council should concentrate on quality of facilities rather than quantity of land reserved. The Council has adopted Outline Development Plans/Structure Plans which, in some cases, designate land required for open space. Council can request contributions of cash-in-lieu from sub dividers for the purchase of required land or the improvement of existing open spaces.

Contributions from land development, with the exception the eastern part of the town, may best be used in the cash-in-lieu form for the improvement of open space.

CONTENTS

1.0	ENABLEMENT	4
1.1	Council Powers	
1.2	Western Australian Planning Commission Policy	4
2.0	LOCAL PLANNING STRATEGY and TOWN PLANNING SCHEME	5
2.1	Local Planning Strategy	5
3.0	OVERVIEW	6
4.0	POPULATION AND DEMAND	7
5.0	CATEGORIES OF OPEN SPACE	8
5.1	Active Recreation	8
5.2	Passive Open Space	8
5.3	Environmental	8
5.4	Cultural	9
5.5	Adventure	9
6.0	LAND TENURE (Refer Appendix 1)	9
6.1	Reserved Land	9
6.2	Freehold Land	9
6.3	Special Titles Grants	10
6.4	Civic and Cultural Facilities	10
7.0	STATUTORY MANAGEMENT	10
7.1	Town Planning scheme Provisions	10
7.2	Local Government Management	10
8.0	RECOMMENDATIONS	11
8.1	Forrest Street Sporting Complex	11
8.2	Pony Club	11
8.3	Racing and Pacing	12
8.4	Conservation and Natural Resource Management	12
9.0	DEVELOPER CONTRIBUTIONS	12
<hr/>		
Appendix A – Schedule of Open Space		14
Appendix B – Forrest Oval Precinct Re-development Project Brief		17
<hr/>		

RECREATION AND PUBLIC OPEN SPACE STRATEGY

1.0 ENABLEMENT

1.1 Council Powers

The Council has the power to prepare, adopt and implement a Planning Policy as enabled under Clause 8.8 of the Town Planning Scheme providing all advertising and public participation provisions are adhered to.

8.8 Planning Policies

- (a) *generally or in a particular class of matter or in particular classes of matters; and*
- (b) *throughout the Scheme area or in one or more parts of the Scheme area and may amend or add to or rescind a Policy so prepared.*

1.2 The Western Australian Planning Commission (WAPC) Policy

The WAPC has prescribed the guidelines for public open space in its Policy No DC 2.3. Briefly, the Objectives and Requirements of the provisions are:

- a) To ensure all residential development in the state is complemented by adequate and well located areas of public open space;
- b) Where appropriate facilitate the provision of land for community facilities such as community centres, libraries in conjunction with land ceded for public open space.
- c) The WAPC normal requirements are for 10 % of the gross subdividable area less land required for major roads, schools, public utility or any other non-residential use. The WAPC normally does not require a POS contribution for a subdivision of five lots or less (where earlier subdivisions have ceded land) however the requirement may be applied where the local government has identified an existing or potential need and has adopted a strategy to improve open space or similar proposals of five lots or less are likely to eventuate in the locality.
- d) The WAPC may allow a local authority to accept cash-in-lieu payments in circumstances where the land equivalent would be too small for practical uses, where there is already adequate land for POS or where there is an adopted strategy for an area where land is deemed to be required.
- e) All money collected by a local government is required to be paid into a separate account. The money is to be spent for the purchase of land for POS purposes generally in the locality where the subdivision is located, for repayment of loans raised for the purchase of land or, with the approval of the Minister, for the improvement or development of land for recreation or open spaces generally, on land vested in or administered by the local government.
- f) The cash-in lieu would not normally be acceptable for community halls, indoor recreation centres, enclosed tennis courts, bowling greens or facilities for private clubs where access by the general public is restricted. Acceptable expenditure may include clearing, earthworks seating, spectator cover, toilets, landscaping change rooms, reticulation, lighting, paths, fencing, playground equipment, walk trails, car parking and signage.

2.0 LOCAL PLANNING STRATEGY (LPS) and TOWN PLANNING SCHEME (TPS)

2.1 Local Planning Strategy

The Local Planning Strategy, *inter alia*, has made strong mention of the value of the York landscape and open space provision for both recreational and conservation values.

Recognising the growth experienced in the town in residential development and the impact that will have on the population increase there is the need to assess the recreational and cultural facilities to meet the needs for the future generation

Below are excerpts from the Local Planning Strategy which are pertinent to this Policy Statement:

"The Avon Arc Sub Regional Strategy has noted that "tourism and recreation play an ever-increasing role in the function and values of the region, with the major urban settlements being focal points for tourism. And specifically for York the Sub Regional Strategy notes "York's attractive character and identity make it one of the most attractive tourist destinations in the Avon Arc."(Page 41 – LPS)

*The Local Planning Strategy has as its objectives to consolidate the town's development around existing development and where services are available.
(Page 7 - LPS)*

Following a review of the Avon River floodplain, investigate rationalising existing Parks and Recreation reserves along the Avon River that are not required for management purposes. (Page 7 - LPS)

- a. Prepare a recreation and open space strategy for the York townsite. (Page 8 – LPS)*

Objectives

Provision of recreation facilities, services and open spaces for the benefit and well-being of the population the district of York.

Strategies

- a. Rationalise existing recreational facilities and reserves within the townsite (including possible co-location with high school facilities) to provide opportunities for infill/redevelopment for residential purposes within serviced areas.*

To assess existing lands and facilities in the Shire to determine if the needs are met.

To acquire additional lands for recreation and open space to meet the needs of recreational activities and environmental management;

To dispose of lands not required for the needs of recreational and environmental activities;

To use income generated from grants and developer contributions for the improvement of existing and proposed facilities.

Amend the scheme to make provision for such planning when development is proposed including provisions for the preparation of an Outline Development Plan and developer contributions.

Prepare a Recreation and Open Space Strategy for the York townsite.

Preserve and enhance the environment and natural resources, especially with regard to the Avon River;

3.0 OVERVIEW

The need for this recreation and open space strategy is to determine the requirements for recreational lands and facilities and to provide for the population increase in the Shire for next ten years and more.

The open space and recreation lands include active sporting facilities, passive open space for leisure, and areas considered significant for environmental protection.

The directions for the provision of public lands will lie with the needs of the population, the location of any additional open space and the substantiation of gaining contributions from land development as part of the subdivision process.

York has many public land uses ranging from sophisticated sporting facilities to environmental open space the latter being related to landscape protection (Mt Brown and Mt Bakewell) and waterways (the Avon River and its tributaries).

In addition to those categories are the well-developed town centre facilities of the halls for cultural activities.

The land tenure of the current open space holdings is a mixture of reservations and 'green title' lots. Many of the land uses cover several titled lots with little recognition of the intervening boundaries.

The primary recreation area includes a wide variety of sporting grounds and facilities and is well placed within the town site to provide for easy access to the majority of the residences.

The racecourse and pony club are site specific but are also accessible to the townspeople.

The major open spaces, partly accessible for passive uses are the two dominant landforms of Mt Brown and Mt Bakewell mainly for indigenous vegetation and provide outstanding backdrops to the town and constitute a form of enclosure to the town's setting.

The Avon River bisects the town urban development and provides both passive uses (picnic grounds and walks) and environmental value in the retention of biodiversity.

4.0 POPULATION AND DEMAND

The provision of recreational open space depends on the demand which in turn is related to the structure of the population. More demand for demanding active sports is created for those in the 5 years to 24 years aged grouping. Ages between 25 and 64 years have a tendency for the pursuit of more non-contact sports and the more sedate activities like walking and observing particularly environmentally attractive areas.

The age profile for York is typical of small regional centres with a preponderance of children between 0 to 14 years, and between 25 to over 65 years. The gap of the 15 to 24 years bracket is explained by the mobility of young people seeking higher education, employment and entertainment in the city.

The population distribution for the Shire of York is shown in Table 1.

TABLE 1: POLULATION DISTRIBUTION - 2001

AGE GROUP	YORK	% OF TOTAL PERSONS FOR REGION	% OF TOTAL PERSONS FOR AUSTRALIA
0-4	196	6.5%	6.6%
5-14	486	16.2%	14.2%
15-24	260	8.7%	13.7%
25-54	1237	41.3%	43.5%
55-64	373	12.4%	9.4%
65+	440	14.7%	12.6%
Total	2992		

TABLE 1: POLULATION DISTRIBUTION - 2006

AGE GROUP	YORK	% OF TOTAL PERSONS FOR REGION	% OF TOTAL PERSONS FOR AUSTRALIA
0-4	178	5.7%	6.3%
5-14	427	13.7%	13.5%
15-24	249	8.0%	13.6%
25-54	1188	38.1%	42.2%
55-64	542	17.4%	11.0%
65+	532	17.1%	13.3%
Total	3116		

Source: Australian Bureau of Statistics
2001 and 2006 Census

Over the intercensal period there has been a net increase of 124 persons (4.14%) The population base has declined in the 15-24/25-54 bracket, that is, the predominant working age group and those seeking more active recreation and entertainment.

The stability of the distribution can mean the existing population has moved into the next or higher age bracket together with the increase in migration from the city by retirees

Although there has been a rapid increase in demand for land (developed lots) over the past few years, population growth has only remained steady due to lack of housing availability.

By observation there are more in the 54 to 65+ aged groups enquiring about housing availability but due to the skills shortage, dwelling construction is slow.

By the existing population figures and the trend towards more in the upper age bracket there is more perceived demand for passive type open space and recreational facilities rather than larger sports fields.

5.0 CATEGORIES OF OPEN SPACE

Five categories of recreation and open space are considered for the town.

5.1 Active Recreation

Active recreation includes sports fields like football, cricket, hockey, tennis croquet and bowls and - for York – equestrian sports including racing, pacing and other organised horse events.

5.2 Passive Open Space

Passive includes casual parks and gardens, children's playgrounds, lookouts, and the observation pursuits,

5.3 Environmental

Environmental open space is largely focussed on natural landscape features where indigenous flora and fauna are in their natural setting.

Mt Brown, Mt Bakewell and the Avon River are the primary examples of this but there are others within the urban areas providing relief from the close order built form.

This appreciation of the scenic beauty of the town as seen from close up and from remote distances is a valued asset. Avon Ascent and Gwambygne are providers of passive recreation opportunities.

5.4 Cultural

Cultural activities take place in the various halls, gardens and private domains. Music, dancing, arts and crafts, drama etc. are well attended and provide an outlet for both passive and active participation. The Balladong Museum and York Society archive provide opportunities for heritage and history pursuits.

5.5 Adventure

The more adventurous activities lie outside of the town. York is a centre for hot air ballooning, hang gliding and skydiving using the airfield on the Spencers Brook Road.

At Mt Bakewell Reserve ultra light and other active sports are catered for by private industry. Motocross and skateboarding facilities are provided by the Shire of York with significant off road motorcycle use in State and National forest areas.

6.0 LAND TENURE (Refer Appendix 1)

The tenure of the land zoned for public open space is a mix of reserved land and freehold /'green titles'.

6.5 Reserved Land

Reserved lands are held by the Crown and vested in the Shire of York for the designated purpose written into the Vesting Orders. These lands cannot be sold or changed in purpose without the consent of the State Government. Any proceeds from the sale of unwanted land go to the state treasury.

Examples of this are the Pacing Track/Sports Fields in South Street (Reserve No 7079-Recreation), Pony Club on Ford Street, (A Class Reserve 11515) and Mt Brown (Reserve 6915 Parkland).

6.2 Freehold Land

Freehold land is held in *fee simple* and may be disposed of by sale or changes of use as determined by the land holder, in this case the Shire, although there are provisos to ensure adequate procedures are followed.

These provisos are firstly that any land zoned under the town planning scheme is rezoned to another purpose so invoking a public participation by means of advertising of the scheme amendment, and, secondly, open tender to ensure that there is no perception of collusion.

Examples of this are sports ground and showground on Henrietta Street and children's playground on Newcastle Street.

In both cases the land is under several individual titles which have never been amalgamated into a single entity to reflect the single use of the land.

6.3 Special Titles Grants

The York Race track is subject to Special Titles dedicating the grounds specifically for racing as well as having a reservation (Reserve 1377 – Racecourse.)

These titles have special conditions being Restricted Freehold Titles – dedicated to the York-Beverley Racing Club.

The buildings and places are not included in the public open space assessment but are mentioned because of their overall contributions to the leisure pursuits of the community.

6.4 Civic and Cultural Facilities

York has many centres for social and cultural pursuits including the town hall, other halls owned and operated by religious and cultural organisations where there are a various activities held at day and night. Many buildings have and are used for a multiple of functions.

Community group meetings, music and dancing, health and education courses, telecentre, historical displays and libraries are amongst this category in civic purpose buildings.

Special seasonal events add to the use of the public open areas and structures as with the festivals of show days and music festivals.

Special activities for the aged and youth groups are catered for at a minimal level.

7.0 STATUTORY MANAGEMENT

7.1 Town Planning Scheme Provisions

The Town Planning Scheme depicts the land set aside for recreation and open space regardless of the land tenure.

The larger natural heritage areas are the responsibility of government departments such as the Department for Environment and Conservation and the Department of Water.

The LPS specifies a clear objective in that the open space is required to be rationalised. This means, in terms of provision and management.

7.2 Local Government Management

The Local Authority is responsible for:

- a) The management of lands for which they are intended;
- b) The concentrations of uses which can share facilities like clubrooms and car parking;
- c) Rationalisation of lands – provision of new areas as well as disposal of lands not needed for either recreation or conservation;
- d) Rationalisation of land tenure by amalgamations of lots and/or dedicating freehold titles into reserves for long term protection and security;

- e) Relocating some activities to new locations;
- f) Enabling contributions from land subdivision and development to be provided in either land or cash-in-lieu so that there is an equitable provision of facilities for the increasing population.
- g) Creation and support of partnerships between the Local Authority and government agencies as well as with incorporated organisations and special interest volunteer groups.
- h) Special cooperation with interested indigenous representatives for the protection of sites of spiritual importance.

8.0 RECOMMENDATIONS

8.1 Forrest Street Sporting Complex

This centralised area should remain as the focus for organised sports. There is the potential for the relocation of the swimming pool when the aquatic centre has exceeded its physical and economic life.

The site of the aquatic centre is inappropriately located in a residential area and where the adverse affects of traffic noise and lighting can cause problems for the nearby residents. The existing site can be converted to residential by rezoning and be developed and sold by Landcorp on behalf of the government.

The showgrounds at Forrest Street Complex are limited in areas and can be relocated to a sit in the equine centre thus freeing up space for additional recreational uses.

The sports ground for football and cricket should remain but the pacing track relocated to the Equine Precinct. The Bowling Club should retain its present position.

The land tenure could be modified by amalgamation of the freehold lots and converted to a reserve, to avoid potential management problems and conflict, with the power to lease granted to the local authority.

(Refer Appendix B)

8.2 Pony Club uses. There is the potential for North Road on location (Lots Y 23 and Y24) to become a sub-regional centre for a variety of equestrian activities as well as support equestrian businesses.

The Pony Club should be relocated to Lot Y12, North Road, along with other non-racing horse uses. This could include polo cross, riding for the disabled, dressage events and similar. The existing land on Ulster Street should be returned to its natural state as local parkland.

8.3 Racing and Pacing

The racecourse dominates this precinct but is underutilised with ten or fewer race meetings each year.

Pacing is similarly below capacity in events with only six meeting per year.

The Showgrounds could also be located in this area

(Refer Appendix B)

8.4 Conservation and Natural Resource Management

Conservation and protection of natural heritage areas can not be overstated. There is a higher and growing awareness of the environment in these times than ever before.

The scenic backdrop and surrounds of the town gives it its unique character and they are highly regarded in the community as irreplaceable assets.

Protection of natural flora and fauna in a time of threat of climate change as well as interference by human activities is essential. Overuse by man and non-native animals has caused significant damage by habitat destruction and invasion of weeds which threaten the survival of fragile vegetation communities.

Such natural assets are valued and appreciated by careful and passive observation and it is from these benign actions that give pleasure and tranquillity.

The areas of Mt Bakewell, Mt Brown and the Avon River riverine system in the town, amounts to about 397 hectares.

9.0 DEVELOPER CONTRIBUTIONS

The Shire has abundant open space and recreation facilities and for most new developments additional open space is not necessarily needed.

For Residential and Rural Residential subdivisions and development a normal contribution of 10% is required for public open space. This may be in the form of linear reserves acting as a combination of drainage and trail systems if land is to be ceded to the Crown (Shire) for the advantage of an extended catchment.

Land in this form is generally unsuited for any form of human habitation being low lying and subject to inundation. At the same time such land is generally occupied by natural vegetation needed for environmental purposes in arresting stream flows and providing natural habitat or biodiversity corridors.

Where a development does not attract land contribution, a cash-in-lieu payment based on an unimproved valuation, is a more appropriate form of contribution with the proceeds being expended (with Ministerial Approval) on the purchase of land elsewhere or for the improvement of existing facilities.

York, being a relatively small and contained town means that any funds accumulated and placed in trust, may be expended anywhere where the Council deems fit to provide the optimum benefit of all residents of the York community. There are many existing sporting, passive open spaces and environmental examples where such funds may be expended to raise the standard of facilities or improve environmental lands for the whole district's population to enjoy.

The Rural Residential developments on the fringes of the townsite may not need open space except for environmental or drainage purposes, but demands on the town's sporting and cultural facilities by the new outlying residents will only increase. Therefore, it is appropriate that the burden of financing improvements and new facilities be shared by all of the population and not only to those in the inner residential areas.

Appendix A – Schedule of Open Space

Lot No	Reserve No	Location	Street	Use	Area
Un-numbered	31150	Blandstown	Elizabeth	Un-used	0.2466
Un-numbered	31150	Blandstown	Elizabeth	Un-used	0.0453
					0.2919
Un-numbered		Blandstown	Bland Brook	Creek	0.0819
Un-numbered		Blandstown	Bland Brook	Creek	0.1435
Un-numbered		Blandstown	Bland Brook	Creek	0.5537
Un-numbered		Blandstown	Bland Brook	Creek	0.1422
					0.9213
440	7079	Daliak	South St	Pacing/sports oval, club rooms	6.2248
1		Daliak	Barker	Radio Station	0.1677
2		Daliak	Barker	Vacant	0.1680
3		Daliak	Barker	Car Park	0.1683
4		Daliak	Nil	Car Park	0.1686
5		Daliak	Nil	Car Park	0.1689
6		Daliak	Nil	Car Park	0.1692
7		Daliak	Nil	Car Park	0.1696
8		Daliak	Nil	Sports	0.1699
9		Daliak	Nil	Sports	0.1702
10		Daliak	Nil	Sports	0.1776
Un-numbered		Daliak	South St	Sports	1.3664
100		Daliak	South St	Sports	0.2056
43		Daliak	South St	Sports	0.1829
44		Daliak	South St	Sports	0.1830
45		Daliak	South St	Show Ground	0.1829
46		Daliak	South St	Show Ground	0.1830
47		Daliak	South St	Show Ground	0.1830
48		Daliak	South St	Show Ground	0.1830
49		Daliak	South St	Show Ground	0.1831
50		Daliak	South St	Show Ground	0.1830
51		Daliak	South St	Show Ground	0.1713
52		Daliak	South St	Show Ground	0.1525
53		Daliak	South St	Show Ground	0.1526
54		Daliak	South St	Show Ground	0.1831
55		Daliak	South St	Show Ground	0.1534
					11.76132
Un-numbered	37317	Daliak	Ulster St	Natural (Chinamen's Pit)	0.8381
	A 1814	Resid.	Pool St	Arboretum Nat Park	1.5953
					2.4334
Un-numbered	1515	Daliak	Ulster St	Pony Club	4.1232
Un-numbered		Daliak	Dinsdale St	Pony Club	1.7990
Un-numbered		Daliak	Dinsdale St	Pony Club	0.1793
Un-numbered		Daliak	Ford St	Pony Club	0.2090
Un-numbered		Daliak	Ford St	Pony Club	0.4291
Un-numbered		Daliak	Ford St	Pony Club	0.4468
Un-numbered		Daliak	Ford St	Pony Club	0.4468
Un-numbered		Daliak	Ford St	Pony Club	0.4468
Un-numbered		Daliak	Ford St	Pony Club	0.4468
Un-numbered		Daliak	Ford St	Pony Club	0.3876
Un-numbered		Daliak	Ford St	Pony Club	0.3615
Un-numbered		Daliak	Ford St	Pony Club	0.2750
Un-numbered		Daliak	Ford St	Pony Club	0.8165
					10.8081

Lot No	Tenure	Location	Street	Use	Area
17		CBD	South St	Gardens	0.1107
43		CBD	South St	Gardens	0.1796
28		CBD	South St	Gardens	0.1202
27		CBD	South St	Gardens	0.1212
25		CBD	South St	Gardens	0.1012
26		CBD	South St	Gardens	0.1012
P4,5			South St	Johanna Whitely Pk	0.1500
				Rotary Park	0.3447
					1.1188
593	45638	CBD	Georgiana St	Swim Pool	0.8999
	45657			Scout Hall	0.4143
	45616			Vacant	0.3064
					1.6206
Un-Numbered	Freehold	York	Avon Tce	Natural	0.2469
Un-Numbered	Freehold	York	Avon Tce	Natural	0.1000
					0.3469
Un-Numbered	Freehold		North Rd	Abandon. Pit	4.0904
Un-Numbered	Freehold		Carter Rd	Un-used	3.4195
90	Special Title	Equine Prec	Carter Rd	Racecourse	3.4839
97	Special Title	Equine Prec	Carter Rd	Racecourse	3.4727
100	Special Title	Equine Prec	Carter Rd	Racecourse	3.0126
101	Special Title	Equine Prec	Carter Rd	Racecourse	2.6055
102	Special Title	Equine Prec	Carter Rd	Racecourse	2.6055
103	Special Title	Equine Prec	Carter Rd	Racecourse	2.4412
109	Special Title	Equine Prec	Carter Rd	Racecourse	2.2908
110	Special Title	Equine Prec	Carter Rd	Racecourse	1.4455
106	Special Title	Equine Prec	North Rd	Racecourse	8.0437
105	Special Title	Equine Prec	North Rd	Racecourse	4.0504
104	Special Title	Equine Prec	North Rd	Racecourse	4.0457
99	Special Title	Equine Prec	North Rd	Racecourse	4.5200
98	Special Title	Equine Prec	North Rd	Racecourse	4.0457
91	Special Title	Equine Prec	North Rd	Racecourse	4.0545
					50.1177
Un-Numbered	17487	Mt Bakewell	North Rd	Conservation	16.1873
Un-Numbered	17487		North Rd	Grazing	36.4159
Un-Numbered	17487		North Rd	Grazing	42.7764
					95.3796
149			Newcastle St	Playground	0.5482
150			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.4055
Un-Numbered			Newcastle St	Playground	0.5772
					4.7749
Un-Numbered	R6195		Mt Brown	Conservation	129.5441
Un-Numbered			Glebe St	Croquet Club	1.1301
Un-Numbered			Glebe St	Tennis Club	0.3547
Un-Numbered		York	Glebe St	Tennis Club	0.2706
				Tennis Club	0.1290
					0.7543

Lot No	Tenure	Location	Street	Use	Area
Un-Numbered	19039	Avon River	Avon River	Avon River	49.3540
Un-Numbered	19039	Avon River	Avon River	Avon River	12.8919
Un-Numbered	19039	Avon River	Avon River	Avon River	42.4649
Un-Numbered	19039	Avon River	Avon River	Avon River	1.0488
Un-Numbered	19039	Avon River	Avon River	Avon River	1.1309
Un-Numbered	19039	Avon River	Avon River	Avon River	14.2426
Un-Numbered	19039	Avon River	Avon River	Avon River	43.7546
					164.8877
Un-Numbered	7451	Avon River	Spenc. Bk Rd	Un-used	14.02332
Un-Numbered		Avon River	Spenc. Bk Rd	Moto Cross	7.5023
Un-Numbered		Avon River	Spenc. Bk Rd	Un-used	2.6953
Un-Numbered		Avon River	Spenc. Bk Rd	Recycl. Depot	25.1263
Un-Numbered		Avon River	Spenc. Bk Rd	Dwell/Crop	33.0116
					82.3588

SUMMARY OF OPEN SPACE	
Mt Brown, Mr Bakewell and Avon River and Bland Brook , Arboretum	About 397 hectares
* Does not include the Spencers Brook riverside lots not the existing Pony Club.	
Active Sports incl. Racetrack, Forrest St. sports complex and others	About 52 hectares
Playgrounds and Gardens	About 6 hectares
Underutilised lands (Crown) Spencers Brook Road, and Carter Road	About 85 hectares
TOTAL	About 540 hectares

Appendix B – Forrest Oval Precinct Re-development Project Brief

Background

The Shire of York has a strong sporting culture with a variety of sport and recreational activities available for residents and visitors alike. The Forrest Oval precinct is home to a number of these sporting clubs including bowls, cricket, netball, football and hockey, as well as the York Recreation Centre, which hosts badminton, squash, basketball and a gymnasium. This precinct has the potential to become a very strong and highly utilised sport and recreation 'hub' within the Shire of York.

Currently however, many of the facilities within the precinct are inadequate in size and function for the majority of the sporting groups that use them. It is proposed to re-develop the precinct to ensure that the facilities available are sustainable and will service the sporting groups and the community adequately well into the future.

York's current population of approximately 3700 is projected to increase to 6000 within the next 5-10 years. This significant growth consolidates the need to redevelop Forrest Oval Precinct to sustain the growing membership and participation in local sport, recreation and physical activity.

Project Overview

The Forrest Oval Precinct hosts the majority of sporting clubs in the Shire of York; however the facilities available are inadequate.

The current pavilion, which serves as a social meeting place for the football and cricket clubs after games, as well as a general function and meeting room for other clubs, groups and community members, is extremely outdated and insufficient in size and function. The York Hockey Club is experiencing a growth in membership, however their clubrooms are small with no toilet or change room facilities, and as such are not adequate. Similarly the Netball Club is experiencing a growth in membership, but does not have any clubrooms – relying on the small pavilion for any functions or meetings that may be scheduled.

It is planned to redevelop the current Forrest Oval Recreation Centre and pavilion, and construct a shared use facility. This facility will house function rooms, bar, dining/meeting room, viewing areas, offices, telecommunication facilities, storage areas, gymnasium, indoor sports areas, foyer, toilets, change rooms, and large kitchen and cool room.

The construction of such a multi-purpose facility will provide these clubs and others, such as the social badminton and gym groups, with a place to socialise with members, hold functions and sporting meets, and store equipment. The co-location of these clubs and groups will also promote sustainability, shared facilities and responsibilities, reduction in costs, and a positive community spirit. A shared facility can result in the reduction of infrastructure and maintenance responsibility for individual clubs through consolidated facilities. This will also enable a higher standard of facilities for the enjoyment of patrons.

It is also planned to realign the oval running south to north which will provide better playing conditions for football and cricket teams. There may also be the need to provide further facilities and infrastructure such as a second hockey field, and further netball courts to meet growing membership numbers. The relocation of the tennis club and swimming pool to Forrest Oval has also been discussed. Due to the size of these developments it would be wise to carry them out in stages over a period of 3-5 years. These proposals will be explored further during the consultation and planning phase of this project.

In order to obtain sufficient funding to redevelop Forrest Oval the Shire of York must develop a Sport & Recreation Plan. Major funding bodies such as the Department of Sport and Recreation, Lotterywest and the Federal Government stipulate that projects of a large and extensive nature such as the Forrest Oval Redevelopment require significant planning and

community consultation, as well as a detailed Strategic and Sport & Recreation Plan.

A Sport & Recreation Plan will be developed over the next 6 months. This will include facilities inventory, literature reviews, current facility performance, demographic analysis, leisure and participation trends, community consultation, rationalisation of facilities and recommendations.

Once this plan is developed and adopted by Council and the community, funding will be sought from a range of agencies and government bodies.

Providing the funding applications are successful, it is hoped to start construction of the new facility in February 2009.

What are our goals?

- To re-develop the Forrest Oval precinct to include a shared use facility which will house function rooms, bar, dining/meeting room, viewing areas, offices, telecommunication facilities, storage areas, gymnasium, indoor sports areas, foyer, toilets, change rooms, cool room, large kitchen.
- To provide adequate infrastructure and facilities at Forrest Oval Precinct for the majority of sporting clubs in York. These include hockey, tennis, basketball, netball, badminton, squash, cricket, bowls, and school sports and activities.
- To realign the oval to meet the needs of football and cricket
- To remove the trotting track and stables, and re-locate them to the equine precinct
- To move the agricultural society and showgrounds to the equine precinct

How do we get there?

- Work with the York Harness Racing Club and the York Racing Club to work towards relocation of the trotting track to the equine precinct
- Work with the agricultural society to relocate them and the showgrounds to the equine precinct
- Identify the sporting and recreational needs of the community through community consultation (surveys, focus groups etc.)
- Examine the recreation needs of sporting clubs and community groups within the Shire of York, particularly those situated within the Forrest Oval Precinct (surveys, focus groups etc.)
- Determine the need for multi-purpose recreational facility at Forrest Oval
- Develop and prepare a draft Forrest Oval Precinct site and building plan for presentation to sporting groups and the community
- Develop a sport and recreation plan for the Shire of York, which is endorsed by the Council, the community and Government
- Obtain CSRFF and other major funding to support the re-development and construction of the Forrest Oval Precinct

Methodology and timing of the project

This project will be separated into five major phases:

Phase	What's Involved?	Timeframe
Phase 1 Project Clarification	Project Brief	February → March 2008
	Committee Established	
	Roles Identified	
Phase 2 Sport & Recreation Plan	Background Research	February → July 2008
	Demographic Analysis	
	Facilities Inventory	
	Stakeholder Consultation	
	Draft site & building plan	
	Draft Plan	
	Public Comment	
	Final Plan	
Phase 3 Relocation	Relocation of York Harness Racing Club	February → December 2008
	Relocation of agricultural society and showgrounds	
Phase 4 Grant Applications & Notification	CSRFF	July → November 2008 for applications February → March 2009 for notifications
	Lotterywest	
	Regional Partnerships	
	Other	
Phase 5 Building	Tenders	February → ? 2009
	Plans finalised	
	Contractors hired	
	Building commences	

Community consultation

Significant community consultation will need to be carried out to determine the sport and recreational needs of the sporting groups located within Forrest Oval, as well as the general community. This consultation will also be a vital part of the sport and recreation plan for York.

A general community sport and recreation survey has been sent to all residents. The survey will provide an insight into residents' preferred sport and recreational pursuits, highlighting possible activities, sports and facilities they would like to see become available within the Shire. The survey is due by 28 February 2008 and a cash prize of \$100 has been used as an incentive to encourage return of the survey.

Focus groups with local sporting clubs and community groups will be scheduled to determine their needs into the future. The Forrest Oval Redevelopment Committee – with support from Shire staff – will coordinate and administer these sessions.

A general sport and recreation survey will also be developed for staff and students of York District High School to determine their needs into the future. Discussion with Council will also be

an important part of the consultation process.

Draft plans will be put out for community consultation before adopted at Council Meetings to ensure the community have had the opportunity to comment on developments and provide input.

Project Management & Support available

The Forrest Oval Precinct redevelopment will require significant staff and volunteer time to meet the deadlines indicated above.

The Community Recreation Officer, who is employed to work two days per week will oversee the project, write the Sport & Recreation Plan, and complete all funding submissions for the project. At least one day per week will be allocated to this project.

The Forrest Oval Redevelopment Committee will be responsible for community consultation and preparing the draft site and building plans.

Existing information available

There have been a number of reports and studies on sport and recreation in the Shire of York. These documents will be valuable in determining the implications for a local sport and recreation plan.

These documents are:

- Recreation Needs 2008 to the Future (Shire of York)
- Recreation and Public Open Space Policy December 2007 (Shire of York)
- York Forrest Oval Precinct Expression of Interest and Design Brief 2002 (Shire of York)
- Regional Sport & Recreation Plan 2000 (Solly)
- Feasibility Study Multi-Purpose Community Centre October 1997 (Focus 4)

9. OFFICER'S REPORTS
9.1 DEVELOPMENT REPORTS
9.1.8 Lot 54 Carter Road, York

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO:	PS.PPD.4.2
COUNCIL DATE:	18 August 2008
REPORT DATE:	12 August 2008
LOCATION/ADDRESS:	Lot 54 Carter Road
APPLICANT:	Shire of York
SENIOR OFFICER:	Ray Hooper, CEO
REPORTING OFFICER:	David Lawn, Planner
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A - Sketch of Subdivision Proposal
DOCUMENTS TABLED:	Outline Development Plan

Summary:

Modification to the Outline Development Plan for the North West Residential Precinct, with reference to Lots 53 and 54 Carter Road and Lots 55 and 56 Bland Road.

Background:

The Outline Development Plan for the NW Residential Precinct has been well advertised and is now going through the Scheme Amendment phase to change the zonings and R Coding.

Alternate solutions to the roading and subdivision in this particular area have been presented to Council before but no action has been taken as the Scheme Amendment has not finished its advertising period.

Lot 53 Carter Road wishes to proceed with a subdivision of four lots, one of which is for 9015m² for Public Open Space and Drainage.

The other three lots fit within the prescribed minimum lot size of the ODP.

The modification is requested because of the desire to avoid the improvements (shed and water tank) and remnant vegetation. Access to one lot will be via a private driveway to Carter Road but later connected to a public road as subdivision proceeds linking Carter Road to Bland Road.

The subdivision automatically requires the ceding of the land for the future road and a contribution towards its construction as adjoining land owners proceed with their subdivisions.

This will allow for some subdivisions to start and the land for the POS and drainage to be secured.

The applicant provided the following information on 11 August 2008:

"This is an official request for the Council to make some modifications to the North West Outline Development Plan. The proposed changes relate to lot 54 Carter Road, a lot owned by my wife and myself.

Under the present NW ODP the road reserve between lot 54 and lot 53 runs through my shed and concrete water tank. In order for the road reserve to be shared equally between neighbours, I request that the plan is modified to have the full width of the road run on either property and in doing so circumventing my shed and tank.

Also, I request that the internal boundaries are modified to change the position of the lots as per plan supplied. The reason for this request is that the middle lot, as per old plan, is running through a drainage area and would be unwise to build on.

Also that a private driveway be incorporated to service Lot 3 from Carter Road, as the proposed changes to the road reserve between Lots 54 and 53 will make it more difficult to have access to lot 3 without the full cooperation of my neighbour.”

Consultation:

The ODP has had extensive advertising open for public comment.

Discussions have also been held with officers of the Dept. Planning and Infrastructure.

Statutory Environment:

The land is currently zoned Rural Residential.

The current scheme prevents subdivision as requested for smaller lot sizes.

Scheme Amendment No 22 has been submitted to the Environmental Protection Authority for permission to advertise using the ODP as the basis for the new zonings and R Coding ratings.

The ODP is regarded as a ‘living document’ and therefore subject to periodic changes as development progresses. Any modification has to be advertised and in particular the affected landowners being notified and inviting submissions.

The WAPC recently advised Council that it is imperative for the Scheme to be amended to include Structure Plans and Developer Contributions and that no subdivisions will be approved in normal circumstances without this Scheme Amendment.

The Council initiated Amendment No 26 – Developer Contributions – in July 2008, to satisfy the Commission’s requirements.

Policy Implications:

N/A

Financial Implications:

Council carried the costs for the amendment and ODP process, as it encompasses the broader precinct and it is not restricted to individual properties.

Council may accept contributions for POS when subdivision occurs as well as securing the dedication of road reservations and financial contribution towards its construction, under the terms of subdivision standards and contributions towards community facilities.

Voting Requirements:

Absolute Majority Required: **Yes**

Site Inspection:

Site Inspection Undertaken: **Yes**

Site inspections have been undertaken during the course of the preparation of the ODP and Scheme Amendment.

Triple bottom Line Assessment:

Economic Implications:

The contributions towards the road construction shall be secured in a special Trust managed by the Council to be spent when the road is extended through the other properties.

Social Implications:

Three additional residential lots.

Environmental Implications:

The reservation of the land for POS/ Drainage will fit the overall drainage pattern. Setbacks will apply to residential development and septic disposal systems from the watercourse.

Comment:

Modifications to the Outline Development Plan can and will be expected from time to time as the development of the precinct proceeds. In this case there is a logical reason to vary the road system to avoid existing improvements and remnant vegetation.

All of the affected landowners shall be notified of the proposal.

The Scheme Amendment for the rezoning and R Codes is not affected.

OFFICER RECOMMENDATION

**Resolution
090808**

Moved Cr Lawrance Seconded Cr Randell

“That Council:

- 1. supports the modification to the Outline Development Plan for Lots 53 and 54 Carter Road and Lots 55 and 56 Bland Road; and***
- 2. proceeds with notification to all affected land owners inviting submissions for a period of 28 days.”***

Advice Note:

Amount of land to be ceded free of costs to be determined at the subdivision stage and when the Developer Contributions Scheme Amendment is gazetted.

CARRIED(6/0)

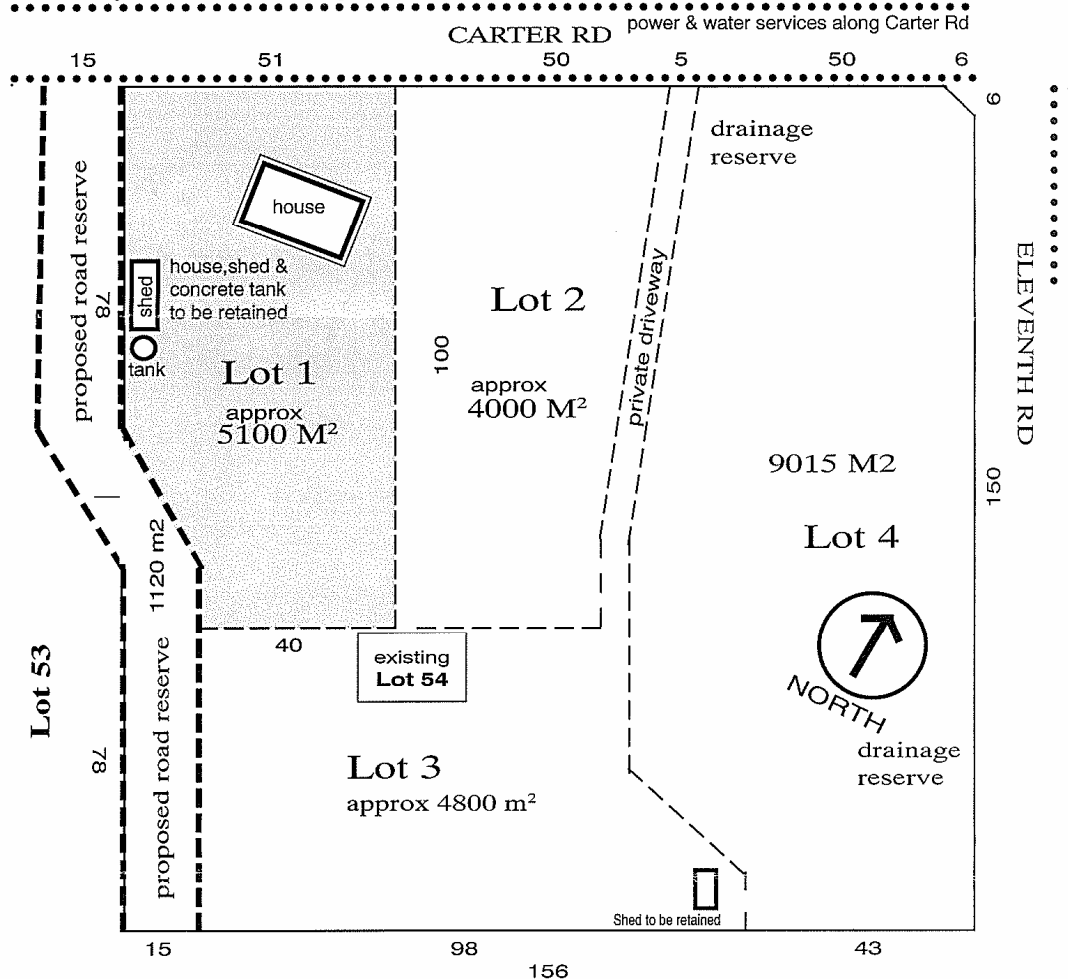
**ITEM 9.1.8
APPENDIX "A"**

Amended plan for for 32 Carter Rd, York (Lot 54)

Reference number 133999

C.J. & J.D. Schekkerman

Scale of diagram 1cm = 1 meter. All figures on map in meters.



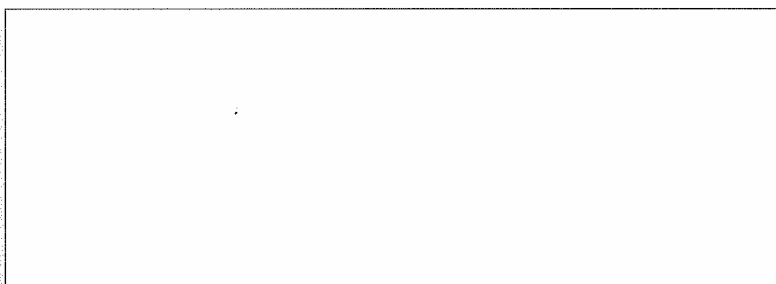
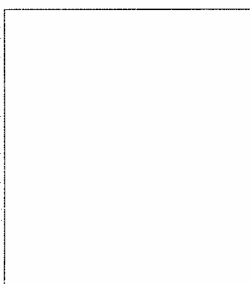
— Existing boundary
- - Proposed new boundary



David's Mapping - High Res

Proposed Modification

12/08/2008
 Printed with the TalukGIS Viewer: www.TalukGIS.com



9.2 Administration Reports

9. OFFICER'S REPORTS

9.2 ADMINISTRATION REPORTS

9.2.1 Reconsideration of Resolution No. 100808

FILE NO: AI1.4580
COUNCIL DATE: 18 August 2008
REPORT DATE: 11 August 2008
LOCATION/ADDRESS: Lot 51 Alfred Street, York
APPLICANT: Mrs T Bateman
SENIOR OFFICER: Mr R Hooper, CEO
REPORTING OFFICER: Mr R Hooper, CEO
DISCLOSURE OF INTEREST: Tyhscha Cochrane – Impartiality Interest
APPENDICES: Appendix 1 – Original Report
Appendix 2 – Other Examples
DOCUMENTS TABLED: Nil.

Summary:

The applicant is seeking a reconsideration of Council's resolution of the 21st July 2008.

Background:

Council at its Ordinary Council meeting held on the 21st July 2008 resolved as follows:

"That the Officer Recommendation be amended to read:

That Council:

Approve the reduced setback of three metres from the rear boundary and one metre from the side boundary for the construction of a 57 m² shed in accordance with the plans contained in Appendix A and B to this report subject to;

- 4. A building licence being issued.*
- 5. Stormwater from the shed is to be contained on the property.*
- 6. Non- reflective Colourbond cladding is to be used for the shed.*
- 7. The shed is to be built within 12 months of the issuance of a building licence."*

CARRIED (4-2)

The amendment became the motion and it was put.

CARRIED (4-2)

The Officer Recommendation was amended due to landscape aesthetics, room for firebreaks and to enforce compliance with setbacks under the Town Planning Scheme."

As a result of the recommendation the applicant requested a reconsideration, as follows:

"I request a reconsideration of the decision by Council for a 3 metre setback from the rear boundary of my property at Lot 51 Alfred Street, York for the erection of a shed.

In accordance with the provisions of Part 9 – Miscellaneous Provisions, of the Local Government Act 1995 I hereby object to the decision and the attached conditions as per sections 9.5, 9.6 and 9.8 of the Act on the following grounds;

- 1. The decision is inconsistent with previous applications of this nature.*
- 2. The decision is inconsistent with the previous decisions of the Shire of York made under delegated authority where no objections from adjoining properties are lodged.*
- 3. The application for the location of the shed will not detrimentally impact on the adjoining properties.*

4. *Future panel fencing will screen the shed.*
5. *The further the shed is brought forward from the rear boundary the greater the visual impact due to the topography of the land.*
6. *There are no landscaping conditions or standards for this property.*
7. *Fire management is not an issue with the size of the lot and the location within the townsite.*
8. *The proposed re-location of the shed unduly impinges on the development of the property.*
9. *Whilst I do not have children at this stage I feel that restricting the backyard by 3 metres will impact on their playing area. Due to the requested change it would mean that I would have to move driveways to provide for appropriate access and safe playing areas, which result in approximately 60m².*

I would appreciate if you could please request a reconsideration as mentioned above. If any further information is required please do not hesitate to ask."

Consultation:

Applicant.

Statutory Environment:

The R codes Section 2.3 – Discretionary Approval, which states:

"The Codes have been drafted to provide, via the "deemed-to-comply" Acceptable Development provisions, a straightforward pathway to approval. Where a proposal does not comply with the Acceptable Development requirements, approval of the Council for those matters not complying is required. Where a Council refuses such an application an appeal may be lodged according to the provisions of the Planning and Development Act 2005.

Where any Acceptable Development provision is not met, an applicant may seek a discretionary approval from Council. All Codes provisions (with the exception of the site area requirements set out in Table 1) are open to the exercise of discretion.

In considering whether to grant a discretionary approval, Councils should adopt a consistent approach taking into account:

- *The Performance Criteria relating to the matter for which discretionary approval is sought;*
- *The relevant provisions of the Scheme; and*
- *The relevant contents of a Local Planning Policy prepared in accordance with the Codes.*

A Council should not refuse an application that meets Acceptable Development requirements unless there are more stringent town planning scheme or Local Planning Policy provisions that are unmet."

Policy Implications:

N/A

Financial Implications:

Staff time in preparing such a report.

Strategic Implications:

N/A

Voting Requirements:
Absolute Majority Required: **No**

Site Inspection:
Site Inspection Undertaken: **Not applicable**

Triple bottom Line Assessment:
Economic Implications:
N/A

Social Implications:
Good residential planning and design ensures social amenity is upheld in the community.

Environmental Implications:
Water run off from the shed must be contained within the property.

Comment:
Conditions can be modified if the Acceptable Development requirements can be met.

Council delegated to staff the assessment of R code variations and as can be seen precedents already exists, as per Appendix 2.

OFFICER RECOMMENDATION

Resolution
100808

Moved Cr Randell Seconded Cr Boyle

“That Council

1. rescinds its resolution numbered 100708 of the 21st July 2008 Ordinary Council meeting, which states as follows:

“That Council:

Approve the reduced setback of three metres from the rear boundary and one metre from the side boundary for the construction of a 57 m² shed in accordance with the plans contained in Appendix A and B to this report subject to;

- 1. A building licence being issued.***
- 2. Stormwater from the shed is to be contained on the property.***
- 3. Non- reflective Colourbond cladding is to be used for the shed.***
- 4. The shed is to be built within 12 months of the issuance of a building licence.”***

2. Approve the reduced setback of one metre for the construction of a 57 m² shed in accordance with the plans contained in Appendix A and B to this report subject to;

- a) A building licence being issued.***
- b) Stormwater from the shed is to be contained on the property.***
- c) Non- reflective Colourbond cladding is to be used for the shed.***
- d) The shed is to be built within 12 months of the issuance of a building licence.”***

CARRIED (6/0)

9. OFFICER'S REPORTS

9.1 DEVELOPMENT REPORTS

9.1.7 REDUCED SETBACK FOR SHED - LOT 51 ALFRED STREET

When acting as a planning authority in accordance with the powers conferred by the Planning and Development Act 2005 and any relevant scheme, the Council of the Shire is entitled to make decisions based only on proper planning considerations.

FILE NO: AI1. 4850
COUNCIL DATE: 21 July 2008
REPORT DATE: 9 July 2008
LOCATION/ADDRESS: Lot 51 (38) Alfred Street
APPLICANT: Joshua & Tabitha Bateman
SENIOR OFFICER: Ray Hooper
REPORTING OFFICER: Peter Stevens
DISCLOSURE OF INTEREST: T Cochrane - Proximity
APPENDICES: Appendix A Site Plan,
Appendix B Shed Elevations
DOCUMENTS TABLED: Residential Design Codes Of Australia

Summary:

An application has been made for a reduced rear boundary setback for a 57 m2 Colourbond residential shed in accordance with the Residential Design Codes of Western Australia (**the R codes**).

Background:

An application for a reduced rear boundary setback was received from the applicants Joshua and Tabitha Bateman on the 26 June 2008. The application related to a reduced setback for a residential 57 m2 Colourbond shed. The applicants have applied to Council to reduce the setback from the R Code required 6 metre rear setback to a reduced 1 metre rear setback to allow greater utilisation of the rear garden area between the house and the proposed shed.

In accordance with the R codes plans of the proposal were sent out along with elevations of the shed and appropriate feedback forms to adjoining land owners requesting comments within 14 days. The closing period for comments was close of business on the 4 July 2008.

At close of business on the 4 July four out of five of the surrounding landowners had provided a response. Out of the four responses three of the landowners had no objections. One of the landowners did object and provided the following comment;

"We strongly object to this shed being placed 1 metre from the back boundary due to the size, it will be too close and feel it will be a (sic) eyesore. We also have our block for sale and this could put any potential buyer off or reflect in the selling price. Also we feel that there is a Big (sic) difference between 1 metre and 6 metres, this may not even leave enough room to plant any trees, and due to the height of the shed this is the height of a house and this is very unreasonable, as building a house this close would not be accepted. The plan you have sent does not show the shed to scale on the plan or which way around they want to erect the shed or where the openings will be. If for some reason this were to go ahead we would request the owner put up a row of trees of at least 1.5 metres now, so within time the shed would be disguised (sic) to blend in with the surroundings."

Consultation:

David O'Neill
Sandra Kerr
Mr & Mrs Bellot
Mr & Mrs Cooper
Mr & Mrs Wills
Lindy Dewar

Statutory Environment:

Planning & Development Act 2005

Residential Design Codes of Western Australia (Tabled)

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Yes

Triple bottom Line Assessment:**Economic Implications:**

Nil

Social Implications:

Good residential planning and design ensures social amenity is upheld in the community.

Environmental Implications:

Water run off from the shed must be contained within the property.

Comment:

The applicants have requested a reduced rear setback for a residential shed in Alfred Street. In accordance with the R codes Council needs to consider comments and adverse impacts on the surrounding landowners.

The R Codes specifically refer to 3 major elements when considering setbacks which are;

- Building Heights
- Privacy
- Design For Climate

The height of the wall of the shed is 2.4 metres, which complies with Section 3.10.1 of the R-Codes and the total height of the shed is 3.2 metres. The impact of this on the rear property is actually lessened due to the reduced setback and natural fall of the sloping block. If the shed was located 6 metres from the rear boundary it would be more visible to the rear property.

The rear of the shed faces the rear boundary and it is a non habitable structure so there are limited if any issues with privacy due to the reduced setback.

Design for climate relates to shadowing effects of buildings and once again the shed is located to the west of the rear boundary and due to the reduced setback and fall of the land it should have less of a shadowing effect than if it was situated 6 metres from the rear boundary.

Out of the 4 landowners that responded to the request for comments only one landowner objected to the proposal. The respondents comments about devaluing their property are not considered in the R codes and cannot be substantiated as currently there is an existing dilapidated shed adjoining their property and vacant blocks with overgrown vegetation

and rocks adjoining the applicants property. It might be argued that the applicant's new house and proposed shed will increase the land values in the area.

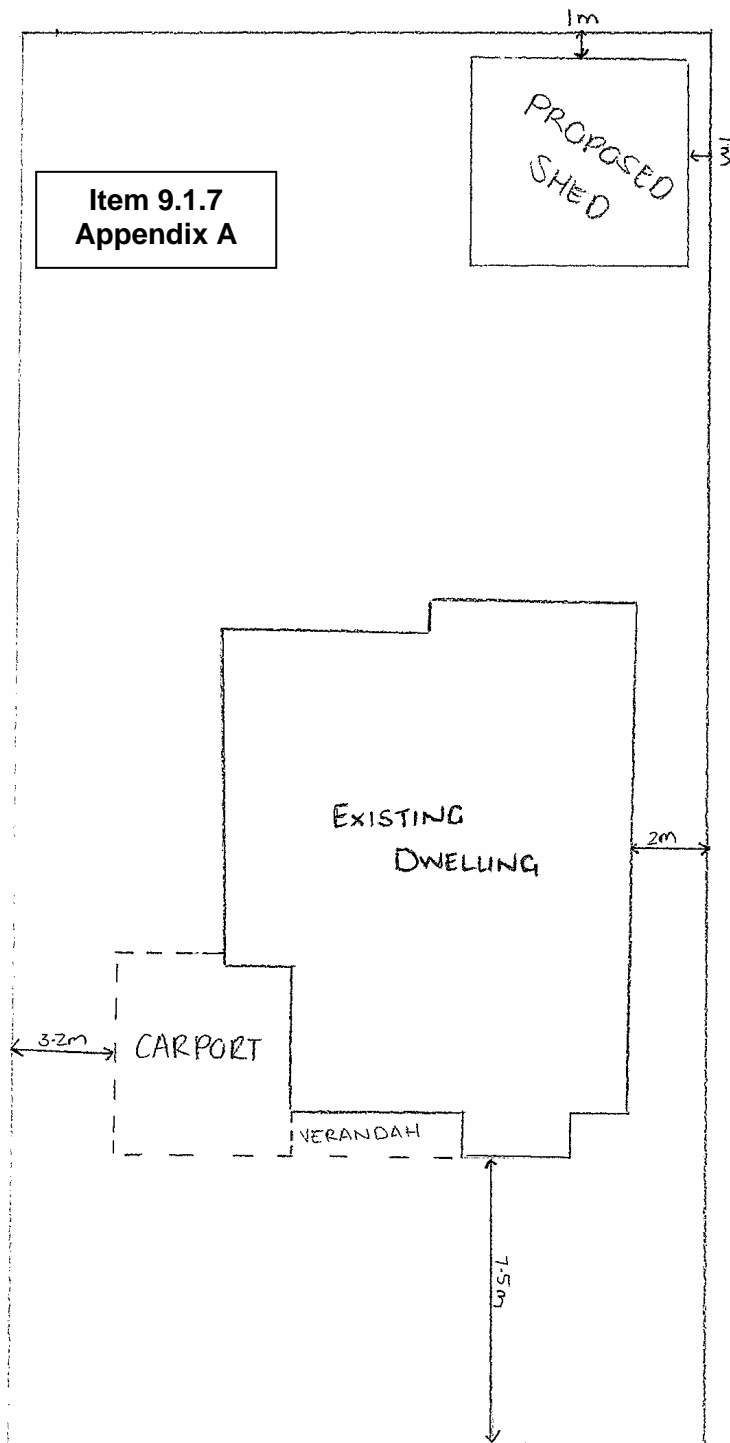
As stated previously the rear of the shed will adjoin the rear boundary so there will be no openings on the rear boundary. The respondent who objected has made a request that a row of trees be planted along the rear boundary however due to the proposed reduced setback of one metre this is impractical. It should also be considered that the landowners who objected to the proposal do not have a house on the block and have the block on the market so have no intention of living there at this stage.

OFFICER RECOMMENDATION

"That Council:

Approve the reduced setback of one metre for the construction of a 57 m² shed in accordance with the plans contained in Appendix A and B to this report subject to;

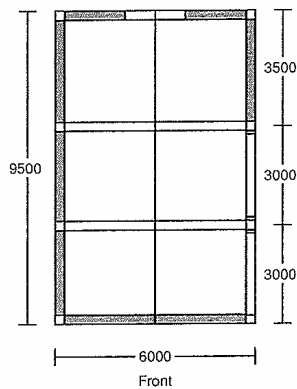
- 1. A building licence being issued.***
- 2. Stormwater from the shed is to be contained on the property.***
- 3. Non- reflective Colourbond cladding is to be used for the shed.***
- 4. The shed is to be built within 12 months of the issuance of a building licence."***



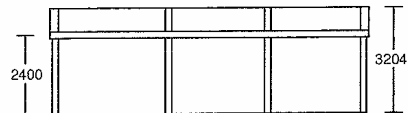
LOT 51 ALFRED STREET

**Item 9.1.7
Appendix B**

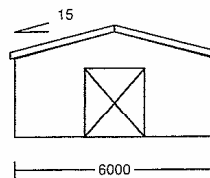
Plan View



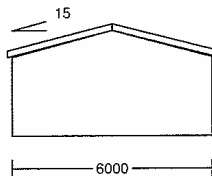
Left View



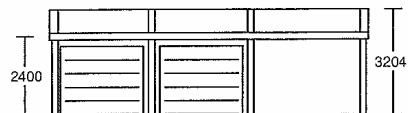
Rear View




Front View



Right View



<p>THE Shed Company York</p>  <p>Phone: (08) 9641 2526 Fax: (08) 9641 2553</p> <p>RESIDENTIAL RURAL COMMERCIAL</p>	<p>Client - BATEMAN Tabitha & Josh Site Address - Wind Rating - N2 (W33N) Quote Number - Q-TE-001-00534</p>	<p>Date - 12/06/2008 Drawn By - eds Sheet No - 1/1</p>
---	---	--

Property	Date Approved	Zone	Description of Approval	Type
Lot 18 Newcastle Street	10/10/07	R5/10	Height 2.7metres - 120m2	Delegation
Lot 46 Thorn Street	12/10/07	R40	1 metre setback side and rear	Delegation
Lot 47 Ulster Road	15/12/06	R10/30	5.24m rear and 6.66 primary street	Delegation
Lot 272 Roe Street	24/10/07	R2.5	Height	Delegation
Lot 37 Bourverie Street	24/10/07	R5	Height	Delegation
Lot 800 Newcastle Street	29/11/07	R5	1 metre setback side and rear, 3.6 height, 120m2	Delegation
Lot 86 Scott Street	16/07/07	R10	Height 3m, rear setback 1 metre	Delegation
Lot 400 Pool Street	29/11/07	R10/30	1 metre setback rear and side	Delegation
Lot 100 Langford Road	14/03/08	R5/10	Height 3.6 metres, 81m2	Delegation
Lot 105 Langford Road	15/10/07	R5/10	Oversize Shed 63m2	Council
Lot 101 Langford Road	22/03/07	R5/10	Oversize Shed 140.76m2, height 3.6 metres	Delegation
Lot 148 Langford Road	19/06/08	R5/10	Oversize Shed 84m2, height 3.2 metres	Delegation
Lot 152 Langford Road	13/09/07	R5/10	1.6 metre setback rear and side, height 2.4 metres 72m2	Delegation
Lot 112 Attfield Road	19/06/08	R5/10	Height 2.7 metres	Delegation
Lot 374 Northam Road	26/05/08	R5	0.5 metres setback from side boundary	Delegation
Lot 24 Henry Road	26/05/08	R10/30	0.5 metre setback rear boundary (2 structures), 5 metres rear 1 metre side boundary, 1.5m secondary street, 5 metre primary street	Delegation
Lot 201 Osnaburg Road	23/05/08	R5	1 metre setback secondary street	Delegation
Lot 226 Roe Street	08/05/08	R2.5	4 metre setback from rear boundary	Delegation
Lot 50 Panmure Road	06/05/08	R2.5	Oversize 113m2, height 2.9 metres	Delegation
Lot 9 Newcastle Street	04/03/08	R5/10	Oversize 144m2, height 3.2 metres	Delegation
Lot 119 Newcastle Street	04/03/08	R2.5	1.8 metre setback side boundary, height 2.7 metres	Delegation
Lot 79 View Street	07/07/08	R10/30	0.5 metres setback from side boundary	Delegation
Lot 22 Henry Street	25/07/07	R10/30	1 metre setback from side boundary and nil setback rear	Delegation
Lot 5 Avon Terrace	17/08/07	R5	1 metre setback rear and side	Delegation
Lot 12 Edwards Street	17/08/07	R10/30	1 metre setback one side and nil setback other side	Delegation
Lot 96 Scott Street	03/09/07	R10	1 metre setback rear and side	Delegation
Lot 222 Tenth Road	29/09/07	R2.5	4.5 metre side setback	Delegation

The above details have been taken randomly from the records system and I provide the following details for your reference.

Residential Density Code	Primary Street	Secondary Street	Other/Rear
R40	4 metres	1 metre	**
R10	7.5 metres	3 metres	*1/6 metres
R5	12 metres	6 metres	*1/6 metres
R2.5	15 metres	7.5 metres	7.5 metres/7.5 metres

9. OFFICER'S REPORTS

9.2 ADMINISTRATION REPORTS

9.2.2 SEAVROC – Minutes and Memorandum of Understanding

FILE NO:	OR.RDT.4
COUNCIL DATE:	18 August 2008
REPORT DATE:	12 August 2008
LOCATION/ADDRESS:	N/A
APPLICANT:	N/A
SENIOR OFFICER:	Ray Hooper, CEO
REPORTING OFFICER:	Ray Hooper, CEO
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	'A' Minutes of the SEAVROC Meeting August 6, 2008 'B' SEAVROC Memorandum of Understanding
DOCUMENTS TABLED:	Nil

Summary:

The South East Avon Voluntary Regional Organisation of Councils (SEAVROC) has been formed by the Shires of Beverley, Brookton, Cunderdin, Quairading and York with a "Vision" to develop an alliance that responds proactively to the changing environment while retaining our individual identities.

SEAVROC is now looking to undertake a review of its Strategic Plan and Memorandum of Understanding and has asked that the Member Councils provide feedback to SEAVROC to assist with this important task.

Background:

SEAVROC held its first meeting on the 25th July 2005.

The original Memorandum of Understanding was signed on the 22nd June 2007 in the presence of the Minister for Local Government the Hon Ljiljanna Ravlich and the Strategic Plan was signed on the 1st August 2007.

Consultation:

SEAVROC (South East Avon Voluntary Regional Organisation of Councils)
Department of Local Government and Regional Development

Statutory Environment:

Not applicable as SEAVROC is a voluntary organisation at present.

Policy Implications:

Nil

Financial Implications:

Nil

Strategic Implications:

Nil

Voting Requirements:

Absolute Majority Required: **No**

Site Inspection:

Site Inspection Undertaken: **Not applicable**

Triple bottom Line Assessment:

Economic Implications:

Nil

Social Implications:

Nil

Environmental Implications:

Nil

Comment:

These documents are provided in the agenda so that they can be received and acted upon by the Council and also be made available to the public to increase awareness of the functions and possibilities of SEAVROC.

OFFICER RECOMMENDATION

Resolution

110808

Moved Cr Fisher

Seconded Cr Boyle

“That Council:

- 1. *Receive the minutes of the SEAVROC meeting held on August 6, 2008.***
- 2. *Review the SEAVROC Strategic Plan and that any recommendations be presented to the October 2008 SEAVROC meeting.***
- 3. *Adopt the following recommended changes to the SEAVROC Memorandum of Understanding contained in those minutes:***
 - a. *That the Members be empowered by their Councils to make decisions that do not adversely impact on their Council’s budget.***
 - b. *That the Member Councils vote on the following:***
 - i. *that a chairperson be elected for a 12 month period and***
 - ii. *that if the elected chairperson be unavailable then the host Council provide the chairperson for that meeting.***

CARRIED (6/0)

SOUTH EAST AVON VOLUNTARY REGIONAL ORGANISATION OF COUNCILS

MINUTES

DATE: Wednesday 6th August, 2008
VENUE: Shire of Cunderdin

1. Attendance / Opening CR Graham Cooper Shire President, Cunderdin – 9.30am

1.1. Attendance

Quairading	Graeme Fardon	CEO
Quairading	Dana O'Hare	Councillor
Quairading	Janice Clemens	CEO's Secretary
Quairading	Darryl Richards	Shire President
Beverley	Keith Byers	CEO
Beverley	Jim Alexander	Shire President
Brookton	Gary Clark	CEO
Brookton	Timm Lange	Councillor
Brookton	Kim Wilkinson	Deputy Shire President
Cunderdin	Gary Tuffin	CEO
Cunderdin	Graham Cooper	President
Cunderdin	Robert Fulwood	Councillor
York	Ray Hooper	CEO
York	Pat Hooper	Shire President
York	Julieanne Treloar	Executive Support Officer
	John Gilfellon	Executive Support Officer

1.2. Apologies

Cunderdin	Rod Carter	Deputy Shire President
Brookton	Barry Coote	Shire President

2. What is happening in Cunderdin (Report by Shire President)

- 2.1. Audit Complete and very few problems – Well done to Gary and staff.
- 2.2. Cunderdin is almost at break even point with Debts Vs Reserves.
- 2.3. Stage 1 (10 residential lots) services going in. 4 more stages. Private development which Shire has provided support for.
- 2.4. New Shire of Cunderdin website up and running and looking very good.
- 2.5. Cunderdin will hold another Air Show on April 11, 2009. Have engaged Peter Woods of T2 to co-ordinate and drive the show. Half sponsorship tied up. Will be a one day show instead of 2. Cr Rod Carter is the main driver of this event.
- 2.6. Have received funding for a \$30,000 upgrade of the museum.
- 2.7. Have received \$80,000 Lotterywest grant for restoration of the huts at the airfield.
- 2.8. Cunderdin has budgeted for a grader replacement this year.
- 2.9. Community Gym Proposal – Have received \$12,500 from the Police to support this project in the Town Hall.
- 2.10. Outside crew staffing difficulties

3. Confirmation of the Minutes of the Previous Meeting held on the 2nd July, 2008

Moved – Cr Pat Hooper

Seconded – Cr Darryl Richards

MOTION: That the minutes of the previous meeting held on 2nd July 2008 be accepted as a true and correct record.

CARRIED

3.1. Business Arising

4. Business of the Meeting

4.1. Enviroplanning Funding application update – Ray Hooper

NRM funding application has been re-worked and submitted to Lotterywest and Faye Overheu (Lotterywest) has indicated that SEAVROC should receive an answer by 15th September, 2008.

Will assist with Full GIS data, mapping, waterways and salinity information.

Will include training for staff, Councillors and the public (farmers).

WALIS or SLIP to provide updated information.

4.2. Functions and powers of the Working Group of Cr Hooper, Cr Cooper, Ray Hooper and J Gilfellon.

Moved – Cr Pat Hooper

Seconded – Cr Darryl Richards

MOTION: That the SEAVROC working group continue with Cr Kim Wilkinson, Brookton to replace Cr Pat Hooper for at least the next 3 months with the following objectives:

- 1. SSS Report and State Forum**
- 2. Corporate Entity Structure**
- 3. Lobbying as required**
- 4. Reports to SEAVROC**

CARRIED

4.3. Review of the MOU, Charter and Strategic Plan

Moved – Ray Hooper

Seconded – Cr Jim Alexander

MOTION: That the SEAVROC Strategic Plan be reviewed by each of the Member Councils and that any recommendations be presented to the October 2008 SEAVROC meeting.

CARRIED

4.4. Decision Making

Moved – Ray Hooper

Seconded – Cr Darryl Richards

MOTION: That the Members be empowered by their Councils to make decisions that do not adversely impact on their Council's budget.

CARRIED

4.5. Chairperson

Moved – Cr Darryl Richards

Seconded – Ray Hooper

MOTION: That the Member Councils vote on the following:

- 1. that a chairperson be elected for a 12 month period and**
- 2. that if the elected chairperson be unavailable then the host Council provide the chairperson for that meeting.**

CARRIED

4.6. Spokesperson

Graham Cooper to remain the official spokesperson of SEAVROC.

No comments to be made regarding individual Councils.

Issues that have been made public are open to dissemination by any and all.

4.7. Feasibility Study

Moved – Cr Pat Hooper

Seconded – Cr Darryl Richards

MOTION: That the Feasibility Study be advertised calling for submissions as soon as possible.

CARRIED

Moved – Gary Clark

Seconded – Ray Hooper

MOTION: That SEAVROC write to WALGA and accept their offer of staff attendance at SEAVROC meetings and support.

CARRIED

4.8. Executive Officer Project

- Input by CEO's to Ray (Julieanne) by Monday 11th August, 2008.
- Advertise by Friday 15th August, 2008.
- CEO's to conduct interviews and report to September SEAVROC meeting.
- SEAVROC meeting in September will be convened according to statutory advertising requirements.
- SEAVROC recommendations to be put to individual Member Councils in September 2008.
- Appointment of Executive Officer will not require a recommendation to individual Council's for ratification.

4.9. Focus Workshop

- Vote of appreciation to Echelon and Jo Burges for their involvement in the Focus Workshop.

Moved – Cr Pat Hooper

Seconded – Cr Kim Wilkinson

MOTION: That SEAVROC officially receive the report from the focus workshop and accept the recommendations contained in it.

CARRIED

4.10. Meeting Procedures and Timeframes

Moved – Cr Pat Hooper

Seconded – Cr Darryl Richards

MOTION: That SEAVROC hold monthly meetings until December 2008 and then make a decision as to format.

CARRIED

4.11. Meeting with Gary Gray.

- Gary Gray is very supportive of the Wheatbelt and happy to provide advice to SEAVROC.
- Brendan Grylls appears to be a very good ally with great support of SEAVROC.
- Infrastructure Australia Vs Community Infrastructure
- Infrastructure Australia – High value projects such as ports and rail
- Community Infrastructure – Under \$30 million projects with regional benefits.
- Roads to Recovery – Staying the same for next 4 years
- Grain Freight Study - \$480 million from each of Federal Government/ State Government/ Industry.
- Blackspot funding to stay at current level for next 5 years.
- Cr Graham Cooper suggested that SEAVROC submit a paper on these funding issues. Ray to head – information to be forwarded to him ASAP.

5. General Business

5.1. Cr Timm Lange – Suggestion that SEAVROC approach WALGA to run Elected Member training sessions for groups organised by SEAVROC.

- Use these as a 'networking' opportunity to encourage Elected Members of member Councils to take ownership of SEAVROC and increase their awareness of the actions, achievements and progress of SEAVROC.
- Gary Clark to follow up and advise CEO's of progress.

5.2. Director General of the DLGRD – Follow up on original invite to attend SEAVROC meeting.

5.3. Graeme Fardon - Sealing Tender

- Quairading Works Supervisor (Keith Shaw) has resigned.
- Graeme will continue with tender (ready to go to advertising).
- Graeme will check with City of Melville to see if they can assist with assessments.

5.4. Ray Hooper – Shire of Northam have organised for IT Vision to conduct Synergy training sessions and if any other Council's have any interest in sending staff then they should contact Northam as soon as possible.

5.5. Cr Graham Cooper – SEAVROC should send a letter to WALGA endorsing the SSS Report and also suggests that each individual Council do the same.

6. Next Meeting

To be held in Quairading on a date to be set according to the requirements of the Executive Officer Tender advertising.

7. Closure – 2.15pm

**Item 9.2.2
Appendix 'B'**



Memorandum of Understanding

between the Shires of

Beverley, Brookton, Cunderdin, Quairading and York



“The Best way to predict the future is to create it”
Peter Drucker

CERTIFICATE OF AGREEMENT

The Local Governments of Beverley, Brookton, Cunderdin, Quairading and York enter into a Memorandum of Understanding (MOU) with the intent of developing an alliance that responds proactively to the changing environment while maintaining their individual identities.

The MOU recognises SEAVROC's role as a strategic regional management team of the aforementioned Councils. The team is representative of the aforementioned Councils' elected members and executive staff.

The MOU has a particular focus to support sustainable development and sets out commitments by all parties for the timely implementation of major initiatives and specific projects agreed to by the parties of the MOU.

As part of this MOU the undersigned agree to abide by the underlying principles and commitments (outlined) on which the arrangements are based.

Signed byfor and on behalf of the Council of Beverley
Shire President Cr Judy Schilling

Signed byfor and on behalf of the Council of Brookton
Shire President Cr Les Eyre

Signed byfor and on behalf of the Council of Cunderdin
Shire President Cr Graham Cooper

Signed byfor and on behalf of the Council of Quairading
Shire President Cr Don Brown

Signed byfor and on behalf of the Council of York
Shire President Cr Pat Hooper

Before Date: 22 June 2007
Hon Ljiljanna Ravlich, Minister for Local Government



NAME

The name of the voluntary regional organisation is the South East Avon Voluntary Regional Organisation of Councils (SEAVROC).

PURPOSE

A Memorandum of Understanding between the Local Governments of Beverley, Brookton, Cunderdin, Quairading and York is to establish a working partnership:

- To achieve recognition of South East Avon as a viable, political, social and economic region
- To enhance service delivery and infrastructure for our collective and individual communities
- To achieve a sustainable, cost effective model for the sharing of resources

PARTIES TO THE MOU

The Local Governments of Beverley, Brookton, Cunderdin, Quairading and York.

OBJECTIVES

1. To share opportunities, resources, and intellectual property to reduce any duplication and increase the outcomes of the opportunities identified.
2. To improve asset management and gain better utilisation of assets.
3. To adopt a region wide focus and demonstrate this by including regional strategies in the individual Shire Strategic planning process.
4. To establish and maintain effective communication and consultative mechanisms between the Local Governments of Beverley, Brookton, Cunderdin, Quairading York and their communities, on policy, processes and important issues using a change management strategy.
5. To position SEAVROC to respond to any requirements for Regional Local Government.

PRINCIPLES

In entering this MOU all the parties agree to abide by the following principles, as established between the Local Governments in July 2006.

OVERARCHING PRINCIPLE

To develop an alliance consisting of Beverley, Brookton, Cunderdin, Quairading and York that responds proactively to the changing environment while retaining their individual identities.

GENERAL PRINCIPLES

1. Partnerships

- a. Recognise that partnerships between the Local Governments in the MOU are essential to achieve sustainable social, environmental and economic development of the region.
- b. Be flexible and open to new approaches to service delivery and funding
- c. Recognise and acknowledge the needs and constraints of all spheres of government, community and stakeholders.
- d. Recognise that new partnership agreements may be considered if initiated by either State or Local Government.

2. Roles and Responsibilities

- a. Identify, understand and respect the roles and responsibilities of all parties.
- b. Ensure that these roles and responsibilities are considered and respected in all decision making.
- c. Recognise and respect the role that each plays in enhancing sustainable social, environmental and economic development of the region.

3. Communication

- a. Open and timely communication on issues of relevance to the region.
- b. Recognise the need for confidentiality of discussion until a mutually agreed time.

4. Consultation

- a. Appropriate consultation to facilitate understanding and consensus.

5. Service Delivery

- a. Continual improvement practice in the efficiency, effectiveness, timeliness and appropriateness of local government service delivery.

6. Outcomes

- a. Well defined and agreed outcomes and performance measures for all projects and activities.

- b. Adopt a realistic approach to funding and resource issues, including opportunities for development of local assets for the benefit of the people of the region.
- c. Commitment to contribute resources and expertise to the partnership process.

7. Accountability

- a. A transparent approach where changes to roles, responsibilities and budgets are negotiated and agreed and resources necessary to implement changes are identified.
- b. Undertake open assessments of the effectiveness of agreements.
- c. Have clearly defined reporting, dispute resolution and review mechanisms.

SEAVROC MEMBERSHIP COMMITTEE

Appointment of committee

- a) Each MOU party is to have two representative voting members;
- b) Elected members and officers of each MOU party may participate in meetings in a non-voting capacity.

Chairperson

There will be a rotational Chairperson who will be an elected member of the host Local Government.

Role of representatives of SEAVROC

- a) Represents the interests of the individual Local Government, rate payers and residents of the Region;
- b) Facilitates communication between the community of the Region and SEAVROC;
- c) Participates in SEAVROC'S decision-making processes at meetings of SEAVROC and it's committees;
- d) Represents and undertakes actions on behalf of SEAVROC as authorised by the SEAVROC.

Decision Making Process

- a) In all Strategic and Planning issues, consensus will be reached to make recommendations back to individual MOU parties Councils for ratification.
- b) Where voting is required on approved operational issues a simple majority prevails.
- c) In relation to membership of SEAVROC any decision must be absolute.

FINANCIAL CONTRIBUTIONS

Annual Contributions

- a) As determined by consensus each party will contribute to meet project and secretariat financial needs.
- b) To the 30 June 2007 the secretariat services will be provided by the Shire of York.

Manner of payment

The contributions shall be paid by each party to SEAVROC in a manner determined by SEAVROC.

PROJECTS

Requirements

SEAVROC shall only undertake a Project once it is satisfied that any services and facilities will:

- a) Integrate and coordinate, so far as practical, with any provided by the Commonwealth, State or any public body;
- b) Within the district of a party, do not duplicate, to an extent that the parties consider inappropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and
- c) Be managed efficiently and effectively.

Project Plan to be Prepared

Where SEAVROC is considering a proposed Project it shall prepare a Project Plan.

Contents of a Project Plan

Project Plan should include:

- a) Clearly defined project purpose, objectives and outcomes;
- b) Cost Benefit analysis for the parties;
- c) A Project action plan with clear timelines and performance milestones clearly outlined;
- d) A financial plan which includes the following:
 - Project Budget which includes :
 - Grant or other funding
 - Parties contributions
 - Project expenses
 - Administrative expenditure
 - Human resource cost
 - a dollar cost of in kind contributions
 - Recurrent budget if required which includes:
 - Revenue
 - Expenditure
 - Human resource cost

- Program maintenance and asset management costs
- Capital budget if required
 - Capital Expenditure
 - Capital replacement plan
- Cash flow budget
 - Grant payment timelines
 - Payment of the parties contributions
 - Expenditure to project timelines.
- e) Risk Management Plan of the Project Plan
- f) Human resource plan that includes
 - Manpower requirements
 - Skill requirements
 - Training requirements
 - Salary and oncost and any incentive plan
- g) The proportion entitlements or liability, of the Project Parties in the event that the Project is wound up;
- h) The manner of payment of the entitlement or liability;
- i) The procedure for the giving of notice by a Project Party from the Project including the period of notice;
- j) The entitlement, if any, of a party which is not a Project Party to join a Project and the procedure to be followed including the period of notice given by that Party.

Parties to be given Project Plan

Upon completion of the Project Plan SEAVROC shall give a copy of the Plan to each of the Parties.

Election to Participate in Project

Each party shall, within a reasonable period determined by SEAVROC, elect whether to participate in the Project by giving notice of its election to SEAVROC.

Review of Project Plan

SEAVROC shall as soon as practicable after the period referred to in the Project Plan:

- a) Review the Project Plan and its viability having regard to the number of Parties who have elected to participate;
- b) Decide whether to proceed with the Project;
- c) Give notice to each of the Project Parties of its decision and
- d) Grant Budget Approvals.

Project Parties to be Bound

Where SEAVROC decides to proceed with a Project and gives notice of its decision to each of the Project Parties then each of the parties shall be bound by the terms of the Project Plan in a new project agreement.

Winding up of Project

SEAVROC may resolve to wind up a Project. An absolute majority vote will be required by SEAVROC to resolve to wind up any Project.

Division of Assets

If a Project is to be wound up and there remains after satisfaction of all its debts and liabilities, any property and assets of the Project then the property and assets shall be realised and the proceeds along with any surplus funds shall be divided among the Project Parties in the proportions referred to in the Project Plan.

Division of Liabilities

If a project is wound up and there remains any liability or debt in excess of the realised property and assets of the Project then the liability or debt is to be met by the Project Parties in the proportions referred to in the Project Plan.

Indemnification by Project Parties of SEAVROC

If a project is wound up then the Project Parties shall indemnify SEAVROC (in the proportions referred to in the Project Plan) with respect to that liability or debt.

TERM AND TERMINATION

Term of Agreement

Unless wound up this agreement will remain in place in perpetuity

Winding up by Agreement

The parties may, by agreement, wind up SEAVROC.

Division of Assets

If SEAVROC is wound up and there remains, after satisfaction of all its debts and liabilities, any property and assets of SEAVROC then the property and assets shall be realised and the proceeds along with any surplus funds shall be divided among each of the Parties in the proportions referred to in the Agreement.

Division of Liabilities

If SEAVROC is wound up and there remains any liability or debt in excess of the realised property and assets of SEAVROC then the liability or debt is to be met by each of the Parties in the proportions referred to in the Agreement.

WITHDRAWAL OF A PARTY

Withdrawal

Parties may at any time advise SEAVROC of their intent to withdraw from SEAVROC.

When withdrawal to take effect

Withdrawal will take effect as from the end of the relevant financial year with a minimum of 3 months notice.

Entitlement or Liability of Withdrawing Party

As soon as practicable following withdrawal taking effect on 30 June SEAVROC shall:

- a) Distribute to the Party an amount equal to the proceeds and any surplus funds which would have been payable if SEAVROC was wound up; or
- b) Be entitled to recover from the Party an amount equal to the liability or debt which would have been payable by the Party if the SEAVROC was wound up.

Parties May be Required to Pay Distribution

If SEAVROC is unable to meet the distribution referred to above from funds on hand then, unless SEAVROC decides otherwise, the Parties (other than the Party that has withdrawn) shall pay the distribution in the proportions equal to their respective equities in SEAVROC.

ADMITTING NEW MEMBERS

Prospective new members may only be admitted by full agreement of all parties and shall be required to contribute to SEAVROC a sum equal to the current year's contribution schedule or a discretionary sum agreed to by the SEAVROC.

DISPUTE RESOLUTION

Dispute

In the event of any dispute or difference arising between the Parties and SEAVROC or any of them at any time as to any matter or thing arising under or in connection with the Memorandum of Understanding, then a Party or SEAVROC may give to the other Parties and SEAVROC (as the case may be) notice in writing ('dispute notice') adequately identifying the matters, the subject of the dispute, and the giving of the dispute notice shall be a condition precedent to the commencement by any Party or SEAVROC of proceedings (whether by way of litigation or arbitration) with regard to the dispute as identified in the dispute notice.

Arbitration

At the expiration of 25 business days from the date of sending the dispute notice, the Party or SEAVROC giving the dispute notice may notify the others in writing

('arbitration notice') that it requires the dispute to be referred to arbitration and the dispute (unless meanwhile settled) shall upon receipt of the arbitration notice by the recipients then be and is hereby referred to arbitration under and in accordance with the provisions of the Commercial Arbitration Act 1985

Legal Representation

For the purposes of the Commercial Arbitration Act 1985, the Parties consent to each other and to SEAVROC being legally represented at any such arbitration.

Memorandum of Understanding in Good Faith

Despite anything expressed or implied to the contract in this Memorandum of Understanding (MOU) or anywhere else, this MOU is a mere non-justiciable statement of current intent, and is neither intended to be, nor is it, (a) legally binding, or (b) creative of legal relations between the parties to it. No legal rights or obligations will come into existence unless or until one or more legally enforceable written agreements are entered into.

Human Resource Plan

Appendix 2 - Human Resource Plan

Human Resource and PR Plan

In the process of developing the plan to share human resources across the five Shires comprising SEAVROC, it is critical to ensure that workplace, and workers issues, perceived threats and insecurities are identified and addressed. Stage one of this process has already been implemented in carrying out a Systems, People and Processes survey in all participating Shires. Results are currently being compiled and regional analysis will be available in full by the next meeting. Individual results will be sent to CEO's as they become available.

Early indications in the outdoor crews are that job security and communication are primary concerns for staff. Participation rates were: Beverley 52% Brookton 54.2% Cunderdin 33.3% Quairading 52% York 75%. While there were no severe levels of stress being reported in the workforce moderate levels of stress were as follows Beverley 46% Brookton 56% Cunderdin 75% Quairading 31% York 54% This would indicate caution in making changes without consultation with staff and a need to better understand issues in the workplace. From a Human resource planning perspective the Executive survey indicates many areas where policies and processes can be provided implemented across all members.

Additional issues determined at the planning meeting include appropriate remuneration commensurate to performance and flexibility, safety and health issues, willingness of staff to travel across the region, reporting and authority issues when workers not in own Shire and skills and knowledge levels. The following strategy is recommended to develop the overall human resources risk management plan for the region.

Initial strategy

- Hold workshops in each council where relevant staff have an opportunity to learn about the SEAVROC vision, goals and objectives and how they may be involved in them. Staff would then have an opportunity to raise their issues and concerns and participate in the strategy to address issues arising, or put things in context to allay fears and concerns.
- Report back on staff survey to all staff of the Shires
- Identify staff who may be affected / involved
- Run communication and issues workshops as outlined above
- Identify skills and knowledge within that group
- Identify best 'operators' and develop mentoring plan
- Identify staff willing / not willing to travel to other Shires
- Review terms / conditions / EBAs across all 5 Shires
- Identify management structures to define areas where managers and supervisors may be managing staff from other Shires
- Develop and implement a managing people and performance education program for participating managers
- Implement training for OSH, hazard and injury management across all Shires
- Implement risk management software with appropriate training
- Develop communication systems for staff and community

- Develop induction program for ongoing management

The HR and Enterprise wide risk management strategies of the Local Government Insurance Schemes can assist with much of this strategy in order to reduce potential claims and proactively improve resilience in the workforce. In addition safe work practices can also potentially reduce public liability and professional indemnity claims or issues.

Public Relations Plan

Appendix 3 - Public Relations Plan

To address the community perception of what is taking place in the development of SEAVROC it is essential to have a consistent image, message and profile. This should include badging, websites, press releases, staff and community information, with vision and goals consistently displayed and communicated. Information should be delivered in a timely fashion across the region with staff fully in the loop at all times if press releases or promotions are imminent. This will assist in projecting the message of a political and social region all on the same page at the same time.

An example **branding** which will give you a visual reminder of who is involved and what is happening in the region for both staff and the community. It will also give you a more professional image as you progress.



Beverley Brookton Cunderdin Quairading York

Promotion of the message

The sort of initial message that can accompany the launch of this visual to the public can read something like as follows:

'As you have probably read in newspapers in recent times, structural reform in local Governments is well and truly on the horizon. The South East Avon Region intends to take control of its future in this process by looking proactively at the way services and infrastructure are managed and delivered. The main reason that reform is on the agenda across the State is that as costs continue to rise and workforces diminish in the country regions many small councils will not remain financially viable even with significantly increasing rates to their community. Sharing skills, knowledge, machinery and resources across our participating Shires who are of similar size and interests will offer a cost effective solution to these issues without compromising our individual identities and values. It will also enhance opportunities to improve services and infrastructure for the collective and individual communities. You will soon see evidence of these strategies and we trust you will welcome our neighbouring Shires workers and equipment who join our work teams to build a better region for you. In kind we will be extending the same services to our participating Shires while ensuring we keep our own works programs on track. These strategies will ensure that the South East Avon region remains a viable economic, political and social region and your council is able to continue to strongly represent your interests. As we develop this exciting project that we feel could be a role model for similar regions we will keep you informed of progress and outcomes. If you would like to know more about this exciting project please contact the Chief Executive Officers from either of the member councils.'

Project Proposal

Appendix 4 - Project Proposal

To be prepared and read in accordance with SEAVROC Memorandum of Understanding adopted July 2006.

SUMMARY

Title				
Contact	Name:			
	Postal address:			
	Phone:		Fax	
	Email:			
Location				
Brief Description				
Time span	Commencing			
	Completion			
Financial	SEAVROC			
	Other sources			
	In kind value			
Endorsed	Director			
	Portfolio			

Objectives:

Expected Outcomes:

Strategic Nature of the Proposal:

Linkages with SEAVROC Strategies:

Contribution to SEAVROC Targets:

Linkages with other Activities:

Value for Money:

Community Support:

Beneficiaries from Proposal Outcomes:

Scientific and Technical Details:

Monitoring, Evaluating and Reporting:

Communications:

Indigenous and Non-English Speaking Background Communities:

Risk Management:

Amend as appropriate

Specific Risk	Description of Risk	Likelihood	Consequence	Risk Treatment
Community capacity				
Funding delays				
Organisational participation				
Community Response				
Climatic Conditions				
Attraction of Skilled Project Manager				

Operational Details:

Key Activity	Actions	Outputs

Proposal Schedule:

Start Date –

Finish Date –

Milestones	Actions	Duration days, weeks	Performance indicator of achievement	Funding required
To agree with Budget –				

Cash Budget:

Major area of Proposal Activity	<i>Budget Breakdown</i>				Justification
	Employ costs	Operating costs	Capital costs	Total Budget	
<u>TOTALS</u>					

Non-Financial and In Kind Contributions:

From	Details	Estimated value

Cash Flow – Payment Schedule:

Date	Expected Major Expenditures	Payment requirements	
		SEAVROC	External

Cash Flow – Funding Sources:

Major area of Proposal Activity	Source of Funding				Total Budget
	Local Govt	Community	Gov't Agency	Non-Gov't	

9. OFFICER'S REPORTS

9.2 ADMINISTRATION REPORTS

9.2.3 Application to Resume Gazetted Road at Quellington

FILE NO:	Qu 3
COUNCIL DATE:	18 August 2008
REPORT DATE:	12 August 2008
LOCATION/ADDRESS:	No named road – off Quellington Road
APPLICANT:	River Conservation Society Inc
SENIOR OFFICER:	R Hooper, CEO
REPORTING OFFICER:	T Cochrane, MATS
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A – Map - Location
DOCUMENTS TABLED:	Nil

Summary:

To formally close a road reserve abutting the Mortlock River (as shown in Appendix A) in accordance with Section 58 of the Land Administration Act.

Background:

The River Conservation Society Inc submitted the following request to Council on the 1st August 2008:

"The River Conservation Society has recently acquired vesting of Reserve Number 3073 of 19ha abutting the Mortlock River at Quellington.

This Reserve is cleared land which we plan to revegetate with native species over the next two years.

A gazetted road which has never been used or developed runs from the Quellington Road alongside two parcels of Freehold land and the Reserve and finishes up at a section of UCL on the river.

The Society would like to have the portion of the gazetted road that passes on the north side of the Reserve block to be closed and incorporated into the Reserve.

We have enclosed a plan of the area showing the road and I have marked the section referred to above with a coloured line. A copy of the Crown Land Title for R3073 is also enclosed."

Consultation:

River Conservation Society Inc.

Consultation will be carried out and Government Departments notified of Council's intent for a period of 35 days.

Statutory Environment:

Land Administration Act, 1997 (as amended) Section 58.

"Closure of roads

58.

- (1) *When a local government wishes a road in its district to be closed permanently, the local government may, subject to subsection (3), request the Minister to close the road.*
- (2) *When a local government resolved to make a request under subsection (1), the local government must in accordance with the regulations prepare and deliver the request to*

the Minister.

- (3) A local government must not resolve to make a request under subsection (1) until a period of 35 days has elapsed from the publication in a newspaper circulating its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.*
- (4) On receiving a request delivered to him or her under subsection (2), the Minister may, if he or she is satisfied that the relevant local government has complied with the requirements of subsections (2) and (3) -
 - (a) by order grant the request;*
 - (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.**
- (5) If the Minister grants a result under subsection (4) -
 - (a) the road concerned is closed on and from the day on which the relevant order is registered;*
 - (b) any rights suspended under section 55 (3) (a) cease to be so suspended; and*
 - (c) the Minister must cause notice of the registration of the relevant order to be published in a newspaper circulating in the district of the relevant local government.**
- (6) When a road is closed under this section, the land comprising the former road -
 - (a) becomes unallocated Crown land; or*
 - (b) if a lease continues to subsist in that land by virtue of section 57 (2), remains Crown land."**

Land Administration Regulations, 1998 (as amended), Part 2 – General, Regulation 9 – Preparation and Delivery by Local Government of Request to close a road permanently.

"9. Preparation and delivery by local government of request to close a road permanently

For the purposes of preparing and delivering under section 58(2) of the Act a request to the Minister to close a road permanently, a local government must include with the request;

- (a) written confirmation that the local government has resolved to make the request, details of the date when the relevant resolution was passed and any other information relating to that resolution that the Minister may require;*
- (b) sketch plans showing the location of the road and the proposed future disposition of the land comprising the road after it has been closed;*
- (c) copies of any submissions relating to the request that, after complying with the requirement to publish the relevant notice of motion under section 58(3) of the Act, the local government has received, and the local government's comments on those submissions;*
- (d) a copy of the relevant notice of motion referred to in paragraph (c);*
- (e) any other information the local government considers relevant to the Minister's consideration of the request; and*
- (f) written confirmation that the local government has complied with section 58(2) and (3) of the Act."*

Policy Implications:

Nil.

Financial Implications:

The road closure will incur administration costs associated with staff time and advertising. Other fees associated with the closure and amalgamation will be through negotiation with the applicants and Department for Planning and Infrastructure - State Land Services.

Strategic Implications:

Community Services – Key Result Area 7 – Objective 1 states:

“To meet community needs in terms of physical infrastructure and overall community services.”

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:**Economic Implications:**

If the Minister agrees to the closure, the road reserve becomes Crown land. The applicant then liaises with the Department for Planning and Infrastructure – State Land Services. The River Conservation Society will then need to negotiate with the Department to amalgamate it into the land vested with them.

Social Implications:

This procedure would not appear to impact on future developments within this area, however an advertising period will flush out any concerns.

Environmental Implications:

The Mortlock River should be protected from vehicles encroaching on the banks.

Comment:

This procedure will provide a correct record and all plans will be completed in due course if the recommendation is accepted.

OFFICER RECOMMENDATION

**Resolution
120808**

Moved Cr Randell

Seconded Cr Fisher

“That Council:

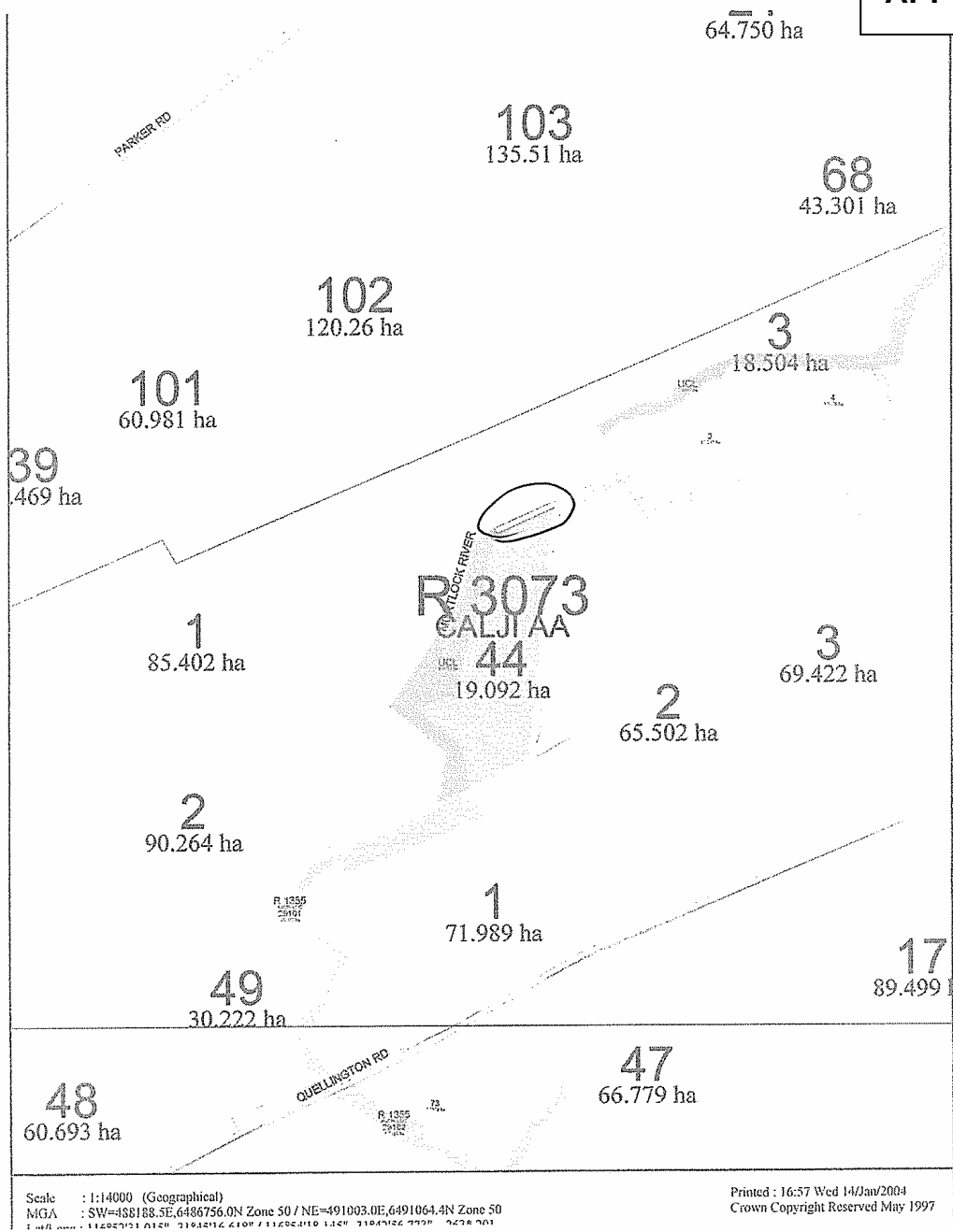
- 1. accede to the proposed road closure of a portion of the road reserve adjoining the Mortlock River, as shown on the attached map labelled “Appendix A”, for the purpose of facilitating public advertising in accordance with Section 58 of the Land Administration Act 1997 (as amended); and***
- 2. in the event that no adverse submissions are received during the advertising period, delegate authority to the Chief Executive Officer to finalise the road closure;***
- 3. advise the River Conservation Society of the advertising period.”***

Advice Note: Advertise for a period of 35 days.

CARRIED (6/0)

ITEM 9.2.3

APPENDIX A



9. OFFICER'S REPORTS

9.2 ADMINISTRATION REPORTS

9.2.4 Dedication of Portion of Railway Street, York

FILE NO:	Ra 4
COUNCIL DATE:	18 August 2008
REPORT DATE:	12 August 2008
LOCATION/ADDRESS:	Railway Street (portions of Lots 11 & 12)
APPLICANT:	Shire of York
SENIOR OFFICER:	R Hooper, CEO
REPORTING OFFICER:	T Cochrane, MATS
DISCLOSURE OF INTEREST:	Nil.
APPENDICES:	Nil.
DOCUMENTS TABLED:	Nil.

Summary:

To request Council to formally approve the Shire of York seal to be affixed to the Transfer of Land documentation to be lodged at Landgate and include a clause indemnifying the Minister against any claims.

Background:

Council considered the dedication of Railway Street in its current alignment at the Ordinary Council meeting held on the 17th September 2008, as follows:

"That Council:

- 1. accede to the proposed dedication of the section of road that is known as Part Lots 11 & 12 Railway Street as shown on the attached map, labelled "Appendix A", in accordance with Section 56 of the Land Administration Act 1997 (as amended);*
- 2. in the event that no adverse submissions are received during the advertising period, delegate authority to the Chief Executive Officer to finalise the dedication."*

Consultation:

Through consultation with the Department for Planning and Infrastructure – State Land Services, advice has been received on the 6th August 2008 regarding the Transfer of Land, detailed below:

"I refer to your letter of 08 May 2008. I apologise for the delay in replying.

The Transfer has been executed by an officer of this Department on behalf of the State of Western Australia.

The Transfer and Duplicate Certificate of Title are returned herein for you to lodge at LANDGATE/DLI (an agency separate from DPI). They will charge a lodgement fee.

I notice that the Shire's execution on the Transfer does not include The Shire's sealing clause. To avoid difficulties in lodging at Landgate, please ensure that the Shire's execution is correct. The Shire's sealing clause is probably needed."

Statutory Environment:

Land Administration Act, 1997 (as amended) Section 56.

Policy Implications:

Nil.

Financial Implications:

The dedication of the road will incur administration costs associated with staff time.

Strategic Implications:

Community Services – Key Result Area 7 – Objective 1 states:

“To meet community needs in terms of physical infrastructure and overall community services.”

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:**Economic Implications:**

Nil.

Social Implications:

This procedure will benefit future developments within this area, as it has been in use in its current form for some years and it will be a safe guard for Council.

Environmental Implications:

Nil at this stage.

Comment:

This procedure will provide a correct record in due course, once completed.

OFFICER RECOMMENDATION**Resolution**

130808

Moved Cr Boyle

Seconded Cr Randell

“That Council:

- 1. *approves the Shire of York seal to be affixed to the Transfer of Land document to enable dedication of Railway Street on its current alignment;***
- 2. *indemnifies the Minister against any claims in accordance with Section 56 of the Land Administration Act 1997 (as amended).***

(CARRIED 6/0)

9. OFFICER'S REPORTS
9.2 ADMINISTRATION REPORTS
9.2.5 Dedication – Indemnity Minister

FILE NO: Wr 1
COUNCIL DATE: 18 August 2008
REPORT DATE: 12 August 2008
LOCATION/ADDRESS: Wrights Road
APPLICANT: Shire of York
SENIOR OFFICER: R Hooper, CEO
REPORTING OFFICER: T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil.
APPENDICES: Appendix A – Location Map
DOCUMENTS TABLED: Nil.

Summary:

To request Council to formally indemnify the Minister against any claims in relation to Wright Road, Mt Hardey

Background:

The Department for Planning and Infrastructure will be completing the surveying work required, however indemnity is required prior to the surveying work being carried out.

Council considered the dedication of Wright Road, Mt Hardey in its current alignment at the Ordinary Council meeting held on the 18th September 2006, as follows:

"That Council, once a surveyed plan is available from the Department of Planning and Infrastructure (State Land Services):

- 1. accede to the proposed dedication of the section of road that has been realigned as shown on the attached map, labelled "Appendix D", in accordance with Section 56 of the Land Administration Act 1997 (as amended);*
- 2. accede to the proposed road closure of the redundant portion of Wrights Road, as shown on the attached map labelled "Appendix D", for the purpose of facilitating public advertising in accordance with Section 58 of the Land Administration Act 1997 (as amended);*
- 3. in the event that no adverse submissions are received during the advertising period, delegate authority to the Chief Executive Officer to finalise the road closure on the condition that the excess area is simultaneously amalgamated into Crown land.*

Advice Note:

The surveying work will be completed at the Department for Planning and Infrastructure's costs."

Consultation:

Through consultation with the Department for Planning and Infrastructure – State Land Services, advice has been received on the 11th August 2008 regarding indemnifying the Minister, detailed below:

"I refer to previous correspondence concerning the above.

The Shire appears to have met most of the Land Administration Act (LAA) requirements for the closure of part of Wright Road, and dedication of present unallocated Crown land as road.

The proposed layout is depicted approximately on the enclosed sketch. The closed road, Lot 23 and Lot 108 are to be reserved for 'Landscape Protection' under the management of the 'Vale of York Reserve Committee'.

It remains for the Shire to provide indemnification to this Department against any claim for compensation that may arise from the road dedication, as stated under section 56(4) of the LAA.

Upon receipt of the Shire's indemnification, we will be able to proceed with further action, which includes notifications under the LAA and Native Title Act."

Statutory Environment:

Land Administration Act, 1997 (as amended) Section 56.

Policy Implications:

Nil.

Financial Implications:

A survey plan will be completed at the Department of Planning and Infrastructure's (DPI) costs. Costs associated with the dedication of the road and road closure incur administration costs associated with staff time.

Strategic Implications:

Community Services – Key Result Area 7 – Objective 1 states:

"To meet community needs in terms of physical infrastructure and overall community services."

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

Covered within financial implications.

Social Implications:

This procedure would not appear to impact on future developments within this area, as it has been in use in its current form for some years.

Environmental Implications:

There are associated environmental implications with this reserve, which is currently being managed by the River Conservation Society Inc.

Comment:

It was previously understood that the surveying works would be completed prior to all the procedural actions, however until an indemnity is provided no surveying work will be completed.

This procedure will provide a correct record in due course, once completed.

OFFICER RECOMMENDATION

**Resolution
140808**

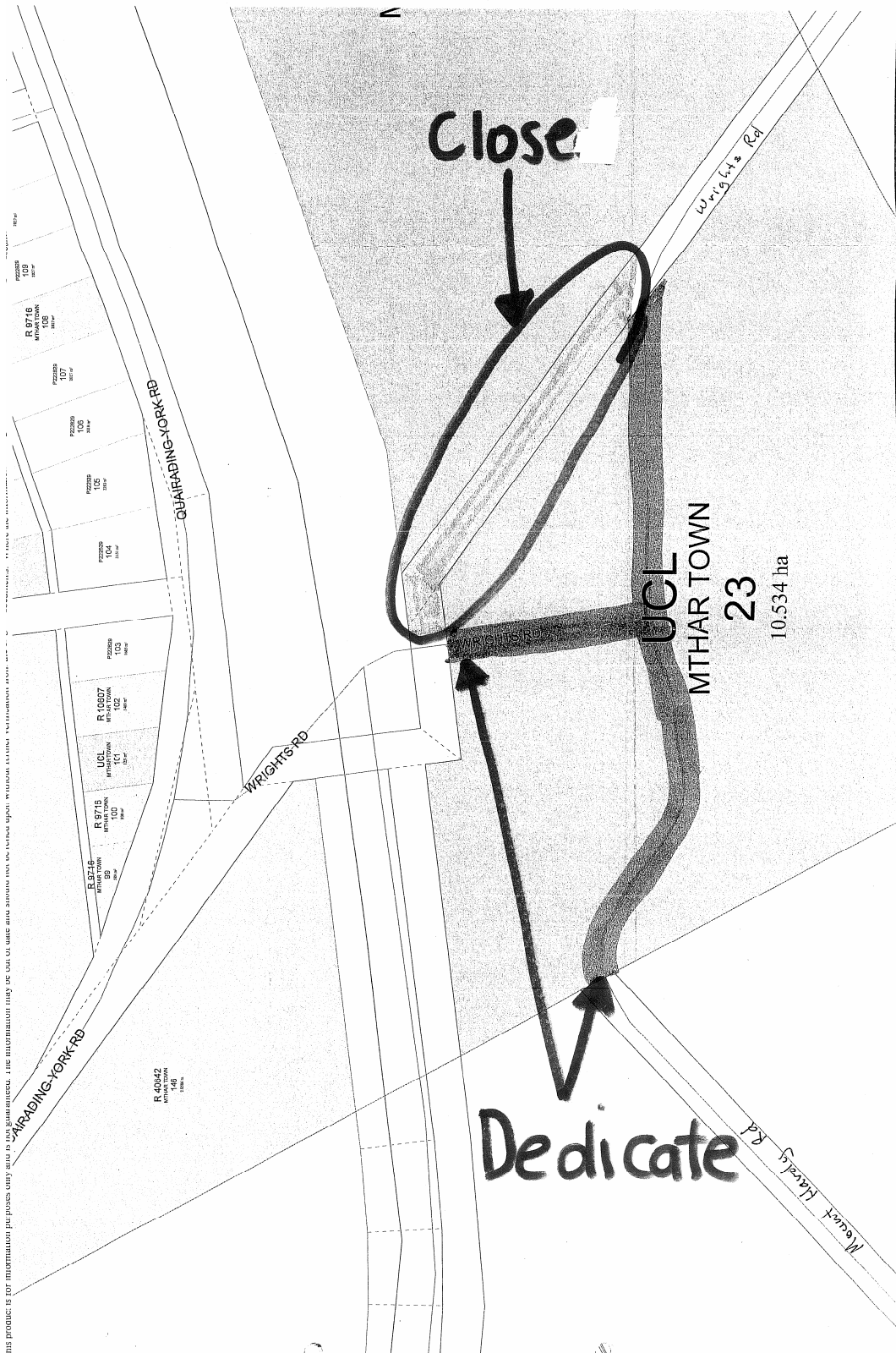
Moved Cr Lawrance Seconded Cr Fisher

“That Council indemnifies the Minister against any claims in accordance with Section 56 of the Land Administration Act 1997 (as amended) for the dedication of Wrights Road, York

Advice Note:

Once the indemnity is provided the Department will be able to proceed with further action, which includes notifications under the Land Administration Act and Native Title Act.”

CARRIED (6/0)



Scale : 1:2000 (MGA)
GDA : SW-486631.465, 6470361.498 Zone 50 / NE-487454.57, 6470893.617 Zone 50
adLong -31°54'09.037", 116°52'02.383", 116°52'02.383" H 266mm by W 412mm

Printed :
Crown C

Where due information is being used for legal purposes then the original documents must be searched for all legal requirements.

9. OFFICER'S REPORTS

9.2 ADMINISTRATION REPORTS

9.2.6 Dedication and Closure of Portion of Moore Road

FILE NO:	Mo 3
COUNCIL DATE:	18 August 2008
REPORT DATE:	13 August 2008
LOCATION/ADDRESS:	Moore Road (Portion)
APPLICANT:	Shire of York
SENIOR OFFICER:	R Hooper, CEO
REPORTING OFFICER:	T Cochrane, MATS
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Appendix A - Location
DOCUMENTS TABLED:	Nil

Summary:

To close portion of Moore Road and dedicate the continuation of Moore Road on the current alignment, as shown on the attached map (Appendix A) in accordance with Section 56 and Section 58 of the Land Administration Act.

Background:

Council's records show that a survey was prepared to mark the new alignment of Moore Road and the closure of the existing portion of road as shown on the attached map (Appendix A) was completed in April 2005. The process was never completed by the Surveyor.

Consultation:

Landowner.

Statutory Environment:

Land Administration Act, 1997 (as amended) Section 56 and Section 58.

"Dedication of Roads

56. (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;*
 - (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)*
 - (iii) 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;*
 - (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; 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) (c) is dedicated under subsection (3) (a), the holder of the freehold in that land is not entitled to compensation because of that dedication."*

"Closure of roads

58.

- (1) *When a local government wishes a road in its district to be closed permanently, the local government may, subject to subsection (3), request the Minister to close the road.*
- (2) *When a local government resolved to make a request under subsection (1), the local government must in accordance with the regulations prepare and deliver the request to the Minister.*
- (3) *A local government must not resolve to make a request under subsection (1) until a period of 35 days has elapsed from the publication in a newspaper circulating its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.*
- (4) *On receiving a request delivered to him or her under subsection (2), the Minister may, if he or she is satisfied that the relevant local government has complied with the requirements of subsections (2) and (3) -*
 - (a) *by order grant the request;*
 - (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.*
- (5) *If the Minister grants a result under subsection (4) -*
 - (a) *the road concerned is closed on and from the day on which the relevant order is registered;*
 - (b) *any rights suspended under section 55 (3) (a) cease to be so suspended; and*
 - (c) *the Minister must cause notice of the registration of the relevant order to be published in a newspaper circulating in the district of the relevant local government.*

- (6) *When a road is closed under this section, the land comprising the former road -*
- (a) *becomes unallocated Crown land; or*
 - (b) *if a lease continues to subsist in that land by virtue of section 57 (2), remains Crown land."*

Land Administration Regulations, 1998 (as amended), Part 2 – General, Regulation 9 – Preparation and Delivery by Local Government of Request to close a road permanently.

"9. Preparation and delivery by local government of request to close a road permanently

For the purposes of preparing and delivering under section 58(2) of the Act a request to the Minister to close a road permanently, a local government must include with the request;

- (a) *written confirmation that the local government has resolved to make the request, details of the date when the relevant resolution was passed and any other information relating to that resolution that the Minister may require;*
- (b) *sketch plans showing the location of the road and the proposed future disposition of the land comprising the road after it has been closed;*
- (c) *copies of any submissions relating to the request that, after complying with the requirement to publish the relevant notice of motion under section 58(3) of the Act, the local government has received, and the local government's comments on those submissions;*
- (d) *a copy of the relevant notice of motion referred to in paragraph (c);*
- (e) *any other information the local government considers relevant to the Minister's consideration of the request; and*
- (f) *written confirmation that the local government has complied with section 58(2) and (3) of the Act."*

Policy Implications:

Nil.

Financial Implications:

A survey plan is available revealing that surveying costs have been previously dealt with. Costs associated with the dedication of the road and road closure will incur administration costs associated with staff time and advertising fees.

Strategic Implications:

Community Services – Key Result Area 7 – Objective 1 states:

"To meet community needs in terms of physical infrastructure and overall community services."

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:**Economic Implications:**

Covered within financial implications relating to Council.

If the Minister agrees to the closure, the road reserve becomes Crown land. The owner then liaises with the Department for Planning and Infrastructure – State Land Services to negotiate the swap of land.

Social Implications:

This procedure would not appear to impact on future developments within this area, as it has been in use in its current form for many years, however an advertising period will flush out any concerns.

Environmental Implications:

Nil.

Comment:

This procedure will provide a true and correct record.

OFFICER RECOMMENDATION

**Resolution
150808**

Moved Cr Walters

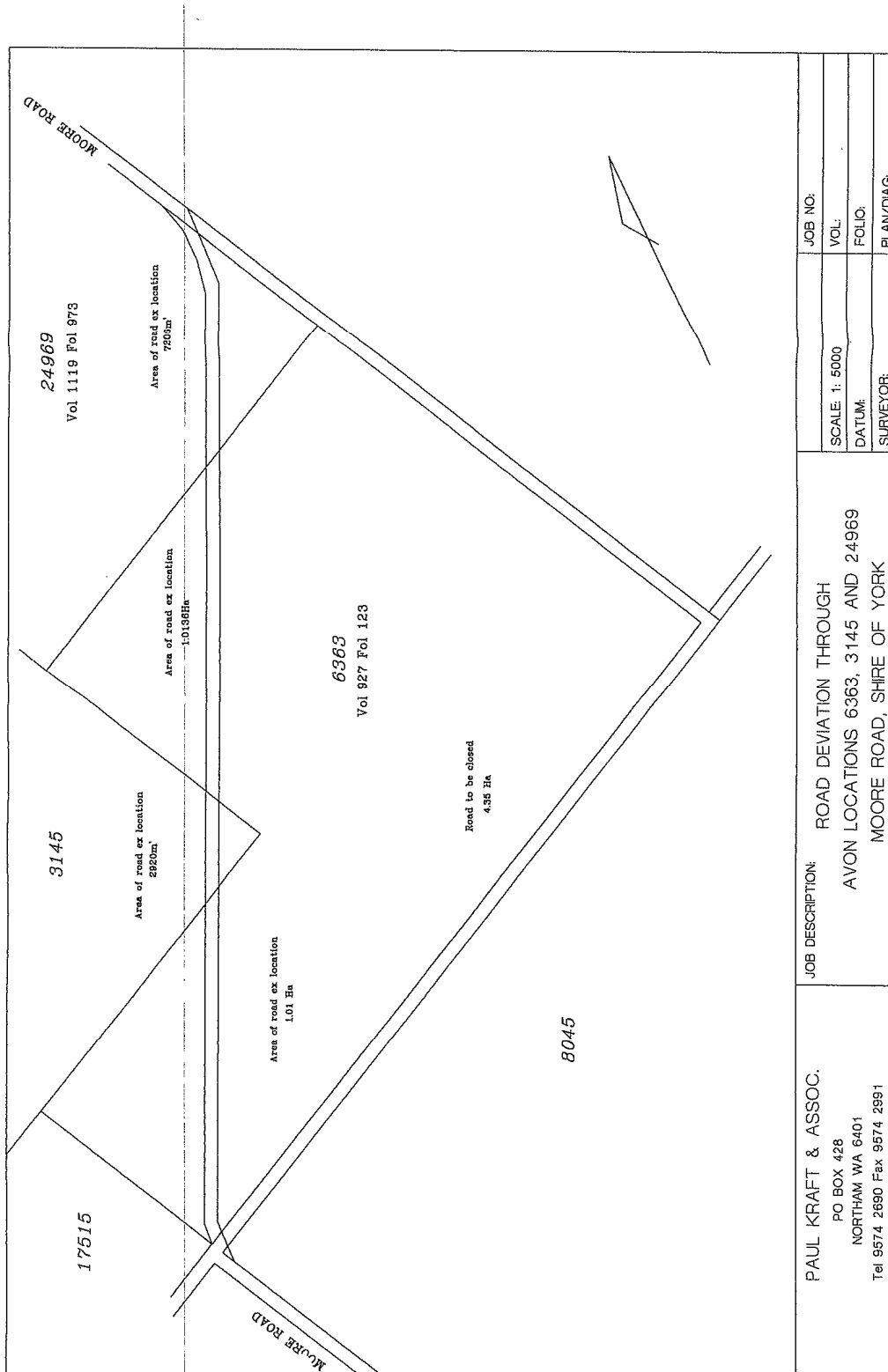
Seconded Cr Randell

“That Council:

- 1. accede to the proposed road closure of a portion of Moore Road, as shown on the attached map labelled “Appendix A”, for the purpose of facilitating public advertising in accordance with Section 58 of the Land Administration Act 1997 (as amended); and***
- 2. accede to the proposed dedication of the section of road that has been realigned as shown on the attached map and name the extension Moore Road, which is a continuation of the existing Moore Road, labelled “Appendix A”, in accordance with Section 56 of the Land Administration Act 1997 (as amended);***
- 3. in the event that no adverse submissions are received during the advertising period, delegate authority to the Chief Executive Officer to finalise the road closure;***
- 4. finalise the road closure on the condition that the excess area is simultaneously amalgamated into Mr D Reynolds (or business name) ownership;***
- 5. indemnifies the Minister against any claims in accordance with Section 56 of the Land Administration Act 1997 (as amended) for the dedication of Moore Road, York***
- 6. liaise with the Shire of Cunderdin regarding the advertising period;***
- 7. advise the landowner of the advertising period.”***

CARRIED (6/0)

APPENDIX "A"
9.2.6



9.3 Finance Reports

9. OFFICER'S REPORTS

9.3 FINANCE REPORTS

9.3.1 Forrest Oval Precinct – Sport and Recreation – Master Plan

FILE NO:	CCP.3
COUNCIL DATE:	18 August 2008
REPORT DATE:	11 August 2008
LOCATION/ADDRESS:	Forrest Oval
APPLICANT:	Shire of York
SENIOR OFFICER:	R Hooper, CEO
REPORTING OFFICER:	T Cochrane, MATS
DISCLOSURE OF INTEREST:	Nil.
APPENDICES:	Appendix A – Master Plan - Methodology
DOCUMENTS TABLED:	Nil.

Summary:

That Council endorses Option 1 proposed by A Balanced View (ABV) Leisure Consultancy Services for the Forrest Oval Precinct Sport and Recreation Master Plan.

Background:

A master plan will provide opportunity for overall concepts for any future development ensuring the precinct is well planned, integrated and efficient in provision of facilities minimises duplication of facilities and resources.

Consultation:

The Project Reference Group consists of Paula Flinn, Cr B Lawrance and Cr A Fisher, who have all been working on the Forrest Oval Precinct re-development .

ABV will consult with the Key Stakeholders in order to ensure that all information is obtained and issues are considered.

Statutory Environment:

Local Government Act 2005.

Policy Implications:

N/A

Financial Implications:

Option 1 costs \$29,690.00, excluding GST and will be debited from GL Account 111370 – Forrest Oval Redevelopment Planning.

Strategic Implications:

Key Result Area – 8 – Objective 2:

“To ensure the financial viability of Council.

Strategic Planning is relevant with the scope being:

“Council and community working together to develop and implement a shared vision and direction for the Shire of York.”

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:

Economic Implications:

Dealt with under financial implications.

Social Implications:

High quality recreation facilities and services are a vital part of social cohesion and wellness and this study is the first stage of the recreational development.

Environmental Implications:

Nil at this stage.

Comment:

The Department of Sport and Recreation recommended to the Project Committee three consultants in the field and ABV were chosen due their considerable experience with research and planning of sporting and community facilities for Local Government.

OFFICER RECOMMENDATION

Resolution

160808

Moved Cr Boyle Seconded Cr Randell

“That Council:

moves forward with Option 1 of the Forrest Oval Precinct Sport and Recreation Master Plan, prepared by A Balanced View (ABV) Leisure Consultancy Services, at a cost of \$29,690.00 (+ GST) to Council, which will be funded through General Ledger Account No. 111370.”

CARRIED (5/1)

Cr Walters asked that her vote against the motion be recorded.

Item 9.3.1 Appendix 'A'



A Balanced View (ABV) Leisure Consultancy Services

METHODOLOGY

ABV present the following methodology for consideration;

Report Area	Key Tasks / Notes
Documentation & Literature review	<ul style="list-style-type: none"> Review all relevant existing reports, and documents, including previous related studies & surveys (as listed within brief as a minimum) and current operating results of all areas. Review all maps of area (Cadastral and area plans) and existing building plans (to be provided by the Shire). Undertake relevant research on industry trends for similar projects / existing regional sporting facilities. Demographic and projected population review of the region and any specific data available for the City and neighbouring area specifically – to determine potential future demand. Investigate and report on social indicators within the region and specific catchment area of the precinct.
Review of Existing Provision	<ul style="list-style-type: none"> Review existing facilities within the precinct and conduct a SWOT analysis. Identify opportunities to upgrade or development of facilities at the reserve Shire Parks staff to conduct reserve assessment on reticulation and drainage capabilities and grass type and coverage issues.
Trends analysis	<ul style="list-style-type: none"> State Sporting Associations – Participation trends for sport and regional significance of Forrest Oval and future plans for region LGA's re similar sporting precincts for best practise standards and issues for regional sporting precincts
Consultation	<ul style="list-style-type: none"> Meet and regularly liaise with Project Reference Group. Senior staff at Shire for comments opinions of need and development. Public advertisement in local community newspaper informing of the study and call for submissions from the local community (At Shire cost). Survey York District HS & Department of Education and Training to determine current use and satisfaction and future needs. E Mail survey & follow up interview with each current user group of the reserve to explore satisfaction, needs and future plans. Interview each sporting club and organisation that has expressed interest in use of the reserve or is identified as a potential user. General community - Mail or Phone survey for satisfaction with facilities and future potential needs and opportunities for the precinct Workshop for key user group representatives to discuss management options and models. Consult with regional DSR staff for interpretation of need and likely support for funding any proposed works. Department of Planning & Infrastructure. Analyse recent consultation with youths regarding views on precinct and needs from reserve (via interviews / workshop).
Consultation Outcomes	<ul style="list-style-type: none"> Identify key findings from stakeholder needs Identify any duplications that may exist with facility provision Identify potential users of the reserve Identify opportunities for new developments to satisfy needs Identify best fit management option



**A Balanced View (ABV)
Leisure Consultancy Services**

Report Area	Key Tasks / Notes
Analysis of identified needs / identification of opportunities	<ul style="list-style-type: none"> • Develop potential concept from the information gleaned in all areas of consultation. • Provide justification for potential new versus redevelopment of existing facilities. • Analyse and project potential future operating expenses and management implications and costs for the master plan. • Identify the economic and social impact for Shire and clubs with any development. • Identify and Propose management options with a pros and cons of each potential model. • Identify potential staging of any new developments. • Consider links and use of trails with adjacent recreation areas as identified within brief. • Identify possible further future developments. • Identify potential sources of capital funding of any proposed developments. • Identify potential time line for any proposed development works.
Concept Plan - Architectural & Capital Cost Estimates	<ul style="list-style-type: none"> • Donovan Payne Architects develop a concept plan that provides flexibility for current and future users; and which would include amenities relevant to users groups and the range of playing surfaces. It will also include schematic parking, access road concepts, and Staging alternatives*. • RBB will provide cost estimates for any construction and site works of any proposed redevelopment works from this study.
Report	<ul style="list-style-type: none"> • Provide Draft Report for feedback and Final Report ("e" and hard copy *4)

* - **Architectural** – As indicated above the architectural services is for a basic colored concept depiction of the Master Plan area with buildings to approximate scale. The provision of planned drawings for the buildings would be a further cost.

Facilities Building assessment – It is suggested that Shire Building staff could conduct Building assessments on all existing precinct buildings to determine structural integrity, degree of maintenance required and potential lifespan. Any comments on suitability of facilities for upgrading or demolition will assist in making key decisions within the Master Plan. (Please note that no allocation of cost for structural engineering reports has been made within this proposal).

Site Visits

ABV acknowledge that in order to conduct this project as per project brief, 3 site visits would be conducted;

- An initial site visit to view and assess the site and facilities and meet key personnel from the Shire.
- A second visit is planned to undertake the consultation with the key stakeholders.
- A final visit to present Draft Report to Project Reference Group.



A Balanced View (ABV)
Leisure Consultancy Services

SUB CONSULTANTS

Architectural Services

The following is the description of deliverables from Donovan Payne Architects;

Our Lump Sum fee covers all time allowances to provide required Concept Plans; and to look at Staging Alternatives.

As we have done on previous projects with ABV, we have allowed to work with you on developing a Master Plan that responds to specific site and project conditions and requirements. The Master Plan would contain all required elements identified within the current project Scope. Additionally, we would expect that our work with you during the concept design stages would also identify complementary elements to provide additional value to the final plan.

Our approach has always been to integrate project requirements into a cohesive and *holistic* Site Layout. This responds to site conditions; existing services; required buildings; issues of parking; existing and required services infrastructure; landscaping; identified future growth and other related components, to provide the most efficient and effective layout.

The resulting Master Plan would be a *blue-print* for the future development of Forrest Oval.

HOURLY RATES

The hourly rates below - as requested - will apply only for miscellaneous piecemeal work, as agreed to provide for work outside the current scope.

Should the general scope of work increase as a result of Client request; and should this be substantial, we would negotiate a new, approved Lump Sum fee, so that all consulting costs are known and understood *before* the additionally required work is carried out.

Donovan Payne Architects	
Director	\$220 hr
Associate / Senior Architect	\$175 hr
CADD Manager	\$150 hr
Junior Architect / Draftsperson	\$ 90 hr

DISBURSEMENTS

The brief calls for two copies of illustrative concept plans in AO size, and laminated for display purposes.

We have allowed to provide for this within our Lump Sum fee, assuming a single Master Plan, 2 copies. Additionally required laminated large-format AO prints would be charged at \$120 each.



**A Balanced View (ABV)
Leisure Consultancy Services**

Quantity Surveying – Ralph Beattie Bosworth (RBB)

The cost to provide first order of costs for proposed developments is;

\$1,500 (plus GST)

Community Survey Options

It is proposed to conduct a community survey to ascertain the needs of the general community. ABV propose 3 Options for this survey for the Shire's consideration below. Please note that ABV will design the survey for each option

Option 1 – Hello Customer Contact Services - Phone Survey- \$1,390.25 (plus GST)

To conduct approximately 990 survey calls to the Shire's listed properties (as listed in directories) to achieve at least 100 responses. Please note survey limited to 3 minutes for this price.

Option 2 – ABV - Mail Survey- \$2,100 (Plus GST)

To conduct the survey of 1,000 residences across the Shire randomly selected for responses. (2,000 envelopes, 2,000 * \$0.50 cent stamps, time stuffing envelopes, and recording results).

Option 3 – Shire of York – Mail Survey- \$0 (Internal cost to the Shire)

As above in Option 2 – work conducted by Shire staff and all mail costs the Shires.



A Balanced View (ABV)
Leisure Consultancy Services

PROJECT TIMELINE

ABV note that the project has an ideal 10 week time frame. ABV believe that this time frame is probably achievable. It is sound planning to allow for "slack" in the time line to allow for any unforeseen delays which invariably arise during the course of such a project.

An issue with ability to deliver the project on time is the need for general community consultation. It is proposed to conduct either Phone or mail surveys within this project. Preliminary planning shows that results of any community surveys will be ready for consideration within the report by week 7 for a mail survey and week 5 for a phone survey.

Please also note that this time period is considered achievable on the basis that no unforeseen delays beyond the control of the consultant are incurred and to meet CSRRF funding deadlines the project would need to be commenced very soon after closing of submissions.

ABV acknowledge and agree with the requirement to submit a detailed project timetable for approval by the Shire within 7 days of appointment.

ABV are committed to attempt to meet the time frame requirements identified and will work cooperatively with the Shire of York to ensure timely reporting.



**A Balanced View (ABV)
Leisure Consultancy Services**

FEE ARRANGEMENT

ABV Leisure Consultancy Services \$17,800*

The provision of all project coordination, consultation services and analysis for Master Plan as depicted within this proposal. The provision of 4 copies of bound Final Report.

Architectural Services \$9,000*

For the provision of a coloured Masterplan showing layout with proposed areas as scoped; car parks, walkways, building locations to probable scale. The provision of 2 illustrative concept plans in AO size, laminated for display purposes.

Quantity Surveying \$1,500*

For the provision of cost estimates for potential new development and site works.

Community Survey

- Option 1 \$1,390*
- Option 2 \$2,100*
- Option 3 \$0

The Shire of York can select the preferred option to undertake the community needs survey.

ABV submits Lump Sum Price options dependant on the costs associated with the community survey format selected;

- Option 1 \$29,690***
- Option 2 \$30,400***
- Option 3 \$28,300***

(* Plus G.S.T 10%)

This proposal is based on ABV's interpretation of the project as detailed in the brief and in accordance with the proposed methodology. Any extension to this project will be by negotiated agreement of both parties at the following rates;

ABV	\$125* per hour
Donovan Payne Architects	\$225* (Director)
RBB Quantity Surveyors	\$220* (Director)



A Balanced View (ABV)
Leisure Consultancy Services

A proposed payment schedule upon presentation of Tax Invoice (14 day terms) for the project is suggested for consideration as follows (GST Exclusive):

First payment	Upon project commencement	35%
Second payment	Upon completion of Consultation	35%
Third payment	Upon receipt of Final Report	30%



**A Balanced View (ABV)
Leisure Consultancy Services**

WHY ABV?

ABV consider itself to be a market leader amongst leisure consultants Australia wide.

Our highly communicative approach ensures our clients are kept informed at all stages of a project. We are also committed to developing long term relationships with our clients which is evidenced by many clients engaging us multiple times over our 6 year history.

ABV have extensive experience in working cooperatively with Local Government Authorities to achieve positive outcomes for their communities. We encourage contact with any former clients to verify our highly communicative approach.

ABV have a proven track record in the skilled collection and processing of data, utilising a variety of methods as can be seen from being awarded many of the major needs and feasibility studies for community facilities in recent times.

ABV also have experience in assisting Local Government Authorities develop policy, procedures and strategies in the area of community facility planning and provision.

ABV add value! ABV offer all its clients one free day follow up consultation on any of its projects within 12 months of completion. This ensures that should our clients want to discuss anything related to the project (including developments after the project has been completed), we are happy to assist in anyway we can.

An organisational profile for ABV and sub consultants proposed for this project can be seen as Appendices to this proposal.

SUMMARY

A Balanced View (ABV) Leisure Consultancy Services is genuinely enthusiastic about this project and looks forward to working with the Shire of York and the stakeholders of the Forrest Oval Recreation Precinct.

Further detail pertinent to this submission may be provided upon request. Please do not hesitate to contact Darren Monument on 0421 366 366 or 08 9317 8279 or alternatively, darren@abvconsultants.com.au via email.

9.5 Late Reports

9. OFFICER'S REPORTS
9.5 LATE REPORTS
9.5.1 Finance Report July 2008

FILE NO: FI.FRP
COUNCIL DATE: 18 August 2008
REPORT DATE: 18 August 2008
LOCATION/ADDRESS: Not Applicable
APPLICANT: Not Applicable
SENIOR OFFICER: Graham Stanley, Deputy Chief Executive Officer
REPORTING OFFICER: Tabitha Bateman, Administration Officer
DISCLOSURE OF INTEREST: Nil
APPENDICES: Yes
DOCUMENTS TABLED: Nil

Summary:

The Financial Report for the period ending 31 July 2008 is hereby presented for the consideration of the Council.

Appendix A includes the following:

- Bank Account Reconciliations
- Cheque drawings on the Municipal Account
- EFT drawings on the Municipal Account
- Cheque drawings on the Trust Account
- Reserve Accounts Balances Summary
- Payroll Direct Bank Debits
- Shell Card Statement
- Corporate Credit Card Statements

Consultation:

Nil.

Statutory Environment:

Local Government Act 1995 (As Amended).

Local Government (Financial Management) Regulations 1996 (As Amended).

Policy Implications:

Nil.

Financial Implications:

The following information provides balances for key financial areas for the Shire of York's financial position as at 31 July 2008;

Sundry Creditors as per General Ledger	\$	208,357.95
Sundry Debtors as per General Ledger	\$	429,435.57
Unpaid rates and services current year (incl ESL)	\$	194,345.07
Unpaid rates and services previous years (incl ESL)	\$	3573.91

Strategic Implications: Nil

Voting Requirements:

Absolute Majority Required: No

Site Inspection:

Site Inspection Undertaken: Not applicable

Triple bottom Line Assessment:**Economic Implications:**

A zero balance or surplus end of year financial position will increase community confidence and cohesion and provide an opportunity for improved community benefits in future years.

Social Implications:

Not applicable.

Environmental Implications:

Not applicable.

Comment:

As July is the first month of the new financial year and the budget has not been set it is not possible to give comparatives of Actuals versus Budget and a variance report so this has not been produced. Until the budget has been adopted expenditure is limited to previous commitments and day to day running expenses.

**Resolution
170808**

Moved Cr Lawrance Seconded Cr Randell

“That Council defer this item until the September Ordinary Meeting of Council.”

CARRIED (6/0)

OFFICER RECOMMENDATION

“That Council:

Receive the Monthly Financial Report and ratify payments drawn from the Municipal and Trust accounts for the period ending 31 July 2008:

	<u>VOUCHER</u>	<u>AMOUNT</u>
MUNICIPAL FUND		
<i>Cheque Payments</i>	<i>27808-27838</i>	<i>\$ 45,517.70</i>
<i>Electronic Funds Payments</i>	<i>4746-4828</i>	<i>\$ 382,506.57</i>
<i>Direct Debits Payroll</i>		<i>\$ 141,468.12</i>
<i>Bank Fees</i>		<i>\$ 480.34</i>
<i>Corporate Cards</i>		<i>\$ 4,099.59</i>
<i>Photocopier Lease</i>		<i>\$ 1,037.22</i>
<i>Shell Cards</i>		<i>\$ <u>7.50</u></i>
TOTAL		<i>\$ <u>575,117.04</u></i>
TRUST FUND		
<i>Cheque Payments</i>	<i>3502-3512</i>	<i>\$ 16,733.52</i>
<i>Direct Debits Licensing</i>		<i>\$ <u>190,786.80</u></i>
TOTAL		<i>\$ <u>207,520.32</u></i>
TOTAL DISBURSEMENTS		<i>\$ <u>782,637.36</u></i>

Note to this item

The Chief Executive Officer has delegated authority under Delegation DE1 (Council Meeting 10 August 2006) to make payments from the Municipal and Trust accounts.

BANK RECONCILIATION				
JULY 2008				
		MUNICIPAL	TRUST	RESERVE
Balance as previous reconciliation		563,096.27	486,711.56	2,034,539.35
Receipts as per daily cash book		\$ 121,891.30	194,626.30	
August receipts				
Municipal Interest NCD 651521				
Municipal Interest NCD 657065				
Trust Interest NCD 601544				
Trust Interest NCD 601546				
Reserve Interest 119521748				2.91
Reserve Interest NCD 660958				
Reserve Interest NCD 651523				
Reserve Interest NCD 638479				
Total Receipts		121,891.30	194,626.30	2.91
Payment as per schedule cheques	27808-27838	(45,517.70)		
EFT Direct payments	4746-4828	(382,506.57)		
Payment as per schedule chqs - Trust	3502-3512		(16,733.52)	
Direct Debit Licensing			(190,786.80)	
Direct Debit Payroll		(141,468.12)		
Bank fees BendigoTrust		(81.60)		
Bank fees Bendigo Muni		(162.03)		
Bank fees Bendigo Reserve		(0.40)		
Business Cards Bank Fees		(8.00)		
Eftpos Bank FeeTrust		(174.74)		
Eftpos Bank Fee Muni		(53.57)		
TOTAL BANK FEES	-488.34			
Business Card Bendigo - CEO		(3,591.99)		
Business Card Bendigo - CEO		(330.30)		
Business Card Bendigo - DCEO		(177.30)		
TOTAL BUSINESS CARDS	-4099.59			
Lease photocopier		(1,037.22)		
Shell Card		(7.50)		
TOTAL EXPENDITURE		(575,117.04)	(207,520.32)	9.99
TOTAL RECONCILIATION		109,870.53	473,817.54	2,034,542.26
BALANCES AS PER BANK STATEMENTS				
BENDIGO MUNICIPAL 118630623		244,094.26		
BENDIGO TRUST 13074174			310,165.95	
BENDIGO TRUST NCD 638481 Open space	30/09/2008		119,509.46	
BENDIGO TRUST NCD 638482 Defects liability	30/09/2008		67,391.13	
BENDIGO RESERVE 119521748				549,531.05
BENDIGO RESERVE NCD 663277	30/09/2008			1,483,948.11
		244,094.26	497,066.54	2,033,479.16
TOTALS				
Plus Outstanding Deposits		338.00	7,181.80	
Outstanding Licence Debits			(11,722.30)	
Outstanding cheques		(45,931.29)	(15,521.12)	
Unidentified Direct Credit		(346.83)		
Outstanding EFT		(90,169.25)		
Unpresented payroll		(248.38)		
Transfers to be posted August		3,361.20	(3,361.20)	
Transfers to Reserve - posted August		(1,063.10)		1,063.10
Transfers to Trust - posted August		(164.12)	164.12	
Adjustments 4/7/08		0.02		
Direct credit overreceipted 21/5/08		0.02		
Adjustments 7/12/07 - Police Licensing			-0.3	
Underbank 27/2/08			10.00	
TOTAL RECONCILIATION		109,870.53	473,817.54	2,034,542.26
		0.00	0.00	0.00

Date: 13/08/2008
Time: 10:38:44AM

**SHIRE OF YORK
MUNICIPAL CHEQUE PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:1

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
		KART WORLD		
27808		YAC HOLIDAY PROGRAMME - JULY 08		572.00
INV KARTW			572.00	
		SHIRE OF YORK		
27809		PAYROLL DEDUCTIONS		300.00
INV 260708			300.00	
		WASTE & RECYCLE 2008 CONFERENCE		
27810		WATSE & RECYCLE 2008 CONFERENCE - CEO		2,625.00
INV 86		WATSE & RECYCLE 2008 CONFERENCE - EHO	1,225.00	
INV WASTE		WATSE & RECYCLE 2008 CONFERENCE - CEO	1,400.00	
		WESTSCHEME SUPERANNUATION		
27812		SUPERANNUATION CONTRIBUTIONS		281.32
INV SUPER			140.66	
INV SUPER			140.66	
		AMP CORPORATE SUPERANNUATION		
27813		Superannuation contributions		51.29
INV SUPER			51.29	
		PRIME SUPER		
27814		SUPERANNUATION CONTRIBUTIONS		727.74
INV DEDUC			64.33	
INV SUPER			303.16	
INV DEDUC			64.33	
INV SUPER			295.92	
		YORK SHIRE COUNCIL (payroll only)		
27815		PAYROLL DEDUCTIONS		1,640.00
INV DEDUC			390.00	
INV DEDUC			400.00	
INV DEDUC			30.00	
INV DEDUC			420.00	
INV DEDUC			400.00	
		NSF SUPERANNUATION		
27816		Superannuation contributions		190.99
INV SUPER			108.32	
INV SUPER			82.67	
		AUSTRALIAN SERVICES UNION		
27817		UNION FEES		358.00
INV DEDUC			143.20	
INV DEDUC			35.80	
INV DEDUC			179.00	
		SHIRE OF BROOKTON		
27818		RECREATION OFFICER ADDITIONAL DAY TO 11 JULY 08		505.69
INV 955			332.86	
INV 975		RECREATION OFFICER ADDITIONAL DAY TO 1 JULY 08	172.83	
		LANDGATE		
27819		VALUATION ROLLS CONSOLIDATED - MINING TENAMENT R		62.00
INV 231846			62.00	
		TELSTRA		
27820		PHONE 25/5-24/6/08		1,405.11
INV 9434282			1,353.26	
INV 9436723		PHONE 25/5-24/6/08 RES MUSEUM	51.85	
		WATER CORPORATION OF WA		
27821		WATER RATES 08/09 TOWN HALL/ADMIN		5,156.35
INV 9007881			1,403.40	
INV 9007876		WATER RATES 08/09 AVON PARK	514.95	
INV 9007882		WATER RATES 08/09 SPORTS GROUND	176.95	
INV 9007884		WATER RATES 08/09 39 FRASER ST	176.95	

Date: 13/08/2008
Time: 10:38:44AM

**SHIRE OF YORK
MUNICIPAL CHEQUE PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:2

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
		WATER CORPORATION OF WA		
INV 9007884		WATER RATES 08/09 16 MAUD ST	178.65	
INV 9007884		WATER RATES 08/09 FORD ST	176.95	
INV 9007889		WATER RATES 08/09 TOWN HALL	230.95	
INV 9007890		WATER RATES 08/09 17 FORBES ST	176.95	
INV 9007890		WATER RATES 08/09 LINCOLN SP	176.95	
INV 9007946		WATER RATES 08/09 WATER TROUGH AIRFIELD	176.95	
INV 9007946		WATER RATES 08/09 HAMERSLEY SP	176.95	
INV 9007880		WATER RATES 08/09 STANDPIPE REDMILE	176.95	
INV 9007946		WATER RATES 08/09 GWAMBYGINE SP	176.95	
INV 9007946		WATER RATES 08/09 STANDPIPE RAILWAY RD SP	190.10	
INV 9007967		WATER RATES 08/09 STANDPIPE DOVEY CRT	176.95	
INV 9007921		WATER RATES 08/09 STANDPIPE MANNAVALE	176.95	
INV 9007882		WATER RATES 08/09 SHOWGROUNDS	176.95	
INV 9007882		WATER RATES 08/09 SETTLERS PARK	176.95	
INV 9007881		WATER RATES 08/09 TELECENTRE	159.95	
INV 9007881		WATER RATES 08/09 RADIO STN	178.00	
		SHIRE OF YORK		
27822		PAYROLL DEDUCTIONS		64.90
INV 1463			29.70	
INV 1457			35.20	
		TILES EXPO		
27823		TILES COTTO RED X 53, GROUT 20KG #SO3 MILAN		1,430.00
INV 236458			1,430.00	
		WA LOCAL GOVT SUPER PLAN PTY LTD, (ACN 0		
27824		SUPERANNUATION CONTRIBUTIONS		18,981.18
INV SUPER			5,781.56	
INV DEDUC			183.25	
INV DEDUC			473.01	
INV DEDUC			25.84	
INV DEDUC			172.83	
INV DEDUC			370.85	
INV DEDUC			32.69	
INV DEDUC			130.75	
INV DEDUC			946.01	
INV DEDUC			160.26	
INV DEDUC			789.00	
INV DEDUC			309.48	
INV SUPER			304.16	
INV SUPER			6,536.06	
INV DEDUC			303.00	
INV DEDUC			558.15	
INV DEDUC			183.25	
INV DEDUC			25.84	
INV DEDUC			172.83	
INV DEDUC			370.85	
INV DEDUC			32.69	
INV DEDUC			130.74	
INV DEDUC			199.08	
INV DEDUC			789.00	
		WESTSCHEME SUPERANNUATION		
27832		SUPERANNUATION CONTRIBUTIONS		140.65
INV SUPER			140.65	
		AMP CORPORATE SUPERANNUATION		
27833		Superannuation contributions		25.64
INV SUPER			25.64	
		PRIME SUPER		
27834		SUPERANNUATION CONTRIBUTIONS		681.01

Date: 13/08/2008
Time: 10:38:44AM

**SHIRE OF YORK
MUNICIPAL CHEQUE PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:3

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
		PRIME SUPER		
INV DEDUC		SUPERANNUATION CONTRIBUTIONS	145.73	
INV SUPER			535.28	
		YORK SHIRE COUNCIL (payroll only)		
27835		PAYROLL DEDUCTIONS		900.00
INV DEDUC			500.00	
INV DEDUC			400.00	
		NSF SUPERANNUATION		
27836		Superannuation contributions		69.13
INV SUPER			69.13	
		AUSTRALIAN SERVICES UNION		
27837		UNION FEES		179.00
INV DEDUC			179.00	
		WA LOCAL GOVT SUPER PLAN PTY LTD, (ACN 0		
27838		SUPERANNUATION CONTRIBUTIONS		9,170.70
INV SUPER			6,384.41	
INV DEDUC			315.96	
INV DEDUC			558.15	
INV DEDUC			183.25	
INV DEDUC			25.84	
INV DEDUC			173.73	
INV DEDUC			372.85	
INV DEDUC			33.69	
INV DEDUC			134.74	
INV DEDUC			199.08	
INV DEDUC			789.00	

REPORT TOTALS

Bank Code	Bank Name	TOTAL
1	MUNICIPAL FUND BANK	45,517.70
TOTAL		45,517.70

Date: 12/08/2008
Time: 9:10:35AM

**SHIRE OF YORK
MUNICIPAL EFT PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:1

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
EFT4746 INV 452		DUSTRY PTY LTD BACKHOE HIRE	1,287.00	1,287.00
EFT4747 INV BOOKS		KEEBLE, CINDY REA REIMBURSE LIBRARY PURCHASES	369.30	369.30
EFT4748 INV SHAREI		JOHN PATRICK HOOPER REIMBURSE NATIONAL SHARED CONF YORK XI -EXEC SUP	961.93	961.93
EFT4749 INV 13		L J'S CAFE FINGER FOOD GREENCORP LUNCHEON	135.30	135.30
EFT4750 INV 0430132		RURAL ROAD SERVICES CONSULTANCY ROADS 3-23/608	8,365.50	8,365.50
EFT4751 INV DEDUC		CHILD SUPPORT AGENCY SUPPORT PAYMENT	28.12	28.12
EFT4752 INV 598894		KV PAINTING CONTRACTORS PAINT WALLS IN TWO HOUSES	5,302.00	5,302.00
EFT4753 INV 0000011		DARLU CONCRETE SUPPLY & LAY CONCRETE POOLE ST FOOTPATH	4,204.20	4,204.20
EFT4754 INV 59		ROY HAZELDEN FENCING CNR ULSTER/HENRIETTA ST	1,870.00	1,870.00
EFT4755 INV UNIFO		COCHRANE, TYHSCHA DAWN REIMBURSE UNIFORM ALLOWANCE	39.01	39.01
EFT4756 INV 3606 INV 3605		AVON WASTE RECYCLING X 3884	11,308.92	16,857.12
EFT4757 INV COM B1		MAL AUTOMOTIVES COMMUNITY BUS LICENCE INSPECTION	5,548.20	
EFT4758 INV 77932		FUEL DISTRIBUTORS DIESEL 4500LTRS	134.50	134.50
EFT4759 INV 77		AAMOT, ARTHUR HANS FREIGHT SIGNS MT BAKEWELL	8,275.50	8,275.50
EFT4760 INV 000353C		COOL CLEAR WATER BEVERAGES LTD WATER FILTRATION UNIT JUNE 08	26.40	26.40
EFT4761 INV 11037		SHIRE OF CUNDERDIN REIMBURSE NATIONAL SHARED CONF CUNDERDIN X 2 - EX	60.50	60.50
EFT4762 INV 710907		MAJOR MOTORS WINDOW WINDER ASSEMBLY	2,400.00	2,400.00
EFT4763		CORPORATE EXPRESS STATIONERY/ CARTRIDGES	126.75	126.75
				2,591.86

Date: 12/08/2008
Time: 9:10:35AM

**SHIRE OF YORK
MUNICIPAL EFT PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:2

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
CORPORATE EXPRESS				
INV 12539		REFRESHMENTS	11.99	
INV WK127		STATIONERY	6.07	
INV WK127		STATIONERY/ CARTRIDGES	1,784.83	
INV WK1127		STATIONERY/TONER	788.97	
YAKKA PTY LTD				
EFT4764		UNIFORM RANGER		209.00
INV 950062			209.00	
YORK BUILDING SUPPLIES				
EFT4765		STORMWATER PIPE & FITTINGS		332.67
INV 008901		LUMBER CRAYONS	11.88	
INV 008924		FAST SETTING CONCRETE X 3	22.11	
INV 009087		CABLE TIES	5.50	
INV 009181		FAST SET CONCRETE X 6	44.22	
INV 009294		CHAIN,SCREWS	44.14	
INV 009313		CHALK LINE METAL	16.50	
INV 009340		STORMWATER PIPE & FITTINGS	93.72	
INV 009434		BOLTS & NUTS	9.90	
INV 009504		TOOL BOX /COUPLINGS	84.70	
BILL EXPRESS LTD				
EFT4766		BILL EXPRESS FEES		51.32
INV L1-2093			51.32	
YORK AUTO ELECTRICS				
EFT4767		REMOVE & REFIT RADIOS		387.75
INV 3117			247.50	
INV 3091		REPLACE SOLENOID REPAIR WIRING	140.25	
JOHN & CORRY GILFELLON				
EFT4768		SEAVROC EXECUTIVE SUPPORT OFFICER JUNE 2008		2,652.95
INV 0082			2,652.95	
RURAL PRESS REGIONAL MEDIA (WA) PTY LTD				
EFT4769		TP ADVERTSL110 TOP BEV RD,106 TOP BEV RD, L301&303 A		624.62
INV 2007793		TP ADVERT LOT 103 ELIZABETH STREET	144.14	
INV 2012983		ADVERT ROAD CLOSURE TREWS ROAD	144.14	
INV 2012982		TP ADVERT DRAFT REC & POS STRATEGY	128.13	
INV 2012981		TP ADVERTSL110 TOP BEV RD,106 TOP BEV RD, L301&303 A	208.21	
NAVIGATOR PERSONAL RETIREMENT PLAN				
EFT4770		STAFF SUPERANNUATION		20.23
INV SUPER			20.23	
CT MANAGEMENT GROUP				
EFT4771		CONSULT & DESIGN SERVICES LOWE ST CAR PARK		1,031.25
INV 0000008			1,031.25	
4 FARMERS				
EFT4772		CHEMICALS WEED SPRAYING		1,375.00
INV 76403			1,375.00	
MACRI PARTNERS				
EFT4773		INTERIM AUDIT FOR 2007/2008		3,960.00
INV RTR AL		AUDIT ROADS TO RECOVERY PROGRAMME	660.00	
INV 20917		INTERIM AUDIT FOR 2007/2008	3,300.00	
M & R MACHINING				
EFT4774		REPAIR RAM ON LOADER FORKS		323.40
INV 323			323.40	
MOTORCHARGE LTD				
EFT4775		GULL CARD		593.62
INV 1347503			369.25	
INV 1347504			91.49	
INV 1347505			132.88	

Date: 12/08/2008
Time: 9:10:35AM

**SHIRE OF YORK
MUNICIPAL EFT PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:3

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
		CHILD SUPPORT AGENCY		
EFT4776		SUPPORT PAYMENT		224.30
INV DEDUC			224.30	
		ALLROUND CONCRETE		
EFT4777		CONCRETE SUPPLY & LAY		4,734.40
INV 0831			4,734.40	
		TRANSPLAN PTY LTD		
EFT4778		TRAILS MASTER PLAN MILESTON PAYMENT NO 4		5,335.00
INV 5335.00			5,335.00	
		YORK EMBROIDERY SERVICE		
EFT4779		EMBROIDER SHIRE LOGOS WORK CLOTHES		382.80
INV 0000116			382.80	
		YORK GLAZING SERVICE		
EFT4780		REGLAZE BUS SHELTER JOAQUINA STREET		865.00
INV X376			865.00	
		R N R CONTRACTING PTY LTD		
EFT4781		2 COATS BITUMEN SEAL PW PANMURE RD		4,686.55
INV 0001633		SUPPLY & SPRAY EMULSION 1100L PW SCHOOL - HAY	1,512.50	
INV 0001645		2 COATS BITUMEN SEAL PW PANMURE RD	3,174.05	
		WA HINO		
EFT4782		TRUCK HINO FS1ELPD 2008 Y345 /TRADE OLD Y 345		92,261.80
INV 13941			92,261.80	
		DUNLOP, GRAHAM		
EFT4783		LOCATE & PROTECT CABLE CROSSINGS PANMURE RD PW		734.25
INV 3211			734.25	
		SUNNY SIGN COMPANY		
EFT4784		SIGNS MT BAKEWELL		82.50
INV 145366			82.50	
		AVON FENZING		
EFT4785		DIG 200 TREE HOLES		330.00
INV 300608			330.00	
		YORK IT & COMMUNICATION		
EFT4786		HARDDRIVE,SCREEN, KEYBOARD RANGER		1,576.90
INV 001032		CASIO LABEL MAKER ROLLS	62.00	
INV 001077		DOOR CHIME	27.90	
INV 1103		HARDDRIVE,SCREEN, KEYBOARD RANGER	1,487.00	
		F R RODDA & CO		
EFT4787		SURVEY CEMETERY		4,893.60
INV 2468-08			4,351.60	
INV 2477-08			542.00	
		DALWALLINU CONCRETE		
EFT4788		PIPES,HEADWALLS,TANK,BASE,UNI SIDE ENTRY		6,662.70
INV 1304			5,242.60	
INV 1352		LINERS. UNI SIDE ENTRY,BASES, RATE LID	1,420.10	
		YORK GENERAL CONTRACTING		
EFT4789		BACKHOE HIRE PANMURE RD PW		583.00
INV 300608			583.00	
		MAYDAY ENGINEERING		
EFT4790		HIRE MULTI TYRE ROLLER		8,066.30
INV 0004888		HIRE MULTI TYRED ROLLER 28-30/5/08	1,468.50	
INV 0004898		HIRE MULTI TYRE ROLLER	2,271.50	
INV 4326.30			4,326.30	
		BOSSTON CANOPIES		
EFT4791		STAINLESS STEEL BARBECUE TOP		632.50
INV 11466			632.50	

Date: 12/08/2008
Time: 9:10:35AM

**SHIRE OF YORK
MUNICIPAL EFT PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:4

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
A CLASS LINEMARKING SERVICE				
EFT4792		LINEMARKING HOWICK ST CARPARK		2,596.00
INV 0008063			2,013.00	
INV 0008063		LINE MARKING PRIMARY SCHOOL PW HAY	583.00	
F & L DYMNICKI				
EFT4793		TILE PASSAGE & KITCHEN AREA- 2 HOUSES		2,848.00
INV 185			2,848.00	
THE INTERNATIONAL FEDERATION OF ENVIRONMENTAL HEALTH				
EFT4794		AIEH CONFERENCE REGISTRATION MAY 08 EHO		1,100.00
INV 429			1,100.00	
MAKIN & SONS				
EFT4795		SUPPLY & INSTALL WATER SERVICE/EXCAVATION FOR LEC		2,646.16
INV 0000263			1,716.00	
INV 0000263		SUPPLY & INSTALL WATER SERVICE HOUSE 2	930.16	
AUSTRALIA POST				
EFT4796		POSTAGE/PAPER JUNE 08		445.33
INV 618964			445.33	
COURIER AUSTRALIA				
EFT4797		FREIGHT		287.95
INV 0382301			191.81	
INV 0386765			68.02	
INV 0391101			28.12	
FORPARK AUSTRALIA				
EFT4798		TRUCK SPRING ROCKER PLAY EQUIPMENT		1,064.80
INV 19907			1,064.80	
MCLEODS BARRISTERS AND SOLICITORS				
EFT4799		ROSMILL 23839 HEALTH ACT PROSECUTION LEGAL ADVICE		1,665.73
INV 43806			841.28	
INV 43572		LEGAL EXPENSES SALE OF CONVENT	824.45	
KW MOORFIELD				
EFT4800		MOTOR VEHICLE REPAIRS		366.30
INV 0000234			366.30	
PERFECT COMPUTER SOLUTIONS PTY LTD				
EFT4801		COMPUTER SUPPORT 16/6-19/6/08		7,101.88
INV 13496			3,357.75	
INV 13489		COMPUTER SUPPORT TO 12/6/08	2,311.38	
INV 13546		BUILD EXCHANGE SERVER RECOVER MAILBOXES	1,432.75	
ROUS, ERIC DAVID				
EFT4802		UPGRADE AVON PARK SWITCH BOARD		12,864.70
INV 3181		ELECTRICAL REPAIRS	1,441.20	
INV 3180		UPGRADE AVON PARK SWITCH BOARD	5,846.50	
INV 3182		SUPPLY & INSTALL WIRING 2 HOUSES OSNABURG RD	5,426.85	
INV 5213		REPAIR EXIT SIGN	150.15	
AVON VALLEY TYRE SERVICE				
EFT4803		FIT WINDSCREEN Y 345		852.00
INV 1646			490.00	
INV 1656		REPAIR PUNCTURE	25.00	
INV 1674		FIT TUBE	22.00	
INV 1690		FIT WINDSCREEN WINDER Y1660	150.00	
INV 1635		TYRES/REPAIRS	165.00	
HOME HARDWARE				
EFT4804		CLOTHESLINE ROTARY SIRDAR X 2		757.67
INV 308847		AIR IMPACT RATTLE GUN	52.29	
INV 306589		CORD SASH COTTON RES MUS	14.00	
INV 305590		WORK GLOVES GREENCORPS	17.08	
INV 305591		SHOVELS,RAKES,FORKS, TROWELS	217.24	

Date: 12/08/2008
Time: 9:10:35AM

**SHIRE OF YORK
MUNICIPAL EFT PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:5

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
HOME HARDWARE				
INV 060608		GAS REFILL	67.00	
INV 306584		PRUNERS BYPASS SWISS STYLE	101.46	
INV 307885		GLOBES.FILTER.KEY TAGS	28.60	
INV 309408		CLOTHESLINE ROTARY SIRDAR X 2	260.00	
YORK IGA				
EFT4805		REFRESHMENTS		382.24
INV 01-8986		REFRESHMENTS RES MUS	5.14	
INV 01-1458			5.75	
INV 03-4076			6.88	
INV 05-0035			26.06	
INV 01-6876		CLEANING ALLOWANCE	8.42	
INV 01-3428		REFRESHMENTS	3.58	
INV 02-9533			22.18	
INV 02-0303			8.09	
INV 02-0353			3.19	
INV 01-4750		REFRESHMENTS/TISSUES	21.22	
INV 01-5011		GET WELL GIFT STAFF	29.95	
INV 02-2074		REFRESHMENTS	64.66	
INV 02-2042		REFRESHMENTS SEAVROC	8.75	
INV 01-8298		REFRESHMENTS	8.08	
INV 02-5014			3.58	
INV 01-8564			22.98	
INV 02-5142		REFRESHMENTS DEPOT	3.58	
INV 01-3827		REFRESHMENTS DEPOT	30.41	
INV 02-1644		REFRESHMENTS	4.88	
INV 02-3787		CLEANING PRODUCTS	16.71	
INV 03-2206		REFRESHMENTS/CLEANING PRODUCTS	35.30	
INV 02-6451		FIRST AID GOODS	4.38	
INV 02-6816		BATTERIES/REFREHMENTS	7.67	
INV 03-3271		REFRESHMENTS	7.27	
INV 02-8186			14.94	
INV 01-3344			8.59	
YORK EARTHMOVING				
EFT4806		GRAVEL SUPPLY 2360M		2,360.00
INV GRAVE			2,360.00	
ROCLA				
EFT4807		SUMP X 600 PANMURE RD PW		178.20
INV 832936			178.20	
IT VISION				
EFT4808		ADDITIONAL RECORDS TRAINING & IMPLEMENTATION		3,190.41
INV 16943		PAYROLL WORKSHOP PAY OFFICER	880.00	
INV 16726		ADDITIONAL RECORDS TRAINING & IMPLEMENTATION	2,310.41	
AVON EXPRESS				
EFT4809		FREIGHT JUNE		280.50
INV 00589		FREIGHT	88.00	
INV 00642		FREIGHT JUNE	192.50	
YORK RURAL TRADING				
EFT4810		BANKSIA FENCE PANELS 1220MM X2.4M/PINE POLES		4,460.55
INV 1000043		PINE POSTS X 35	350.00	
INV 017109		FILTER CUP/CHEMICAL MEASURE JUG	60.80	
INV 1000058		SULPHATE OF AMMONIA 50KG	134.75	
INV 017159		TYRE INFLATOR/ADAPTOR	43.90	
INV 1000184		CREDIT BANKSIA GALVANISED FENCE CORRECT HEIGHT	-1,188.00	
INV 1000119		UNIDEN RADIO ANTENNA & CABLE PACK	483.95	
INV 1000144		DOG BED COVER LARGE	41.85	
INV 1000241		PINE POLES 1.8M X 35	488.25	
INV 1002794		BANKSIA FENCE PANELS 1220MM X2.4M/PINE POLES	4,045.05	

Date: 12/08/2008
Time: 9:10:35AM

**SHIRE OF YORK
MUNICIPAL EFT PAYMENTS
JULY 2008**

USER:Tabitha Bateman
PAGE:6

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
EFT4811		SIGMA CHEMICALS		
INV 13018/0		SODA ASH X 12	285.40	285.40
EFT4812		CAPS AUSTRALIA PTY LTD		
INV 427457		ANNUAL INSPECTION DEPOT COMPRESSOR	529.10	529.10
EFT4813		AUSTRALIAN TAXATION OFFICE		
INV JUNE 08		JUNE 08 BAS	8,350.00	8,350.00
EFT4814		YORK VISITORS CENTRE		
INV 0000295		YVC FUNDING FIRST QUARTER 08/09	17,500.00	17,500.00
EFT4815		WA COUNTRY BUILDERS		
INV 17267		FINAL PROGRESS CLAIM HOUSE 1	11,788.00	23,576.00
INV 17268		FINAL PROGRESS CLAIM HOUSE 2	11,788.00	
EFT4816		L J'S CAFE		
INV 17		REFRESHMENTS COUNCILLORS BRIEFING 21 JULY 2008	121.82	205.15
INV 16		REFRESHMENTS NATIVE VEGETATION CLEARING MTG 18/7.	83.33	
EFT4817		AVON CONCRETE		
INV 1355		MACHINEY HIRE/INSTALL PIPES	13,750.00	13,750.00
EFT4818		NAVIGATOR PERSONAL RETIREMENT PLAN		
INV SUPER		STAFF SUPERANNUATION	129.94	396.48
INV SUPER			209.90	
INV SUPER			56.64	
EFT4819		RURAL ROAD SERVICES		
INV 0430132		ENGINEERING CONSULTANCY	7,722.00	14,765.85
INV 0430132		FINAL TRIM GRADER HIRE 01/07/08-08/07/08	3,357.75	
INV 0430132		FINAL TRIM GRADER 9-22/7/08	3,686.10	
EFT4820		CHILD SUPPORT AGENCY		
INV DEDUC		SUPPORT PAYMENT	28.92	28.92
EFT4821		ALLROUND CONCRETE		
INV 0841		SUPPLY & LAY CONCRETE PAD ARCHIVE SHED	4,296.60	4,296.60
EFT4822		SUBARU WANGARA		
INV N/S1714		WAGON SUBARU FORESTER DR VEHICLE	13,054.30	13,054.30
EFT4823		COUNTRYWIDE MEDIA		
INV 0311714		ADVERTISING WA STREETSMART HANDBOOK 2008	583.00	583.00
EFT4824		HERSEY		
INV 13563		GUIDE POSTS/DELINATORS/DYMARK PAINT	5,602.08	6,009.96
INV 12592		SAFETY GLOVES AND GLASSES	407.88	
EFT4825		MCLEODS BARRISTERS AND SOLICITORS		
INV 43949		LEGAL FEES REMOVAL OFFENSIVE SIGNS 87 AVON TCE	477.79	477.79
EFT4826		NORTHAM CARPETS		
INV 6642		SUPPLY & INSTALL CARPET & VERTICAL BLINDS	8,268.00	16,536.00
INV 6643			8,268.00	

Date: 12/08/2008
Time: 9:10:35AM

SHIRE OF YORK
MUNICIPAL EFT PAYMENTS
JULY 2008

USER:Tabitha Bateman
PAGE:7

Cheque /EFT No	Date	Name Invoice Description	INV Amount	Amount
FUEL DISTRIBUTORS				
EFT4827		DISTILLATE X 6450 LTRS		19,875.20
INV 77831			11,515.83	
INV 71395		DISTILLATE x 3570LTS - PETROL X 1000 LTRS	8,359.37	
INSTANT WINDSCREENS				
EFT4828		REPLACE WINDSCREEN - FORD XR6 - 1CTT779		190.00
INV SIN71			190.00	

REPORT TOTALS

Bank Code	Bank Name	TOTAL
I	MUNICIPAL FUND BANK	382,506.57
TOTAL		382,506.57

Date: 12/08/2008
Time: 12:46:13 PM

SHIRE OF YORK
TRUST CHEQUE PAYMENTS
JULY 2008

USER Tabitha
PAG 1

Cheque/EFT No	Name	INV Amount
	Date	Invoice Description
		Amount
		WA COUNTRY BUILDERS
3502		1,500.00
INV T4		LOT 2, 225 AVON TCE STEPHEN RAISIN REC-125078 500.00
INV T4		LOT 1, 225 AVON TCE STEPHEN RAISIN REC-125079 500.00
INV T4		LOT 80 (PT) COWAN RD PALMBROOK ENTERPRISES P/L 500.00
		CHERIE COSTLEY
3503		120.00
INV T83		REFUND PAV BOND 133989 CHERIE COSTLEY 100.00
INV T8		REFUND PAV KEY BOND 133989 CHERIE COSTLEY 20.00
		NICOLA RUSSO
3504		20.00
INV T1		REFUND CAT TRAP BOND REC-134055 NICK RUSSO 20.00
		AVON VALLEY CONTRACTORS
3505		1,000.00
INV T4		AVON VALLEY CONTRACTORS 18 POOL STREET & 21 PELHAM ST HOUSING AUTHORITY REC-124618 1,000.00
		SHIRE OF YORK
3506		867.50
INV T16		CHIPPER - LOT 100 MOKINE RD LEGAL AGREEMENT YOUTH- HARE, KEHLET HOLIDAY PROGRAMME 67.50
INV T20		CHIPPER - LOT 100 MOKINE RD LEGAL AGREEMENT 800.00
		YORK QUALITY BUTCHERS
3507		20.00
INV T1		REFUND CAT TRAP BOND REC-134058 20.00
		BUILDERS REGISTRATION BOARD
3508		787.50
INV BRB		BRB LEVY JUNE 2008 787.50
		BUILDING CONSTRUCTION INDUSTRY TRAINING
3509		11,463.62
INV BCITF		BCITF LEVY JUNE 2008 11,463.62
		SHIRE OF YORK
3510		834.90
INV BRB &		BRB COMMISSION 2008
INV BCITF		BRB & BCITF COMMISSION JUNE 2008 203.50
INV BRB		BCITF COMMISSION 191.40
		BRB COMMISSION 2007 440.00
		ROBIN YOUL
3512		120.00
INV T83		REFUND PAV BOND 134139 ROBIN YOUL LANDCARE 100.00
INV T8		REFUND PAV KEY BOND 134139 ROBIN YOUL LANDCARE 20.00

REPORT TOTALS

		TOTAL
Bank Code	Bank Name	
2	TRUST FUND BANK	16,733.52
TOTAL		16,733.52

TOTAL RESERVES	
31-Jul-08	
Reserve Name	Current Balance
4. Plant Reserve	281,175.71
6. Staff Leave Reserve	105,636.11
7. Town Planning Reserve	11,188.76
8. Recreation Complex Reserve	264,313.97
9. Avon River Maintenance Reserve	18,287.56
14. Industrial Land Reserve	83,668.91
15. Refuse Site Development Reserve	177,534.05
22. Centennial Gardens Reserve	98,288.18
23. Public Open Space Cont Reserve	284.09
24. Community Bus Reserve	31,614.77
25. Pioneer Memorial Lodge Reserve	137,593.93
26. Residency Museum Reserve	18,037.06
27. Carparking Reserve	53,417.86
30. Building Reserve	54,530.90
35. Disaster Reserve	21,643.53
37. Archives Reserve	44,866.85
38. Water Supply Reserve	6,778.29
40. Tied Grant Funds Reserve	147,353.49
42. Main Street (Town Precinct) Update Reserve	106,563.54
43. Strategic Planning Reserve	17,582.22
44. Cemetery Reserve	24,515.89
45. York Town Hall Reserve	36,781.70
46. RSL Memorial Reserve	17,854.78
47. Greenhills Townsite Development Reserve	19,669.34
48. Youth Capital Works	20,934.29
49. Roads	54,093.13
50. Land & Infrastructure	180,333.35
TOTAL RESERVE FUNDS	2,034,542.26
Funded by	
Bendigo Reserve 119521748	550,594.15
Bendigo NCD 638478	
Bendigo NCD 638479	1,483,948.11
Total Cash Funding	2,034,542.26
Comment	
The Local Government Act 1995 Part 6 Division 4 Section 6.11 requires the reserves to be fully funded. The reserves are fully funded.	

Payroll Reconciliation for - 30.07.08
With Year To Date Details to 31.07.08

SHIRE OF YORK

	Gross Taxable	Y.T.D.
Gross Non Taxable	63058.69	187374.70
	1981.10	6776.74
Total Gross	65039.79	194151.44
TAX	13342.64	40091.04
LGSP SAL SAC 5%	183.25	549.75
LGSP SAL SAC 50%	0.00	946.01
SUPER MEMBER (VOL)	0.00	0.00
SUPER MEMBER (BASIC)	173.73	519.39
KENT	400.00	1200.00
UNION - ASU	179.00	537.00
PROPERTY RATES PAYMENT	500.00	1340.00
ATO CHILD SUPPORT AGENCY	0.00	253.22
LGSP AFTER TAX (VOL) 2%	33.69	99.07
LGSP SAL SAC 29.5%	558.15	1589.31
LGSP AFTER TAX (VOL) 3%	199.08	558.42
LGSP SAL SAC 1%	25.84	77.52
PAY ADJUSTMENTS - ADMIN	90.36	90.36
LGSP SAL SAC 10%	789.00	2367.00
LGSP SAL SAC 8%	134.74	396.23
LGSP AFTER TAX (VOL) 4%	372.85	1114.55
LGSP SAL SAC 4%	315.96	928.44
PRIME SUPER - AFTER TAX 5	145.73	274.39
Total Deductions	17444.02	52931.70
Total Net	47595.77	141219.74

Payroll Reconciliation for - 16.07.08
 With Year To Date Details to 17.07.08
 Y.T.D.

SHIRE OF YORK

Gross Taxable	63701.03	124316.01
Gross Non Taxable	1964.14	4795.64
Total Gross	65665.17	129111.65
TAX	13514.00	26748.40
LGSP SAL. SAC 5%	183.25	366.50
LGSP SAL. SAC 50%	0.00	946.01
SUPER MEMBER (VOL)	0.00	0.00
SUPER MEMBER (BASIC)	172.83	345.66
RENT	400.00	800.00
UNION - ASU	179.00	358.00
PROPERTY RATES PAYMENT	420.00	840.00
ATO CHILD SUPPORT AGENCY	28.92	253.22
LGSP AFTER TAX (VOL) 2%	32.69	65.38
LGSP SAL. SAC 29.5%	558.15	1031.16
LGSP AFTER TAX (VOL) 3%	199.08	359.34
SUPER MEMBER (VOL) 1%	25.84	51.68
LGSP SAL. SAC 10%	789.00	1578.00
LGSP SAL. SAC 8%	130.74	261.48
LGSP AFTER TAX (VOL) 4%	370.85	741.70
LGSP SAL. SAC 4%	303.00	612.48
PRIME SUPER - AFTER TAX 5	64.33	128.66
Total Deductions	17371.68	35487.68
Total Net	48293.49	93623.97

Proof
 SHIRE OF YORK
 CHIEF EXECUTIVE OFFICER

Graham Stanley
 GRAHAM STANLEY
 DEPUTY CHIEF EXECUTIVE OFFICER
 SHIRE OF YORK

Payroll Reconciliation for - 07.08.08
With Year To Date Details to 07.08.08

SHARE OF YORK

	Gross Taxable	253.38	187628.08
Gross Non Taxable	0.00	6776.74	
Total Gross	253.38	194404.82	
TAX	5.00	40096.04	
LGSP SAL SAC 5%	0.00	549.75	
LGSP SAL SAC 50%	0.00	946.01	
SUPER MEMBER (VOL)	0.00	0.00	
SUPER MEMBER (BASIC)	0.00	519.39	
RENT	0.00	1200.00	
UNION - ASU	0.00	537.00	
PROPERTY RATES PAYMENT	0.00	1340.00	
ATO CHILD SUPPORT AGENCY	0.00	253.22	
LGSP AFTER TAX (VOL) 2%	0.00	99.07	
LGSP SAL SAC 29.5%	0.00	1589.31	
LGSP AFTER TAX (VOL) 3%	0.00	558.42	
SUPER MEMBER (VOL) 1%	0.00	77.52	
PAY ADJUSTMENTS - ADMIN	0.00	90.36	
LGSP SAL SAC 10%	0.00	2367.00	
LGSP SAL SAC 8%	0.00	396.23	
LGSP AFTER TAX (VOL) 4%	0.00	1114.55	
LGSP SAL SAC 4%	0.00	928.44	
PRIME SUPER - AFTER TAX 5	0.00	274.39	
Total Deductions	5.00	52936.70	
Total Net	248.38	141468.12	

Printed on : 04.07.08 at 09:10
 Page No. : 1

Payroll Reconciliation for - 02.07.08
 With Year To Date Details to 04.07.08
 This Pay

Y.T.D.

SHIRE OF YORK

Gross Taxable	4497.20	60614.98
Gross Non Taxable	0.00	2831.50
Total Gross	4497.20	63446.48
TAX		
LGSP SAL SAC 5%	1039.40	13234.40
LGSP SAL SAC 50%	0.00	0.00
SUPER MEMBER (BASIC)	0.00	0.00
RENT	0.00	172.83
UNION - ASU	35.80	179.00
PROPERTY RATES PAYMENT	30.00	420.00
AMO CHILD SUPPORT AGENCY	0.00	224.30
LGSP AFTER TAX (VOL) 2%	0.00	32.69
LGSP SAL SAC 25%	0.00	473.01
LGSP AFTER TAX (VOL) 3%	0.00	160.25
SUPER MEMBER (VOL) 1%	0.00	25.84
LGSP SAL SAC 10%	0.00	789.00
LGSP SAL SAC 8%	0.00	130.75
LGSP AFTER TAX (VOL) 4%	0.00	370.85
LGSP SAL SAC 4%	0.00	309.48
PRIME SUPER - AFTER TAX 5	0.00	64.33
Total Deductions	1105.20	18116.00
Total Net	3392.00	45330.48

Printed on : 03.07.08 at 12:55
Page No. : 1

Payroll Reconciliation for - 02.07.08
With Year To Date Details to 03.07.08

SHIRE OF YORK

	Gross Taxable	Y.T.D.
Gross Non Taxable	56117.78	56117.78
	2831.50	2831.50
Total Gross	58949.28	58949.28
TAX	12195.00	12195.00
LGSP SAL SAC 5%	183.25	183.25
LGSP SAL SAC 50%	946.01	946.01
SUPER MEMBER (BASIC)	172.83	172.83
RENT	400.00	400.00
UNION - ASU	143.20	143.20
PROPERTY RATES PAYMENT	390.00	390.00
ATO CHILD SUPPORT AGENCY	224.30	224.30
LGSP AFTER TAX (VOL) 2%	32.69	32.69
LGSP SAL SAC 25%	473.01	473.01
LGSP AFTER TAX (VOL) 3%	160.25	160.25
SUPER MEMBER (VOL) 1%	25.84	25.84
LGSP SAL SAC 10%	789.00	789.00
LGSP SAL SAC 8%	130.75	130.75
LGSP AFTER TAX (VOL) 4%	370.85	370.85
LGSP SAL SAC 4%	309.48	309.48
PRIME SUPER - AFTER TAX 5	64.33	64.33
Total Deductions	17010.80	17010.80
Total Net	41938.48	41938.48



The Shell Company of Australia Limited
ABN 46 004 610 459
PO Box 1687P Melbourne VIC 3001

Billed to:

000828 053



SHIRE OF YORK
PO Box 22
YORK WA 6302



Tax Invoice

Invoice Number	1601876871
Date	30.06.2008
Account Number	1013786
Page	1 of 2
Account Enquiries 13 16 18	

**Tax Invoice for period
01.06.2008 - 30.06.2008**

Totals this Invoice

Amount Exclusive of GST	GST Amount	Total amount inclusive of GST
\$ 6.81	\$ 0.69	\$ 7.50

Conditions of Sale as per the Delivery Docket

Currency: AUD

DL_0709-PERTH/000828/003143

As agreed this amount will be automatically deducted from your nominated bank account on the due date.



Tax Invoice Number 1601876871
Date: 30.06.2008

Account Number 1013786
Period Covered 01.06.2008 - 30.06.2008

Page 2 of 2
Currency: AUD

Purchase Order/Reference	Delivery Date	Delivery Docker	Billing Reference	Product Description	Quantity	Unit Price Incl. Of GST	Amount Exclusive Of GST	GST Amount	Amount Of Inclusive Of GST	Delivery Total Incl. Of GST	Net Due Date
Supplied from: Shell Card		064		MONTHLY ADMIN CHARGE	3 EA		\$ 6.81	\$ 0.69	\$ 7.50	\$ 7.50	21.07.2008
Totals This Invoice							\$ 6.81	\$ 0.69	\$ 7.50		



The Shell Company of Australia Limited
ABN 46 004 610 459
PO Box 1687P Melbourne VIC 3001



000828
SHIRE OF YORK
PO Box 22
YORK WA 6302

Statement	
Account Number	1013786
Date	30.06.2008
Statement Number	106
Page	1 of 2
Account Enquiries	13 16 18

This is NOT a Tax Invoice

Statement for period 01.06.2008 - 30.06.2008

Balance from previous period	\$ 7.50
Current Transactions (inclusive of GST) – this period	\$ 7.50
Payments allocated this period	\$ 7.50-
Overdue Amount (inclusive of GST) – Pay Now	
Amount Due (inclusive of GST) by 21.07.2008	\$ 7.50

Currency: AUD

DL_0709-PERTH/000828/003144

As agreed this amount will be automatically deducted from your nominated bank account on the due date.

Account No. 1013786			Please tick if payment is being made
Page 2 of 2			
Document Number	Total Amount Inclusive of GST		
1601876871	\$ 7.50		
Total	\$ 7.50		

Tax Invoice / Adjustment Notes this Period - AUD					
Current Transactions this Period: 01.06.2008 - 30.06.2008					
Document Date	Document Number	Document Type	Supplied From	GST Amount	Total Amount Inclusive of GST
Other Charges 30.06.2008	1601876871	Shellcard Invoice		\$ 0.69	\$ 7.50
			Amount of GST included Total Amount Due by 21.07.2008	\$ 0.69	\$ 7.50

Payments Allocated this Period					
Document Date	Document Number	Document Type	Supplied From	GST Amount	Total Amount Inclusive of GST
21.06.2008	101327414	Payment			\$ 7.50-

SHELL CARD

The Shell Company of Australia Limited
A.B.N. 46 004 610 459



TRANSACTION REPORT



000828
SHIRE OF YORK
PO BOX 22
YORK WA 6302

If you have a query
Date 30 Jun 2008 Phone 1300 655 676
No. 064 Quote Account 1013786

Page 1 of 1

Vehicle/ Co. indent	Odom Reading	Order Number	Sale Date	Doc No.	Purchase Location	Product	Quantity	Price \$/L	GST Excl Amount	GST Amount	GST Incl Amount	Km Span	litre/ 100km	Cents /km
OY			CRD 0604687			CRD ADM CH	1.00		2.27	0.23	2.50			
	VEHICLE OY		30Jun			CHARGES			2.27	0.23	2.50			
	TOTALS THIS PERIOD													
	VEHICLE OY					CHARGES			27.24	2.76	30.00			
Y000			CRD 06539953			CRD ADM CH	1.00		2.27	0.23	2.50			
	VEHICLE Y000		30Jun			CHARGES			2.27	0.23	2.50			
	TOTALS THIS PERIOD													
	VEHICLE Y000					FUEL	859.69		1019.79	101.95	1121.74			
	*** Partial KM Span (incomplete odometers) ***					CHARGES			27.24	2.76	30.00			
	TOTALS LATEST 12 MTHS					TOTAL			1047.03	104.71	1151.74			
Y00			CRD 06705634			CRD ADM CH	1.00		2.27	0.23	2.50			
	VEHICLE Y00		30Jun			CHARGES			2.27	0.23	2.50			
	TOTALS THIS PERIOD													
	VEHICLE Y00					FUEL	498.51		563.43	56.34	619.77			
	*** Partial KM Span (incomplete odometers) ***					CHARGES			27.24	2.76	30.00			
	TOTALS LATEST 12 MTHS					TOTAL			590.67	59.10	649.77			
	ACCOUNT TOTALS THIS PERIOD					CHARGES			6.81	0.69	7.50			
	ACCOUNT TOTALS LATEST 12 MTHS					FUEL	1358.20		1583.22	158.29	1741.51			
						CHARGES			81.72	8.28	90.00			
						TOTAL			1664.94	166.57	1831.51			

Price\$/L = (GST Incl Amount/Quantity)

FORM-TR001 - 11/2005



SHIRE OF YORK
PO BOX 22
YORK WA 6302

Manager Tony Hunter
Branch 114 Avon Tce, York 6302
Phone 08 96412609

Account Number 690774575
Customer Number 13074174/M202
Statement Period 01 Jun 2008 to 30 Jun 2008
Statement Number 045

Bendigo Business Credit Card

Date	Transaction	Withdrawals	Payments
01Jun08	DRAGON ENTERPRISES , BROADBEACH	26.20	
03Jun08	MADISONS CAFE, BROAD BEACH AUS	16.75	
03Jun08	MADISONS CAFE, BROAD BEACH AUS	30.85	
04Jun08	KOI RESTAURANT, BROA DBEACH AUS	116.60	
04Jun08	KURRAWA BISTRO, BROA D BEACH AUS	27.80	
24Jun08	CAFE BUGATTI, YORK AUS	49.50	
27Jun08	SETTLERS HOUSE PL, Y ORK AUS	62.60	
TOTALS		\$330.30	\$0.00

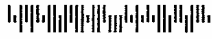
Bendigo Bank suggests you carefully check all entries on your statement. Apparent errors or possible unauthorised transactions are to be promptly reported to your branch. It is important that you notify Bendigo Bank of any disputed transactions as soon as possible as Bendigo Bank's ability to investigate disputed transactions and to subsequently process a chargeback in your favour is restricted by the time limits imposed under the operating rules of the applicable credit card scheme. If you wish to obtain further information about this product (including your charge back rights) or you have a question or concern about your account or its operation please contact your local Bendigo Bank Branch (details supplied at the top of the statement).

If you are not satisfied with the response you can contact our Customer Help Centre, The Bendigo Centre, Bendigo VIC 3550 (PO Box 480, Bendigo VIC 3552) or by telephone on 1300 361 911. If your concern or complaint cannot be promptly resolved, we will provide you with a written response in a reasonable time.

Recd_192_va_0194080277000994

Statement Number 045

Page 4 of 4
BEN80M1053 (03/05)



SHIRE OF YORK
PO BOX 22
YORK WA 6302

Manager Tony Hunter
Branch 114 Avon Toe, York 6302
Phone 08 96412609

Account Number 691046619
Customer Number 13074174/M203
Statement Period 01 Jun 2008 to 30 Jun 2008
Statement Number 040

Bendigo Business Credit Card

Date	Transaction	Withdrawals	Payments
06Jun08	MINISTRY OF SPORT ,L EEDERVILLE AUS	55.00	
20Jun08	SETTLERS HOUSE PL, Y ORK AUS	122.30	
TOTALS		\$177.30	\$0.00

Bendigo Bank suggests you carefully check all entries on your statement. Apparent errors or possible unauthorised transactions are to be promptly reported to your branch. It is important that you notify Bendigo Bank of any disputed transactions as soon as possible as Bendigo Bank's ability to investigate disputed transactions and to subsequently process a chargeback in your favour is restricted by the time limits imposed under the operating rules of the applicable credit card scheme. If you wish to obtain further information about this product (including your charge back rights) or you have a question or concern about your account or its operation please contact your local Bendigo Bank Branch (details supplied at the top of the statement).

If you are not satisfied with the response you can contact our Customer Help Centre, The Bendigo Centre, Bendigo VIC 3550 (PO Box 480, Bendigo VIC 3552) or by telephone on 1300 361 911. If your concern or complaint cannot be promptly resolved, we will provide you with a written response in a reasonable time.

3bend_192_wa_019400027000056

Statement Number 040

Page 3 of 3
BEN90M053 (03/05)

**SHIRE OF YORK
SCHEDULE 2
GENERAL FUND SUMMARY OF FINANCIAL ACTIVITY
Financial Statement For The Period Ending 31/07/2008**

Particulars		Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Operating Section					
GENERAL PURPOSE FUNDING	03	\$0.00	\$0.00	\$6,985.31	\$6,669.13
GOVERNANCE	04	\$0.00	\$0.00	\$1,098.27	\$103,254.32
LAW ORDER PUBLIC SAFETY	05	\$0.00	\$0.00	\$965.72	\$7,049.00
EDUCATION AND WELFARE	06	\$0.00	\$0.00	\$1,544.00	\$4,270.70
HEALTH	07	\$0.00	\$0.00	\$17,403.74	\$12,344.07
HOUSING	09	\$0.00	\$0.00	\$0.00	\$0.00
COMMUNITY AMENITIES	10	\$0.00	\$0.00	\$4,819.40	\$45,498.91
RECREATION AND CULTURE	11	\$0.00	\$0.00	\$1,069.39	\$47,074.36
TRANSPORT	12	\$0.00	\$0.00	\$7,774.60	\$126,027.69
ECONOMIC SERVICES	13	\$0.00	\$0.00	\$2,960.95	\$31,643.83
OTHER PROPERTY AND SERVICES	14	\$0.00	\$0.00	\$0.00	-\$63,315.20
Total Operating Section		\$0.00	\$0.00	\$44,621.38	\$320,516.81
Capital Section					
GOVERNANCE	04	\$0.00	\$0.00	\$0.00	\$4,438.00
LAW ORDER PUBLIC SAFETY	05	\$0.00	\$0.00	\$0.00	\$0.00
EDUCATION AND WELFARE	06	\$0.00	\$0.00	\$0.00	\$0.00
HEALTH	07	\$0.00	\$0.00	\$0.00	\$27,973.00
COMMUNITY AMENITIES	10	\$0.00	\$0.00	\$0.00	\$0.00
RECREATION AND CULTURE	11	\$0.00	\$0.00	\$0.00	\$34,924.97
TRANSPORT	12	\$0.00	\$0.00	\$0.00	\$359.27
ECONOMIC SERVICES	13	\$0.00	\$0.00	\$0.00	\$0.00
OTHER PROPERTY AND SERVICES	14	\$0.00	\$0.00	\$0.00	\$39,729.85
Total Capital Section		\$0.00	\$0.00	\$0.00	\$107,425.09
TOTAL INCOME AND EXPENDITURE		\$0.00	\$0.00	\$44,621.38	\$427,941.90
SURPLUS DEFICIT B/FWD		\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$44,621.38	\$427,941.90
Surplus / Defecit C/Fwd		\$0.00	\$0.00	\$383,320.52	\$0.00
		\$0.00	\$0.00	\$427,941.90	\$427,941.90

SURPLUS / DEFICIT REPRESENTED BY:

NET CURRENT ASSETS

SHIRE OF YORK
Schedule 03
GENERAL PURPOSE FUNDING
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
RATE REVENUE				\$6,669.13
OTHER GENERAL PURPOSE INCOME				
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$6,669.13
Operating Income				
RATE REVENUE			\$2,660.24	
OTHER GENERAL PURPOSE INCOME			\$4,325.07	
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$6,985.31	\$0.00
TOTAL GENERAL PURPOSE FUNDING	\$0.00	\$0.00	\$6,985.31	\$6,669.13

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 03
GENERAL PURPOSE FUNDING
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
RATE REVENUE				
Operating Expenditure				
031118 - RATES - SALARIES				\$5,424.26
031119 - RATES - SUPERANNUATION				\$794.64
031120 - ADMIN O/HEAD & LABOUR COSTS				
031121 - LONG SERVICE LEAVE				
031122 - CASH DISCREPANCY				
031124 - DOUBTFUL DEBTS PROVISION				
031126 - RATES CONCESSION				
031127 - RATE INCENTIVE				
031128 - MAP PURCHASES				
031129 - VALUATION EXPENSES				\$450.23
031130 - RATE WRITE OFFS NON TAXABLE				
031131 - OTHER EXPENSES-RATES				
031132 - RATE DEBT RECOVERY COST				
031133 - RATES WRITE OFF TAXABLE				
039107 - WRITE OFFS TAXABLE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$6,669.13
Operating Income				
031212 - RATES				
031213 - EX GRATIA RATES				
031214 - RATES NON PAYMENT PENALTY			\$1,726.03	
031215 - RATES TO BE REFUNDED				
031216 - LESS RATES REFUNDED PRIOR YRS				
031217 - RATES ROUNDING ADJUSTMENT			-\$0.01	
031218 - INTERIM RATES				
031219 - INTEREST ON RATES INSTALMENTS				
031220 - INSTALMENT ADMIN FEE				
031221 - BACK RATES PRIOR YEAR				
031222 - PENSIONER DEFERRED RATE INTERE:				
031223 - ESL NON-PAYMENT PENALTY INTERES			\$40.22	
031230 - PROPERTY ENQUIRY FEES			\$894.00	
031231 - RATE DEBT RECOVERY NON TAXABLE				
031232 - RATES DEBT RECOVERY TAXABLE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$2,660.24	\$0.00
Total Rate Revenue	\$0.00	\$0.00	\$2,660.24	\$6,669.13
OTHER GENERAL PURPOSE INCOME				
Operating Expenditure				
039104 - PROVISION FOR STOCK WRITE OFF				
039105 - SUNDRY EXPENSES				
039106 - DEBT RECOVERY				
039199 - DEPRECIATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Operating Income				
032260 - GRANT FUNDS (UNTIED)				
032270 - GRANT LOCAL ROAD (UNTIED)				
039219 - CHARGES LEGAL COSTS				
039222 - INTEREST EARNED MUNI & TRUST			\$4,325.07	
039227 - INTEREST EARNED RESERVE FUNDS				

SHIRE OF YORK
Schedule 03
GENERAL PURPOSE FUNDING
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
039228 - CHARGES LEGAL RATES NON TAX				
Sub Total To Programme Summary	\$0.00	\$0.00	\$4,325.07	\$0.00
Total Other General Purpose Income	\$0.00	\$0.00	\$4,325.07	\$0.00
TOTAL GENERAL PURPOSE FUNDING	\$0.00	\$0.00	\$6,985.31	\$6,669.13

**SHIRE OF YORK
Schedule 04
GOVERNANCE**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Actual Income	Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
MEMBERS OF COUNCIL				\$1,292.54
ADMINISTRATION - GENERAL				\$100,841.44
SEAVROC				\$1,120.34
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$103,254.32
Operating Income				
MEMBERS OF COUNCIL				
ADMINISTRATION - GENERAL			\$1,098.27	
SEAVROC				
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$1,098.27	\$0.00
Capital Expenditure				
MEMBERS OF COUNCIL				
ADMINISTRATION - GENERAL				\$4,438.00
SEAVROC				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$4,438.00
Capital Income				
MEMBERS OF COUNCIL				
SEAVROC				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL GOVERNANCE	\$0.00	\$0.00	\$1,098.27	\$107,692.32

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 04
GOVERNANCE

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
MEMBERS OF COUNCIL				
Operating Expenditure				
041101 - ATTENDANCE FEES				
041102 - CONFERENCE EXPENSES				
041103 - ELECTION EXPENSES				
041104 - PRESIDENTIAL ALLOWANCE				
041106 - REFRESHMENTS & RECEPTIONS				\$577.38
041107 - CITIZENSHIPS & PRESENTATIONS				
041108 - PRINTING & STATIONERY				
041109 - COMMUNICATION ALLOWANCE				
041110 - INSURANCE				
041111 - SUBSCRIPTIONS				-\$1,494.84
041112 - PUBLIC RELATIONS				\$2,210.00
041113 - COMMUNITY PROJECTS				
041114 - OTHER-SUNDRY				
041115 - LEGAL FEES				
041116 - PORTRAITS & PLAQUES				
041117 - IT ALLOWANCE				
041118 - TRAVEL EXPENSES				
041121 - MAINTENANCE - CHAMBERS				
041122 - ADMIN O/HEAD & LABOUR COST				
041124 - STRATEGIC PLANNING				
041190 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$1,292.54
Operating Income				
041236 - MISCELLANEOUS GRANTS				
041237 - CONTRIBUTIONS AND DONATIONS				
041238 - REIMBURSEMENTS TAXABLE SUPPLY				
041239 - REIMBURSEMENTS NO SUPPLY				
041240 - SEAVROC-GRANTS				
041241 - SEAVROC CONTRIBUTIONS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
041301 - EQUIPMENT & FURNITURE PURCHASE				
041302 - CHAMBERS - BUILDING CAPITAL				
043050 - TRANSFER TO RESERVES				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
044050 - TRANSFER FROM RESERVES				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Members Of Council	\$0.00	\$0.00	\$0.00	\$1,292.54
ADMINISTRATION - GENERAL				
Operating Expenditure				
042100 - LESS ALLOCATED TO SCHEDULES				
042104 - ADMIN GARDEN MAINTENANCE				\$231.64
042107 - INSURANCE				
042108 - SUPERANNUATION ADMIN				\$7,546.64
042109 - ADMINISTRATION - SALARIES				\$55,840.78

Page :5

Printed : 18/08/2008 1:26:31PM

SHIRE OF YORK
Schedule 04
GOVERNANCE

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
042110 - INTEREST ON LOANS				
042111 - HOUSING MAINTENANCE FRASER ST				\$176.95
042112 - HOUSING MTNCE - FORBES STREET				\$226.35
042113 - BAD DEBTS WRITTEN OFF				
042114 - MOTOR VEHICLE EXPENSES				
042166 - MINOR EQUIPMENT PURCHASES				
042167 - DISHONOUR CHEQUE FEES				
042168 - FRINGE BENEFITS GENERAL				
042169 - CONSULTANT FEES				
042171 - STAFF TRAINING/CONFERENCES			\$2,452.61	
042173 - STAFF TELEPHONE EXPENSES			\$54.50	
042175 - LONG SERVICE LEAVE				
042176 - ADMIN BUILDING MAINTENANCE			\$3,648.52	
042178 - ADMIN TELEPHONE				
042180 - ADMIN BUILD - INTERNET EXPENSE			\$786.44	
042181 - PURCHASE ADMIN MAPS				
042182 - STAFF UNIFORM SUBSIDY				
042183 - OFFICE EXPENSE - PRINTING			\$1,734.55	
042184 - OFFICE EXP-STATIONERY			\$1,577.92	
042185 - OFFICE EXPENSES-ADVERTISING				
042186 - OFFICE EXP-OFFICE EQUIP MTCE			\$2,455.53	
042187 - OFFICE EXPENSES-BANK CHARGES			\$454.95	
042188 - OFFICE EXP-COMPUTER EXPENSES			\$22,640.00	
042189 - OFFICE EXP-POSTAGE/FREIGHT			\$754.06	
042190 - OFFICE EXPENSES-SUNDRY			\$200.00	
042191 - RELOCATION EXPENSES				
042193 - AUDIT FEES				
042195 - LEGAL EXPENSES				
042196 - TITLE SEARCH			\$60.00	
042198 - LOSS ON SALE OF ASSETS - ADMIN VE				
042199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$100,841.44
Operating Income				
042220 - CONTRIBUTIONS TAXABLE SUPPLY				
042221 - REIMBURSEMENTS TAXABLE SUPPLY				
042223 - REIMBURSEMENTS STAFF UNIFORM				
042224 - CHARGES-OTHER TAXABLE SUPPLY			\$3.27	
042225 - CHARGES OTHER NON TAX SUPPLY			\$1,095.00	
042228 - REIMBURSEMENTS NON TAX SUPPLY				
042232 - PROCEEDS SALE OF ASSETS - ADMIN				
042233 - HOUSING RENT				
042251 - REALISATION ON SALE OF ASSETS				
042252 - PROFIT SALE OF ASSETS - ADMIN VEH				
Sub Total To Programme Summary	\$0.00	\$0.00	\$1,098.27	\$0.00
Capital Expenditure				
042338 - BUILDING CAPITAL				\$4,438.00
042339 - VEHICLES CEO/DCEO				
043140 - FURNITURE & EQUIPMENT				
043142 - FURNITURE & EQUIPMENT ADMIN				
043143 - TRANSFERS TO RESERVE FUNDS				
043144 - PRINCIPAL ON LOANS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$4,438.00

**SHIRE OF YORK
Schedule 04
GOVERNANCE**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Total Administration - General	\$0.00	\$0.00	\$1,098.27	\$105,279.44
SEAVROC				
Operating Expenditure				
041127 - SEAVROC				\$1,120.34
041128 - SEAVROC CONNECT LG PROJECT EXP				
041129 - SEAVROC YORK CONTRIBUTION TO PI				
041130 - SEAVROC ADMIN OVERHAED& LABOUR				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$1,120.34
Operating Income				
041228 - SEAVROC CONNECT LG PROJECT GR				
041229 - SEAVROC MEMBERS CONTRIB TO CLC				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
041328 - TRANSFER OF SEAVROC FUNDS TO TI				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
041428 - TRANSFER OF SEAVROC FUNDS FROM				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Seavroc	\$0.00	\$0.00	\$0.00	\$1,120.34
TOTAL GOVERNANCE	\$0.00	\$0.00	\$1,098.27	\$107,692.32

SHIRE OF YORK
Schedule 05
LAW ORDER PUBLIC SAFETY
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
FIRE PREVENTION				\$1,225.39
ANIMAL CONTROL				\$5,791.69
OTHER LAW ORDERPUBLIC SAFETY				\$31.92
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$7,049.00
Operating Income				
FIRE PREVENTION			\$168.00	
ANIMAL CONTROL			\$797.72	
OTHER LAW ORDERPUBLIC SAFETY				
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$965.72	\$0.00
Capital Expenditure				
FIRE PREVENTION				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL LAW ORDER PUBLIC SAFETY	\$0.00	\$0.00	\$965.72	\$7,049.00

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 05
LAW ORDER PUBLIC SAFETY
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
FIRE PREVENTION				
Operating Expenditure				
051101 - ADMIN O/HEAD & LABOUR COSTS				\$361.74
051103 - FIRE INSURANCE				
051105 - FIRE CONTROL EXPENSES				\$23.23
051107 - FIRE BREAKS				
051108 - STAFF TRAINING				
051109 - RANGER VEHICLE EXPENSES				
051110 - LONG SERVICE LEAVE				
051111 - INTEREST ON LOANS				
051113 - COMPUTER MAINTENANCE				
051114 - YORK FRS CENTRAL				
051115 - TALBOT FIRE BASE MAINTENANCE				
051120 - FIRE CONTROL - SALARIES				\$525.04
051121 - FIRE CONTROL - SUPERANNUATION				\$315.38
051122 - FIRE CONTROL - LONG SERVICE LEAV				
051124 - MINOR PLANT & EQUIPMENT				
051125 - PLANT & EQUIPMENT MAINTENANCE				
051126 - VEHICLE MAINTENANCE				
051127 - LAND & BUILDINGS MAINTENANCE				
051128 - PROTECTIVE CLOTHING				
051129 - OTHER GOODS & SERVICES				
051198 - LOSS ON SALE OF ASSETS - RANGER'				
051199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$1,225.39
Operating Income				
051201 - ESL COMMISSION				
051215 - REIMBURSEMENT LAND FESA UNIT				
051216 - DONATIONS-BUSH FIRE BRIGADE				
051217 - FINES & PENALTIES FIRE PREVENTIOI			\$168.00	
051220 - ESL GRANTS				
051221 - REIMBURSEMENTS - FIRE BREAK				
051222 - PROFIT SALE OF ASSETS - RANGER'S				
051223 - REALISATION ON SALE OF ASSET				
051224 - REIMBURSEMENTS TAXABLE SUPPLY				
051225 - FESA CAPITAL GRANTS				
051228 - PROCEEDS SALE OF ASSETS - RANGE				
051229 - GRANT FESA UNIT LOAN INTEREST				
052188 - PROCEEDS FROM SALE OF ASSET				
Sub Total To Programme Summary	\$0.00	\$0.00	\$168.00	\$0.00
Capital Expenditure				
051332 - PRINCIPAL ON LOANS				
051333 - MISC FIRE EQUIPMENT				
051334 - SUNDRY CAPITAL PLANT				
051339 - RANGER VEHICLE				
051340 - EMERGENCY SERVICE BUILDINGS				
051343 - TALBOT FIRE STATION C/F 03/04				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Fire Prevention	\$0.00	\$0.00	\$168.00	\$1,225.39

ANIMAL CONTROL

Page :9

Printed : 18/08/2008 1:26:31PM

SHIRE OF YORK
Schedule 05
LAW ORDER PUBLIC SAFETY
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Actual Income	Expenditure
Operating Expenditure				
052163 - ANIMAL CONTROL - SALARIES				\$4,926.36
052164 - ANIMAL CONTROL - SUPERANNUATION				\$315.33
052165 - UNIFORM ALLOWANCE				
052166 - ADMIN O/HEAD & LABOUR COSTS				
052167 - LONG SERVICE LEAVE				
052168 - ANNUAL LEAVE PROVISION				
052169 - SUNDRY EXPENDITURE				
052170 - STAFF TRAINING & CONFERENCES				\$550.00
052199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$5,791.69
Operating Income				
052282 - FINES & PENALTIES ANIMAL CONTROL			\$235.00	
052283 - CHARGES-IMPOUNDING FEES			\$100.00	
052284 - CHARGES-DOG REGISTRATION			\$460.00	
052285 - SUNDRY INCOME TAX SUPPLY				
052289 - DOG TAG REPLACEMENTS			\$2.72	
052291 - DOG KENNEL ESTABLISH LICENCE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$797.72	\$0.00
Total Animal Control	\$0.00	\$0.00	\$797.72	\$5,791.69
OTHER LAW ORDERPUBLIC SAFETY				
Operating Expenditure				
053102 - CRIME PLAN EXPENDITURE				
053103 - TRANSFER TO TRUST				
053111 - RURAL STREET NUMBERING				\$31.92
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$31.92
Operating Income				
053201 - GOVERNMENT GRANTS - CRIME PREV				
053202 - DEVELOPERS' CONTRIBUTIONS TO RL				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Law Orderpublic Safety	\$0.00	\$0.00	\$0.00	\$31.92
TOTAL LAW ORDER PUBLIC SAFETY	\$0.00	\$0.00	\$965.72	\$7,049.00

SHIRE OF YORK
Schedule 06
EDUCATION AND WELFARE

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
EDUCATION				
WELFARE				\$4,270.70
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$4,270.70
Operating Income				
WELFARE			\$1,544.00	
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$1,544.00	\$0.00
Capital Expenditure				
WELFARE				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
WELFARE				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EDUCATION AND WELFARE	\$0.00	\$0.00	\$1,544.00	\$4,270.70

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 06
EDUCATION AND WELFARE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
EDUCATION				
Operating Expenditure				
069101 - EDUCATION EXPENSES				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Education	\$0.00	\$0.00	\$0.00	\$0.00
WELFARE				
Operating Expenditure				
066101 - ADMIN O'HEAD & LABOUR COSTS				
067101 - CENT UNITS BUILD/GARDEN MTCE				\$1,262.11
067199 - DEPRECIATION EXPENSE				
068101 - MAINTENANCE PML				\$3,008.59
068199 - DEPRECIATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$4,270.70
Operating Income				
067202 - RENT CENTENNIAL UNITS			\$1,544.00	
068201 - CONTRIBUTIONS & DONATIONS PML				
068204 - GRANTS INCOME				
Sub Total To Programme Summary	\$0.00	\$0.00	\$1,544.00	\$0.00
Capital Expenditure				
068301 - TRANSFER TO RESERVES - AGED FAC				
068302 - PML BUILDING CAPITAL				
068303 - PARK BENCHES PML				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
067401 - TRANSFER FROM RESERVE-CENTENN				
068401 - TRANSFER FROM RESERVE PML				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Welfare	\$0.00	\$0.00	\$1,544.00	\$4,270.70
TOTAL EDUCATION AND WELFARE	\$0.00	\$0.00	\$1,544.00	\$4,270.70

**SHIRE OF YORK
Schedule 07
HEALTH**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Income	Actual Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
PREVENTIVE SVCES-ADMIN/INSPECT				\$10,627.02
PREVENTIVE SVCES - OTHER				
OTHER HEALTH				\$1,717.05
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$12,344.07
Operating Income				
PREVENTIVE SVCES-ADMIN/INSPECT			\$1,040.10	
OTHER HEALTH			\$16,363.64	
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$17,403.74	\$0.00
Capital Expenditure				
PREVENTIVE SVCES-ADMIN//INSPECT				
OTHER HEALTH				\$27,973.00
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$27,973.00
Capital Income				
OTHER HEALTH				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL HEALTH	\$0.00	\$0.00	\$17,403.74	\$40,317.07

SUB-FUNCTION DETAIL FOLLOWS.....

**SHIRE OF YORK
Schedule 07
HEALTH**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
PREVENTIVE SVCES-ADMIN/INSPECT				
Operating Expenditure				
071901 - LOSS ON SALE OF ASSETS - EHO VEHI				
077155 - HEALTH - SALARIES				\$6,259.11
077156 - HEALTH - SUPERANNUATION				\$1,077.00
077157 - ADMIN O/HEAD & LABOUR COSTS				
077158 - LONG SERVICE LEAVE				
077160 - CONTROL EXPENSES				\$268.18
077161 - STAFF TRAINING EHO				\$3,022.73
077162 - VEHICLE OPERATING EXPENSES				
077166 - HEALTH PROMOTIONS				
077167 - PROVISION FOR DOUBTFUL DEBTS				
077199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$10,627.02
Operating Income				
072851 - PROFIT SALE OF ASSETS - EHO VEHIC				
077273 - HEALTH PROSECUTIONS				
077274 - SEPTIC TANK APP FEE CHGS \$92			\$208.00	
077275 - SEPTIC INSPECTION FEE			\$189.10	
077276 - PROCEEDS SALE OF ASSETS - EHO VE				
077277 - HEALTH ACT -CHARGES			\$643.00	
077278 - TRADING PUBLIC PLACES -CHARGES				
077279 - SWIMMING POOL INSPECTION FEES				
077280 - REALISATION ON SALE OF ASSETS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$1,040.10	\$0.00
Capital Expenditure				
077304 - HEALTH FURNITURE & EQUIP-CAPITAL				
077305 - PLANT AND EQUIPMENT CAPITAL				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Preventive Svces-Admin/Inspect	\$0.00	\$0.00	\$1,040.10	\$10,627.02
PREVENTIVE SVCES - OTHER				
Operating Expenditure				
078113 - ANALYTICAL EXPENSES				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Preventive Svces - Other	\$0.00	\$0.00	\$0.00	\$0.00
OTHER HEALTH				
Operating Expenditure				
079158 - MEDICAL PRACT VEHICLE EXPENSES				\$1,361.45
079160 - HOUSING MAINTENANCE MED 24 FOR				\$176.95
079161 - HOUSING MAINTENANCE - 2 DINSDALE				\$178.65
079162 - MEDICAL PRACT SUNDRY EXPENSES				
079163 - MEDICAL EXPENSES OTHER				
079164 - INTEREST ON LOANS				
079165 - COMMUNITY GRANTS - HEALTH				
079199 - DEPRECIATION				

**SHIRE OF YORK
Schedule 07
HEALTH**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$1,717.05
Operating Income				
072800 - PROCEEDS FROM SALE OF ASSETS				
079222 - PROFIT SALE OF ASSETS - DOCTOR'S				
079224 - PROCEEDS SALE OF ASSET			\$16,363.64	
Sub Total To Programme Summary	\$0.00	\$0.00	\$16,363.64	\$0.00
Capital Expenditure				
079304 - MEDICAL CENTRE				
079305 - DOCTORS' VEHICLES				\$27,973.00
079306 - PRINCIPAL ON LOANS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$27,973.00
Capital Income				
079310 - LOAN DOCTORS' VEHICLES				
079311 - MEDICAL CENTRE - PROCEEDS OF LO.				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Health	\$0.00	\$0.00	\$16,363.64	\$29,690.05
TOTAL HEALTH	\$0.00	\$0.00	\$17,403.74	\$40,317.07

SHIRE OF YORK
Schedule 09
HOUSING

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Actual Income	Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
STAFF HOUSING				
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$0.00
Operating Income				
STAFF HOUSING				
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL HOUSING	\$0.00	\$0.00	\$0.00	\$0.00

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 09
HOUSING

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
STAFF HOUSING				
Operating Expenditure				
091103 - BLDG MTCE 22 BARKER STREET				
091198 - LOSS ON SALE OF ASSET				
091199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Operating Income				
091219 - REIMBURSEMENTS TAX FREE				
091221 - REALISATION ON SALE OF ASSETS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Staff Housing	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL HOUSING	\$0.00	\$0.00	\$0.00	\$0.00

SHIRE OF YORK
Schedule 10
COMMUNITY AMENITIES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Income	Actual Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
SANITATION-HOUSEHOLD REFUSE				\$27,157.31
SANITATION-OTHER				\$423.34
PROTECTION OF ENVIRONMENT				\$87.51
TOWN PLANNING & REGIONAL DEV'M				\$10,813.18
OTHER COMMUNITY AMENITIES				-\$960.29
CEMETERY				\$5,090.55
YOUTH				\$2,887.31
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$45,498.91
Operating Income				
SANITATION-HOUSEHOLD REFUSE			\$2,055.45	
PROTECTION OF ENVIRONMENT				
TOWN PLANNING & REGIONAL DEV'M			\$2,471.27	
OTHER COMMUNITY AMENITIES			-\$1,667.82	
CEMETERY			\$1,500.00	
YOUTH			\$460.50	
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$4,819.40	\$0.00
Capital Expenditure				
SANITATION-HOUSEHOLD REFUSE				
TOWN PLANNING & REGIONAL DEV'M				
OTHER COMMUNITY AMENITIES				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
OTHER COMMUNITY AMENITIES				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL COMMUNITY AMENITIES	\$0.00	\$0.00	\$4,819.40	\$45,498.91

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 10
COMMUNITY AMENITIES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
SANITATION-HOUSEHOLD REFUSE				
Operating Expenditure				
101101 - ADMIN O/HEAD & LABOUR COSTS				
101103 - LITTER CONTROL				\$148.95
101104 - RECYCLING SERVICES				\$6,359.60
101106 - WASTE MANAGEMENT FACILITY MTCE				
101107 - ADVERTISING				
101108 - AVON WASTE - TRANSFER STN OP				\$10,342.89
101109 - REFUSE COLLECTION (CONTRACTOR)				\$8,764.83
101110 - DUMPING/DISPOSAL FEES				
101113 - DRUM MUSTER COLLECTION				
101114 - SKIP BINS VERGE COLLECTION				\$1,541.04
101115 - BULK RUBBISH VERGE COLLECTION				
101199 - DEPRECIATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$27,157.31
Operating Income				
101214 - CHARGES-RUBBISH SERVICE				
101215 - BIN SERVICE-ADDITIONAL BINS			\$2,055.45	
101216 - WASTE MANAGEMENT LEVY				
101218 - REIMBURSEMENTS TAXABLE				
101219 - REIMBURSEMENTS NON TAXABLE				
101225 - OPERATING GRANTS				
101226 - GRANTS CAPITAL- HOUSEHOLD REFU:				
Sub Total To Programme Summary	\$0.00	\$0.00	\$2,055.45	\$0.00
Capital Expenditure				
101372 - PLANT & EQUIPMENT				
101375 - TRANSFER TO RESERVE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Sanitation-Household Refuse	\$0.00	\$0.00	\$2,055.45	\$27,157.31
SANITATION-OTHER				
Operating Expenditure				
102147 - Street Bin Collection - Contract				\$423.34
102148 - MAIN STREET BINS - MTCE				
102199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$423.34
Total Sanitation-Other	\$0.00	\$0.00	\$0.00	\$423.34
PROTECTION OF ENVIRONMENT				
Operating Expenditure				
105101 - MAINTENANCE EXP TREE PLANTER				
105102 - ROADSIDE CONSERVATION				
105103 - WEED CONTROL PROGRAMME				\$87.51
105104 - ENVIRONMENTAL CONTROL EXPENSE				
105105 - RURAL TOWNS - LIQUID ASSETS				
105106 - GREENCORP EXPENSES				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$87.51

SHIRE OF YORK
Schedule 10
COMMUNITY AMENITIES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Operating Income				
105254 - CHARGES - TREE PLANTER				
105255 - REIMBURSEMENTS				
105256 - GREENCORP REIMBURSEMENTS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Protection Of Environment	\$0.00	\$0.00	\$0.00	\$87.51
TOWN PLANNING & REGIONAL DEV'M				
Operating Expenditure				
106180 - PLANNING - SALARIES				\$9,022.38
106181 - PLANNING - SUPERANNUATION				\$956.48
106182 - PLANNING - LONG SERVICE LEAVE				
106184 - ADMIN O/HEAD & LABOUR COSTS				
106185 - CONTROL EXP-PLAN CONSULTANT				\$209.97
106186 - CONTROL EXPENSES-ADVERTISING				
106187 - CONTROL EXPENSES-LEGAL FEES				\$434.35
106188 - CONTROL EXPENSES-SUNDRY				\$190.00
106192 - VEHICLE OPERATING EXPENSES PLAN				
106193 - HOUSING MTC OSNABURG- PLANNER				
106194 - HERITAGE REVIEW GUIDELINES				
106195 - HERITAGE PROG ANNUAL CONTRIBUT				
106197 - TRANSFER TO TRUST DEFECTS LIABIL				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$10,813.18
Operating Income				
106200 - REIMBURSEMENTS-ADVERTISING			\$295.00	
106201 - SALE OF TEXT SCHEME TEXTS				
106202 - APPL PLANNING CONSENT CHARGES			\$1,289.00	
106203 - REZONING APPLICATION CHARGES				
106204 - SUB DIV/AMALGAMATE CLEARANCE				
106206 - PLANNING/ENGINEERING SUPERVISIO				
106207 - DEVELOPERS' CONTRIBUTIONS & BON				
106208 - TRANSFER FROM TRUST DEFECTS LI/				
106209 - OTHER PLANNING INCOME - TAXABLE			\$160.00	
106210 - PROCEEDS SALE OF ASSETS - PLANNI				
106211 - SALE PLANNING SERVICES TO SEAVR/				
106212 - PAYMENT IN LIEU OF CARPARKING				
106215 - REIMBURSE- PLANNING LEGAL EXPEN			\$727.27	
Sub Total To Programme Summary	\$0.00	\$0.00	\$2,471.27	\$0.00
Capital Expenditure				
106301 - TRANSFER TO RESERVES				
106302 - TOWN PLANNING PLANT & EQUIPMEN				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Town Planning & Regional Dev'M	\$0.00	\$0.00	\$2,471.27	\$10,813.18
OTHER COMMUNITY AMENITIES				
Operating Expenditure				
109141 - STREET FURNITURE MAINTENANCE				
109144 - SEWERAGE PONDS MAINTENANCE				\$775.03
109145 - CONTRIBUTION TO SEWERAGE SCHEI				

Page :20

Printed : 18/08/2008 1:26:31PM

SHIRE OF YORK
Schedule 10
COMMUNITY AMENITIES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
109146 - INTEREST REPAY HOWICK ST TOILET				
109151 - YAC FUNDS TRANSFERRED TO TRUST				
109154 - LOAN 60 REDEMPTION INTEREST				-\$1,735.32
109159 - YAC PROJECTS				
109163 - CONTRIBUTIONS TO YOUTH ORGANIS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	-\$960.29
Operating Income				
109260 -			-\$1,735.32	
109264 - YOUTH DEVELOPMENT INCOME - LEEU				
109267 - YAC GENERAL INCOME- HOLIDAY PRO			\$67.50	
109269 - CHARGES LIQUID WASTE REMOVAL				
109271 - REIMBURSEMENTS NON TAXABLE - SE				
Sub Total To Programme Summary	\$0.00	\$0.00	-\$1,667.82	\$0.00
Capital Expenditure				
109305 - TOILETS HOWICK ST CAR PARK				
109306 - PRINCIPAL REPAID HOWICK ST TOILE				
109388 - PRINCIPAL ON LOANS				
109390 - TRANSFER TO RESERVE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
109403 - TRANSFER FROM TIED FUNDS RESER				
109404 - TRANSFER FROM RESERVES				
109405 - PRINCIPAL REPAID SSL 60				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Community Amenities	\$0.00	\$0.00	-\$1,667.82	-\$960.29
CEMETERY				
Operating Expenditure				
109101 - ADMIN O'HEAD & LABOUR COSTS - CEI				
109137 - CEMETERY MAINTENANCE				\$5,090.55
109171 - LONG SERVICE LEAVE				
109199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$5,090.55
Operating Income				
109250 - GRAVE RESERVATION FEES			\$600.00	
109251 - CEMETERY - SEARCH & COPY FEES				
109253 - CEMETERY FEES-BURIAL & INTERMEN			\$750.00	
109254 - CEMETERY-PLATES				
109255 - CEMETERY MONUMENT PERMIT			\$50.00	
109256 - CEMETERY-UNDERTAKER LICENSE			\$100.00	
Sub Total To Programme Summary	\$0.00	\$0.00	\$1,500.00	\$0.00
Total Cemetery	\$0.00	\$0.00	\$1,500.00	\$5,090.55
YOUTH				
Operating Expenditure				
109149 - YOUTH DEVELOPMENT CONTRIBUTIOI				\$520.00
109152 - YOUTH SCHOLARSHIP PROGRAMS				

Page :21

Printed : 18/08/2008 1:26:31PM

SHIRE OF YORK
Schedule 10
COMMUNITY AMENITIES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
109155 - YAC FUNDRAISING EXPENSES				
109156 - ADMIN O/HEADS AND LABOUR COSTS				
109158 - YAC GRANTS EXPENDITURE				
109160 - YOUTH SERVICES - SALARIES				\$2,171.84
109161 - YOUTH SERVICES - SUPERANNUATION				\$195.47
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$2,887.31
Operating Income				
109262 - YAC FUNDRAISING INCOME			\$460.50	
109266 - YOUTH DEVELOPMENT GRANTS				
109270 - CONTRIBUTIONS & DONATIONS YOUTI				
Sub Total To Programme Summary	\$0.00	\$0.00	\$460.50	\$0.00
Total Youth	\$0.00	\$0.00	\$460.50	\$2,887.31
TOTAL COMMUNITY AMENITIES	\$0.00	\$0.00	\$4,819.40	\$45,498.91

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
PUBLIC HALLS CIVIC CENTRES				\$7,463.18
SWIMMING AREAS & BEACHES				\$9,963.38
LIBRARIES				\$6,021.56
OTHER CULTURE				\$256.36
OTHER RECREATION AND SPORT				\$19,477.26
HERITAGE				\$3,892.62
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$47,074.36
Operating Income				
PUBLIC HALLS CIVIC CENTRES			\$348.27	
SWIMMING AREAS & BEACHES				
LIBRARIES			\$51.04	
OTHER CULTURE				
OTHER RECREATION AND SPORT			\$58.63	
HERITAGE			\$611.45	
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$1,069.39	\$0.00
Capital Expenditure				
PUBLIC HALLS CIVIC CENTRES				
SWIMMING AREAS & BEACHES				\$1,252.06
LIBRARIES				
OTHER CULTURE				
OTHER RECREATION AND SPORT				\$33,672.91
HERITAGE				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$34,924.97
Capital Income				
PUBLIC HALLS CIVIC CENTRES				
SWIMMING AREAS & BEACHES				
OTHER CULTURE				
OTHER RECREATION AND SPORT				
HERITAGE				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL RECREATION AND CULTURE	\$0.00	\$0.00	\$1,069.39	\$81,999.33

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
PUBLIC HALLS CIVIC CENTRES				
Operating Expenditure				
111101 - OLD FIRE STATION				\$346.00
111102 - TOWN HALL				\$7,117.18
111103 - SCOUT HALL				
111104 - GREENHILLS HALL				
111106 - INTEREST ON LOANS - COLLOCATION				
111107 - TALBOT HALL				
111120 - ADMIN O/HEAD & LABOUR COSTS				
111122 - LOAN INTEREST REPAYMENTS TOWN				
111199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$7,463.18
Operating Income				
111215 - REIMBURSEMENTS				
111216 - HALL HIRE - CHARGES			\$242.73	
111217 - LEASE - SCOUT HALL				
111218 - LIQUOR LICENSE CHARGES			\$21.00	
111219 - GRANT INCOME				
111220 - DONATIONS MULTI PURPOSE CENTRE				
111221 - GRANT TOWN HALL HERITAGE				
111222 - PROFIT ON SALE OF ASSETS				
111224 - TENANT CHARGES OLDE YORK FIRE S			\$84.54	
Sub Total To Programme Summary	\$0.00	\$0.00	\$348.27	\$0.00
Capital Expenditure				
111303 - LOAN REDEMPTION PRINCIPAL - COLL				
111304 - TOWN HALL MAJOR REPAIR & MTCE				
111305 - TRANSFER TO RESERVES				
111306 - CO-LOCATION FACILITY				
111307 - OLDE FIRE STATION (COMM CENTRE)				
111308 - YOUTH CENTRE BUILDING				
111322 - LOAN PRINCIPAL REPAYMENTS TOWN				
113029 - TOWN HALL BUILDING				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
111403 - LOAN PROCEEDS - CO-LOCATION BUIL				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Public Halls Civic Centres	\$0.00	\$0.00	\$348.27	\$7,463.18
SWIMMING AREAS & BEACHES				
Operating Expenditure				
112150 - SWIMMING POOL - SALARIES				\$5,318.85
112151 - SWIMMING POOL - SUPERANNUATION				\$744.66
112153 - ADMIN O/HEAD & LABOUR COSTS				
112154 - LONG SERVICE LEAVE				
112155 - SWIMMING POOL-WATER				
112156 - SWIMMING POOL-ELECTRICITY				
112157 - SWIMMING POOL - CHEMICALS				\$35.35
112158 - GENERAL MAINTENANCE POOL				\$136.24
112159 - TELEPHONE				

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
112164 - POOL GARDEN MAINTENANCE				\$3,728.28
112199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$9,963.38
Operating Income				
112072 - GRANTS GOVERNMENT				
112273 - POOL ADMISSION CHARGES				
112274 - GRANT - TREASURY DEPT				
112277 - REIMBURSEMENTS - NON TAXABLE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
112303 - BUILDING POOL				\$1,252.06
112304 - SWIMMING POOL PLANT & EQUIPMEN'				
112305 - TRANSFER TO RESERVE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$1,252.06
Capital Income				
112401 - TRANSFERS FROM RESERVE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Swimming Areas & Beaches	\$0.00	\$0.00	\$0.00	\$11,215.44
LIBRARIES				
Operating Expenditure				
115110 - ADMIN O/HEAD & LABOUR COSTS				
115111 - LIBRARY OPERATING-STATIONERY				
115112 - LIBRARY OPERATING-FREIGHT				
115113 - OFFICE EXPENSES				
115114 - LOST BOOKS				
115115 - MAGAZINES/NEWSPAPERS				
115116 - STORYTIME LIBRARY				
115117 - BOOKS - PURCHASES				
115118 - LONG SERVICE LEAVE				
115120 - LIBRARY - SALARIES				\$5,819.36
115121 - LIBRARY - SUPERANNUATION				\$202.20
115122 - DOUBTFUL DEBTS PROVISION LIBRAR				
115124 - LIBRARY EQUIPMENT				
115126 - LIBRARY STAFF TRAINING				
115127 - LOAN REDEMPTION INTEREST				
115199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$6,021.56
Operating Income				
115229 - CHARGES-LOST BOOKS			\$38.00	
115230 - SUNDRY INCOME TAXABLE SUPPLY			\$13.04	
Sub Total To Programme Summary	\$0.00	\$0.00	\$51.04	\$0.00
Capital Expenditure				
115341 - LOAN REDEMPTION PRINCIPAL				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Libraries	\$0.00	\$0.00	\$51.04	\$6,021.56

Page :26

Printed : 18/08/2008 1:26:31PM

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
OTHER CULTURE				
Operating Expenditure				
119115 - OLD CONVENT - SOUTH STREET				\$78.36
119116 - RADIO STATION MAINTENANCE - BARK				\$178.00
119117 - OLD CONVENT - YORK HISTORY				
119119 - OLD CONVENT- SALE EXPENSES				
119120 - INTEREST ON LOAN (HISTORY BOOK)				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$256.36
Operating Income				
119220 - OTHER CULTURE - SUNDRY INCOME				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
119301 - PRINCIPAL ON LOAN (HISTORY BOOK)				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
119201 - LOAN PROCEEDS (HISTORY BOOK)				
119401 - LOAN PROCEEDS (HISTORY BOOK)				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Culture	\$0.00	\$0.00	\$0.00	\$256.36
OTHER RECREATION AND SPORT				
Operating Expenditure				
111370 - FORREST OVAL REDEVELOPMENT PL/				
111905 - LOSS ON SALE OF ASSETS				
113100 - AVON PARK MAINTENANCE				\$4,797.98
113101 - JOHANNA WHITELY PARK MAINTENAN				\$527.56
113102 - PEACE GROVE MAINTENANCE				\$847.27
113103 - WAR MEMORIAL GARDENS MAINTENA				\$204.81
113104 - SUNDRY PARKS & RESERVES				\$3,607.82
113105 - HENRIETTA ST GARDENS MAINTENAN				
113106 - GWAMBY/AVON ASCENT MAINTENANC				\$1,100.33
113107 - ARBORETUM MAINTENANCE - FORD/G				
113108 - MONGER ST RESERVE MAINTENANCE				
113112 - YOUTH SKATE PARK				
113115 - TOILETS AVON PARK				\$2,474.73
113116 - MT BROWN PARK MAINTENANCE				\$1,027.71
113117 - CANDICE BATEMAN PARK MAINTENAN				\$1,191.60
113118 - MOTO CROSS TRACK MAINTENANCE				\$423.89
113119 - AVON WALK TRAIL MAINTENANCE				\$328.20
113120 - GARDENER VEHICLES				
113121 - BOWLING CLUB MAINTENANCE				\$701.73
113122 - RACECOURSE MAINTENANCE				
113127 - OUR PATCH (MT BROWN) PROJECT E)				
113132 - LOAN REDEMPTION INTEREST SSL BO				
113151 - ADMIN O/HEAD & LABOUR COSTS				
113152 - LONG SERVICE LEAVE				
113153 - FORREST OVAL STADIUM MTCE				\$2,667.07
113155 - FORREST OVAL PAVILION				\$407.98
113156 - FORREST OVAL GROUNDS MAINTEN				\$2,024.32

Page :27

Printed : 18/08/2008 1:26:31PM

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
113157 - FORREST OVAL WATER SUPPLIES				\$594.23
113159 - REGIONAL COMMUNITY RECREATION				-\$7,630.28
113160 - RECREATION - SALARIES				\$2,790.45
113161 - RECREATION - SUPERANNUATION				\$362.76
113168 - CONTRIBUTION TO HOCKEY CLUB				
113169 - HOCKEY OVAL MAINTENANCE				\$1,027.10
113170 - TRAILS MASTER PLAN				
113171 - TRANSFER TO TRUST PUBLIC OPEN S				
113199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$19,477.26
Operating Income				
113220 - REIMBURSEMENTS TAXABLE SUPPLY				
113221 - STADIUM HIRE CHARGES				
113222 - AVON PARK - CHARGES				
113223 - REIMBURSEMENT NON TAXABLE SUPP				
113224 - LEASES - CHARGES				
113226 - BOWLING CLUB - POWER REIMB GST I				
113227 - OUR PATCH (MT BROWN) PROJECT RI				
113229 - RECREATION GRANTS				
113230 - SQUASH & GYM -HIRE FEES			\$16.36	
113231 - PAVILION - HIRE CHARGES			\$42.27	
113232 - TROTTER TRACK - HIRE CHARGES				
113233 - OVAL - HIRE CHARGES				
113255 - TROTTER CLUB - POWER REIMB				
113258 - DONATIONS/CONTRIB NON TAXABLE				
113261 - TRANSFER TO TRUST PUBLIC OPEN S				
113263 - REALISATION ON SALE OF ASSETS				
113273 - GOVERNMENT GRANT TRAILS MASTEI				
Sub Total To Programme Summary	\$0.00	\$0.00	\$58.63	\$0.00
Capital Expenditure				
113300 - PARK BENCHES ST RONAN'S WELL				
113303 - RSL MEMORIAL PARK UPGRADE				
113304 - TRANSFER TO RESERVE				
113306 - AVON PARK CAPITAL-BUILDINGS				
113309 - FORREST OVAL PLAYGROUND				
113312 - PLANT & EQUIPMENT				
113315 - FORREST OVAL WATER SUPPLY				
113316 - PLAYGROUND EQUIP GWAMBYGINE/A				
113321 - FORREST OVAL PLAY EQUIPMENT				
113322 - GYM EQUIPMENT - FORREST OVAL				\$33,672.91
113323 - HOCKEY OVAL LIGHTING				
113324 - SKATEPARK FURNITURE				
113325 - GREY ST PARK				
113326 - PAVILION BUILDING CAPITAL				
113327 - CANDICE BATEMAN PARK CAPITAL				
113328 - HOCKEY CLUB LIGHTS				
113329 - FORREST OVAL REC CENTRE BUILDIN				
113330 - ST RONAN'S WELL CAPITAL				
113331 - FORREST OVAL INFRASTRUCTURE				
113332 - LOAN PRINCIPAL REPAYMENT BOWLIN				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$33,672.91
Capital Income				

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
113260 -				
113402 - TRANS FROM RESERVES				
113404 - PROCEEDS BOWLING CLUB SSL				
113405 - PROCEEDS LOAN - FORREST OVAL FA				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Recreation And Sport	\$0.00	\$0.00	\$58.63	\$53,150.17
HERITAGE				
Operating Expenditure				
118101 - HERITAGE LOAN SUBSIDY SCHEME				
118111 - LOAN INTEREST REPAYMENTS-ARCHI'				
118165 - ATTENDANTS' FEES				
118166 - SECRETARIES' FEES				
118167 - MUSEUM SHOP STOCK PURCHASES				
118172 - RESIDENCY MUSEUM BUILDING MTCE				\$265.14
118173 - MAINTENANCE EXHIBITS				
118175 - MUSEUM PROMOTION & MEMBERSHIP				
118176 - MUSEUM PHONEINTERNET & COMPUT				\$281.27
118177 - STATIONERY/POSTAGE				
118178 - MEMBERSHIP FEES				\$45.45
118179 - VOLUNTEERS POLICE CLEARANCES				
118181 - REFRESHMENTS				
118182 - EQUIPMENT				
118183 - CONFERENCESTRAVELLING				
118184 - RESEARCH PROJECTS				
118185 - SUNDRY EXPENSES				\$16.35
118188 - RESIDENCY MUSEUM GARDEN-SHIRE				\$253.60
118190 - INTERPRETATION PLAN EXPENDITUR				
118191 - SALARIES RESIDENCY MUSEUM				\$3,030.81
118192 - RESIDENCY MUSEUM - SUPERANNUA1				
118193 - LONG SERVICE LEAVE - RESIDENCY M				
118199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$3,892.62
Operating Income				
118221 - MUSEUM ENTRY FEES			\$611.45	
118222 - SALE POSTCARDS/BOOKS				
118223 - DONATIONS				
118225 - REIMBURSEMENTS TAXABLE SUPPLY				
118228 - GRANT INCOME				
118229 - GRANT GOVT ARCHIVES CENTRE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$611.45	\$0.00
Capital Expenditure				
118300 - BUILDING CAPITAL				
118302 - FURNITURE & EQUIPMENT				
118303 - TRANSFER TO RESERVE FUNDS				
118304 - ARCHIVES BUILDING				
118311 - PRINCIPAL REPAYMENTS-ARCHIVE CE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
114287 - TRANSFER FROM RESERVE				

SHIRE OF YORK
Schedule 11
RECREATION AND CULTURE
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
118301 - TRANSFER FROM RES MUSEUM RES				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Heritage	\$0.00	\$0.00	\$611.45	\$3,892.62
TOTAL RECREATION AND CULTURE	\$0.00	\$0.00	\$1,069.39	\$81,999.33

**SHIRE OF YORK
Schedule 12
TRANSPORT**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Actual Income	Actual Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
TRAFFIC CONTROL				
ROAD PLANT				
PARKING FACILITIES				\$117.03
AERODOMES				\$176.95
MAINTENANCE GENERAL				\$125,733.71
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$126,027.69
Operating Income				
TRAFFIC CONTROL			\$6,174.60	
ROAD PLANT				
AERODOMES				
MAINTENANCE GENERAL			\$1,600.00	
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$7,774.60	\$0.00
Capital Expenditure				
ROAD PLANT				
PARKING FACILITIES				\$359.27
ROAD CONSTRUCTION				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$359.27
Capital Income				
ROAD PLANT				
PARKING FACILITIES				
ROAD CONSTRUCTION				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL TRANSPORT	\$0.00	\$0.00	\$7,774.60	\$126,386.96

SUB-FUNCTION DETAIL FOLLOWS.....

**SHIRE OF YORK
Schedule 12
TRANSPORT**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
TRAFFIC CONTROL				
Operating Expenditure				
125121 - TRAFFIC SIGNS				
125122 - TOWN STREET MTCE-SUPERVISOR				
129102 - LICENSING SALARIES				
129103 - LICENSING SUPERANNUATION				
129104 - LICENSING LEAVE PROVISIONS				
129401 - ADMIN O'HEADS AND LABOUR COSTS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Operating Income				
129202 - COMMISSION LICENSING			\$6,174.60	
Sub Total To Programme Summary	\$0.00	\$0.00	\$6,174.60	\$0.00
Total Traffic Control	\$0.00	\$0.00	\$6,174.60	\$0.00
ROAD PLANT				
Operating Expenditure				
127198 - LOSS ON SALE OF ASSETS - WORKS P				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Operating Income				
127197 - REALISATION OF SALE OF ASSETS				
127297 - PROCEEDS SALE OF ASSETS - WORKS				
127298 - PROFIT SALE OF ASSETS - WORKS PL				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
127304 - PLANT PURCHASES CAPITAL				
127308 - TRANSFER TO RESERVE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
127401 - TRANSFER FROM RESERVE PLANT RE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Road Plant	\$0.00	\$0.00	\$0.00	\$0.00
PARKING FACILITIES				
Operating Expenditure				
128101 - PAINT CARPARKS/PARK BAYS CBD				
128102 - CAR PARK POLIWKA SOUTH STREET				
128103 - HOWICK ST CAR PARK				
128104 - PARKING ENFORCEMENT				\$117.03
128199 - DEPRECIATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$117.03
Capital Expenditure				
128301 - TRANSFERS TO RESERVE				
128303 - HOWICK STREET CARPARK				\$359.27
128305 - CAR PARK DEVELOPMENT				

**SHIRE OF YORK
Schedule 12
TRANSPORT**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$359.27
Capital Income				
128404 - LOAN PROCEEDS HOWICK ST PARK				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Parking Facilities	\$0.00	\$0.00	\$0.00	\$476.30
AERODOMES				
Operating Expenditure				
129001 - AERODROME MAINTENANCE				\$176.95
129199 - DEPRECIATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$176.95
Operating Income				
129201 - HANGAR LEASE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Aerodomes	\$0.00	\$0.00	\$0.00	\$176.95
MAINTENANCE GENERAL				
Operating Expenditure				
125128 - LIGHTING OF STREETS				\$2,364.23
125129 - ROAD MAINTENANCE GENERAL				\$118,248.07
125132 - BRIDGE MAINTENANCE				
125133 - TRANSFER TO TRUST				
125140 - CROSSOVER REBATE				
125165 - DEPOT MAINTENANCE				\$4,851.41
125170 - ROAD VERGE MAINTENANCE				\$270.00
126199 - DEPRECIATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$125,733.71
Operating Income				
121202 - ROAD TO RECOVERY GRANTS				
121206 - REIMBURSEMENTS NON TAXABLE				
121208 - REIMBURSEMENTS TAXABLE				
121215 - GRANT LGGC SPECIAL PROJECTS- BR				
125201 - OTHER GRANTS				
125202 - GRANT RRG - DIRECT				
125203 - GRANT - RRG - ROADS				
125204 - ROADS REIMBURSEMENTS - TAXABLE				
125206 - GRANT - ROADWISE				
125207 - HARVEST MASS MANAGEMENT SCHEM				
125208 - GRANT GOVT-BLACK SPOT FUNDING				
125209 - TRANSFER FROM TRUST-CONTRIB TO				
125219 - REINSTATEMENTS				
125220 -			\$1,600.00	
125221 - GRANT GOVERNMENT -FOOTPATHS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$1,600.00	\$0.00
Total Maintenance General	\$0.00	\$0.00	\$1,600.00	\$125,733.71
ROAD CONSTRUCTION				

Page :33

Printed : 18/08/2008 1:26:31PM

**SHIRE OF YORK
Schedule 12
TRANSPORT**

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Actual Income	Expenditure
Capital Expenditure				
122400 - ROADS TO RECOVERY PROJECTS				
122401 - REGIONAL ROAD GROUP PROJECTS				
122402 - MUNICIPAL ROAD CONSTRUCTION PR				
122403 - MUNICIPAL FOOTPATH CONSTRUCTIC				
122404 - MUNICIPAL BRIDGE CONSTRUCTION F				
122405 - TRANSFERS TO RESERVE				
122406 - MUNICIPAL RESEAL CONSTRUCTION				
122407 - BLACKSPOT PROJECTS				
122408 - SUBDIVISION ROADS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
122501 - TRANSFERS FROM RESERVE TIED FUI				
122502 - TRANSFER FROM RESERVES (R2R SU				
122504 - TRANSFER FROM RESERVE-GREENHII				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Road Construction	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL TRANSPORT	\$0.00	\$0.00	\$7,774.60	\$126,386.96

SHIRE OF YORK
Schedule 13
ECONOMIC SERVICES

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated		Current Year Actual	
	Income	Expenditure	Income	Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
RURAL SERVICES				
TOURISM & AREA PROMOTION				\$17,034.31
BUILDING CONTROL				\$12,651.31
OTHER ECONOMIC SERVICES				\$1,798.26
ECONOMIC DEVELOPMENT				\$159.95
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	\$31,643.83
Operating Income				
TOURISM & AREA PROMOTION				
BUILDING CONTROL			\$2,960.95	
OTHER ECONOMIC SERVICES				
ECONOMIC DEVELOPMENT				
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$2,960.95	\$0.00
Capital Expenditure				
TOURISM & AREA PROMOTION				
BUILDING CONTROL				
OTHER ECONOMIC SERVICES				
ECONOMIC DEVELOPMENT				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
TOURISM & AREA PROMOTION				
BUILDING CONTROL				
OTHER ECONOMIC SERVICES				
ECONOMIC DEVELOPMENT				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ECONOMIC SERVICES	\$0.00	\$0.00	\$2,960.95	\$31,643.83

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 13
ECONOMIC SERVICES

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
RURAL SERVICES				
Operating Expenditure				
131108 - CONSERVATION VOLUNTEERS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Rural Services	\$0.00	\$0.00	\$0.00	\$0.00
TOURISM & AREA PROMOTION				
Operating Expenditure				
132102 - TOWN PROMOTIONS				
132145 - AREA PROMOTION				
132146 - INFORMATION BAYS/TELEPHONE BOX				\$288.67
132148 - TOURIST BUREAU-CONTRIBUTION				\$15,909.09
132149 - TOURIST BUREAU-BLDG MTCE				\$836.55
132150 - FESTIVAL ASSISTANCE				
132153 - XMAS DECORATIONS/FESTIVITIES				
132157 - LOAN REDEMPTION - INTEREST L56				
132158 - AVON TOURISM STUDY				
132199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$17,034.31
Operating Income				
132268 - INTEREST REPAID SSL56				
132270 - CONTRIBUTIONS & DONATIONS TAXAI				
132271 - CONTRIBUTIONS & DONATIONS NON T				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
132301 - FURNITURE & EQUIPMENT				
132302 - PRINCIPAL LOAN 56 SSL TOUR/BUR				
132304 - AREA PROMOTION INFRASTRUCTURE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
134007 - PRINCIPAL REPAID SSL 56				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Tourism & Area Promotion	\$0.00	\$0.00	\$0.00	\$17,034.31
BUILDING CONTROL				
Operating Expenditure				
133160 - BUILDING - SALARIES				\$12,061.52
133161 - BUILDING - SUPERANNUATION				\$539.79
133187 - ENGINEERING ADVICE				
133190 - ADMIN O/HEAD & LABOUR COSTS				
133191 - LONG SERVICE LEAVE				
133192 - BUILDING CONTROL EXPENSES-OTHE				\$50.00
133195 - BUILDING LICENCE REFUNDS				
133196 - LEGAL ADVICE BUILDING				
133198 - LOSS ON SALE OF ASSETS				
133199 - DEPRECIATION EXPENSE				

SHIRE OF YORK
Schedule 13
ECONOMIC SERVICES

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$12,651.31
Operating Income				
133204 - CHARGES-BUILDING PERMITS			\$1,777.95	
133205 - CHARGES-DEMOLITION FEES				
133207 - BCITF COMMISSION			\$348.00	
133208 - SIGNS/HOARDINGS CHARGES				
133209 - SIGN APPLICATION FEE				
133210 - BUILDING FEES TAXABLE				
133211 - BRB COMMISSION			\$835.00	
133214 - REIMB LEGAL FEES - TAXABLE				
133215 - BUILDING FINES & PENALTIES				
133296 - REALISATION ON SALE OF ASSETS				
133297 - PROCEEDS SALE OF ASSETS				
133298 - PROFIT FROM SALE OF ASSETS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$2,960.95	\$0.00
Capital Expenditure				
133302 - TRANSFER TO DISASTER RESERVE				
133319 - PLANT & EQUIP - VEHICLE (Y000)				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
133402 - TRANSFER FROM DISASTER RESERVE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Building Control	\$0.00	\$0.00	\$2,960.95	\$12,651.31
OTHER ECONOMIC SERVICES				
Operating Expenditure				
139142 - STANDPIPES WATER/MAINTENANCE				
139143 - STANDPIPES-WATER				\$1,450.35
139144 - COMMUNITY BUS OPERATION				\$347.91
139199 - DEPRECIATION EXPENSE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$1,798.26
Operating Income				
139255 - CHARGES-EXTRACTIVE INDUSTRY LI				
139256 - CHARGES-SALE WATER				
139259 - COMMUNITY BUS INCOME				
139296 - REALISATION ON SALE OF ASSETS				
139297 - PROCEEDS SALE OF ASSETS - COMM				
139298 - PROFIT FROM SALE OF ASSETS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
139501 - COMMUNITY BUS				
139502 - TRANSFERS TO RESERVE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
139403 - FROM RESERVE COMMUNITY BUS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00

Page :37

Printed : 18/08/2008 1:26:31PM

SHIRE OF YORK
Schedule 13
ECONOMIC SERVICES

Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Total Other Economic Services	\$0.00	\$0.00	\$0.00	\$1,798.26
ECONOMIC DEVELOPMENT				
Operating Expenditure				
138101 - YORK TELECENTRE (OLD INFANT HEA				\$159.95
138102 - SPONSORSHIPS/DONATIONS				
138111 - INTEREST REPAYMENTS LOAN 64 CBI				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$159.95
Operating Income				
138201 - BEC CHARGES OTHER TAX SUPPLY				
138202 - BEC REIMBURSEMENTS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
138301 - BUILDING CAPITAL				
138302 - LAND PURCHASE				
138303 - BUILDING CAPITAL				
138311 - PRINCIPAL REPAYMENTS LOAN 64 CBI				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Income				
138401 -				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Economic Development	\$0.00	\$0.00	\$0.00	\$159.95
TOTAL ECONOMIC SERVICES	\$0.00	\$0.00	\$2,960.95	\$31,643.83

SHIRE OF YORK
Schedule 14
OTHER PROPERTY AND SERVICES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
FUNCTION SUMMARY				
Operating Expenditure				
PRIVATE WORKS				\$614.07
PUBLIC WORKS OVERHEADS				-\$33,352.95
PLANT OPERATIONS				-\$22,322.38
SALARIES & WAGES				-\$8,253.94
UNCLASSIFIED				
HOLDING ACCOUNT				
LAND TRANSACTIONS				
TOTAL OPERATING EXPENDITURE	\$0.00	\$0.00	\$0.00	-\$63,315.20
Operating Income				
PRIVATE WORKS				
PUBLIC WORKS OVERHEADS				
PLANT OPERATIONS				
SALARIES & WAGES				
UNCLASSIFIED				
LAND TRANSACTIONS				
TOTAL OPERATING INCOME	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
PUBLIC WORKS OVERHEADS				
UNCLASSIFIED				\$39,729.85
LAND TRANSACTIONS				
TOTAL CAPITAL EXPENDITURE	\$0.00	\$0.00	\$0.00	\$39,729.85
Capital Income				
UNCLASSIFIED				
TOTAL CAPITAL INCOME	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER PROPERTY AND SERVICES	\$0.00	\$0.00	\$0.00	-\$23,585.35

SUB-FUNCTION DETAIL FOLLOWS.....

SHIRE OF YORK
Schedule 14
OTHER PROPERTY AND SERVICES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Income	Estimated Expenditure	Current Year Income	Actual Expenditure
PRIVATE WORKS				
Operating Expenditure				
141001 - VARIOUS PRIVATE WORKS				\$614.07
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$614.07
Operating Income				
142021 - CHARGES-PRIVATE WORKS				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Private Works	\$0.00	\$0.00	\$0.00	\$614.07
PUBLIC WORKS OVERHEADS				
Operating Expenditure				
001064 - LESS ALLOCATED-WORKS/SERVICES				-\$79,496.39
143157 - ANNUAL LEAVE PROVISION				
143158 - ADMIN O/HEAD & LABOUR COSTS				
143160 - ENGINEERING OFFICE/OTHER EXP				\$1,422.02
143161 - SUPERANNUATION OF WORKMEN				\$7,735.32
143162 - SICK/HOLIDAY PAY				\$7,958.05
143164 - PROTECTIVE CLOTHING				\$370.80
143166 - SALARY ALLOWANCES				
143167 - MEETING ATTENDANCE				
143168 - SAFETY MANAGEMENT				\$280.00
143170 - FUEL COSTS PLANT HIRE				
143171 - STAFF TRAINING				\$1,931.40
143172 - SERVICE PAY-WORKMEN				\$365.89
143173 - ENG'G CONSULTANT/SURVEYING FEE				\$4,420.00
143175 - SUNDRY TOOLS PURCHASE				-\$190.90
143177 - VEHICLE OPERATING EXPENSES Y 86				
143178 - LONG SERVICE LEAVE				\$3,836.29
143179 - INSURANCE				
143180 - TIME IN LIEU TAKEN				\$672.18
143181 - WORKS SUPERVISION SALARIES				\$17,342.39
143182 - VEHICLE OPERATING EXPENSES BUILT				
143183 - SHIRE ENGINEER VEHICLE MTCE				
143198 - LOSS ON SALE OF ASSETS				
143199 - DEPRECIATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	-\$33,352.95
Operating Income				
143293 - REIMBURSEMENTS NON-TAXABLE SUPPLY				
143294 - REIMBURSEMENT TAXABLE SUPPLY				
143295 - PROCEEDS SALE OF ASSETS - PWO VEHICLE				
143296 - PROFIT SALE OF ASSETS - PWO VEHICLE				
143297 - SUNDRY EQUIPMENT SALES				
143298 - REALISATION ON SALE OF ASSET				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
143184 - HOUSING MTCE OSNABURG RD-ENGINEERING				
143301 - DEPOT PLANT CAPITAL PURCHASE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00

SHIRE OF YORK
Schedule 14
OTHER PROPERTY AND SERVICES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
Total Public Works Overheads	\$0.00	\$0.00	\$0.00	-\$33,352.95
PLANT OPERATIONS				
Operating Expenditure				
001081 - LESS DEPRECIATION ALLOCATED				
001084 - LESS ALLOCATED-WORKS/SERVICES				-\$30,646.91
014203 - PLANT REPAIR WAGES				\$1,743.13
014204 - TYRES AND TUBES				
014205 - PARTS AND REPAIRS				\$1,271.94
014206 - INSURANCE AND LICENCES				\$4,575.50
014207 - FUEL AND OIL				\$733.96
014208 - WORKS RADIO LICENCES				
014209 - GRADER BLADES AND CUTTING EDGE				
142101 - DEPRECIATION				
142102 - GENERAL ADMINISTRATION ALLOC				
142807 - TOOLS FOR PLANT MAINTENANCE				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	-\$22,322.38
Operating Income				
142203 - FUEL REIMBURSEMENT				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Plant Operations	\$0.00	\$0.00	\$0.00	-\$22,322.38
SALARIES & WAGES				
Operating Expenditure				
001101 - GROSS TOTAL FOR YEAR				\$192,410.00
001102 - LESS SALARIES & WAGES ALLOC				-\$200,663.94
001103 - Unallocated Salaries & Wages				
145141 - WORKERS COMPENSATION				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	-\$8,253.94
Operating Income				
145250 - REIMBURSEMENTS-WORKERS COMP				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Salaries & Wages	\$0.00	\$0.00	\$0.00	-\$8,253.94
UNCLASSIFIED				
Operating Expenditure				
141956 - DEPRECIATION EXPENSE				
146167 - LOCAL DISASTER-FIRE/FLOOD ETC				
146170 - GENERAL MAINTENANCE - LOTS 2-6 A¹				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Operating Income				
146274 - OTHER-LEASE RESERVES				
146278 - SUNDRY INCOME TAXABLE SUPPLY				
146279 - GRANTS OPERATING - UNCLASSIFIED				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				

SHIRE OF YORK
Schedule 14
OTHER PROPERTY AND SERVICES
Financial Statement For The Period Ending 31/07/2008

Particulars	Current Year Estimated Income	Current Year Estimated Expenditure	Current Year Actual Income	Current Year Actual Expenditure
146301 - TRANSFER TO RESERVE				
146302 - HOUSING CAPITAL OSNABURG ROAD				\$39,729.85
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$39,729.85
Capital Income				
146401 - TRANSFER FROM RESERVE LAND DEV				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Unclassified	\$0.00	\$0.00	\$0.00	\$39,729.85
HOLDING ACCOUNT				
Operating Expenditure				
000001 - HOLDING ACCOUNT				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Holding Account	\$0.00	\$0.00	\$0.00	\$0.00
LAND TRANSACTIONS				
Operating Expenditure				
144181 - PROPERTY TRANSACTION SETTLEMEI				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Operating Income				
144295 - REALISATION ON SALE OF ASSET				
144296 - PROCEEDS SALE LOTS 299 & 301 AVOI				
144297 - PROCEEDS - SALE OF LAND				
144298 - PROFIT SALE OF ASSETS - LAND				
144299 - PROCEEDS SALE CONVENT BUILDING				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Capital Expenditure				
144381 -				
144382 - HOUSING CAPITAL OSNABURG ROAD				
Sub Total To Programme Summary	\$0.00	\$0.00	\$0.00	\$0.00
Total Land Transactions	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OTHER PROPERTY AND SERVICES	\$0.00	\$0.00	\$0.00	-\$23,585.35

9. OFFICER'S REPORTS
9.5 LATE REPORTS
9.5.2 Approval of Road Names

FILE NO:	Ho 3.31230
COUNCIL DATE:	18 August 2008
REPORT DATE:	18 August 2008
LOCATION/ADDRESS:	Howick Street Carpark
APPLICANT:	N/A
SENIOR OFFICER:	R Hooper, CEO
REPORTING OFFICER:	T Cochrane, MATS
DISCLOSURE OF INTEREST:	Nil
APPENDICES:	Nil
DOCUMENTS TABLED:	Nil

Summary:

A verbal request has been made regarding approval for the naming of a road within the Howick Street Carpark.

Background:

The developer would like Council to approve the proposed road names for submission to the Geographic Names Committee at the Department of Land Information. The Geographic Names Committee administers the naming of public features such as roads, natural attractions – i.e. hills and rivers and towns and suburbs.

Consultation:

Following discussions with the Surveyor no names were suggested and as such discussions have been held with Councillors and as the land was donated some years ago by the Reynolds family it was considered appropriate to recommend Reynolds Lane.

Previous dealings have resulted in changes and therefore it would be appropriate to provide more than one option.

Statutory Environment:

Land Administration Act.

Policy Implications:

Nil.

Financial Implications:

Staff time in preparation of an agenda and liaison with Surveyor and Developer.

Strategic Implications:

Nil.

Voting Requirements:

Absolute Majority Required: **No**

Site Inspection:

Site Inspection Undertaken: **Various**

Triple bottom Line Assessment:

Economic Implications:

Nil to Council.

Social Implications:

The naming of roads should have a tangible connection to the community. In this case the one road name refers to a previous landowner (deceased) in the area.

Environmental Implications:

Nil.

Comment:

Once Council endorses the names then the matter will be referred to the Geographic Names Committee for final approval.

Cr Randell declared a financial interest in this item and left the meeting at 4.20pm.

OFFICER RECOMMENDATION

Resolution

180808

Moved Cr Lawrance

Seconded Cr Boyle

“That Council:

- 1. *advise the Geographic Names Committee that it approves the use of the following names for the road being created within the Howick Street Carpark:***

***Reynolds Lane(preferred); or
Howick Lane.”***

CARRIED (5/0)

Cr Randell returned to the meeting at 4.25pm.

9.4 Confidential Reports

**Resolution
200808**

Moved Cr Boyle

Seconded Cr Lawrance

“That Council move into committee at 4.21pm.”

CARRIED (6/0)

9. OFFICER'S REPORTS

9.4 CONFIDENTIAL REPORTS

9.4.1 Proposed Prosecution – Simon and Heather Saint

FILE NO: Av 1.6360
COUNCIL DATE: 18 August 2008
REPORT DATE: 12 August 2008
LOCATION/ADDRESS: Lot 14 (87) Avon Terrace, York
APPLICANT: Shire of York
SENIOR OFFICER: R Hooper, CEO
REPORTING OFFICER: T Cochrane, MATS
DISCLOSURE OF INTEREST: Nil.
APPENDICES: Appendix A - Photos
DOCUMENTS TABLED: Nil.

Summary:

It is requested that Council endorses the commencement of legal action against the owners of the property for breaches to the Local Law and the Shire of York Town Planning Scheme, if practicable.

Background:

Signage appeared on the building with the words "Bollocks to the Shire" on the 25 June 2008. Council's Chief Executive Officer wrote to the property owners on the 26th June 2008 and advised the following:

"As the owner of the land and buildings at Lot 14 Avon Terrace, York you are hereby advised and directed to remove, cover or paint over the illegal and inappropriate signage that appeared on the southern wall of the building on the 25th June, 2008.

The words "Bollocks to the Shire" are offensive and inappropriate to the operations of your business and there is no planning or other approval in place for such signage.

Failure to comply with this direction immediately may result in you being prosecuted under Town Planning Laws with penalties of up to \$50,000 plus daily penalties of up to \$5,000 while an offence continues.

Your reaction to a decision by Council to honour the requirements of an agreement between the Shire of York, York Visitor Centre and Supersonic Pty Ltd is immature and unacceptable and your immediate action to remove or cover the offending words is required.

For your information the closure of a short section of Avon Terrace over one weekend in October 2008 for the York Jazz Festival is still subject to ticket sales and it may not occur. It is also pointed out the if the part street closure does come into effect there will still be access to your property from South St and only through traffic will be impacted.

It is hoped that you will be reasonable and mature enough on this issue to prevent the need for further action at a potential high cost to all parties."

The media got involved and as no action was taken by the owners to remove the signage the matter was then referred to Council's Lawyers (McLeods) on the 25 July 2008.

A notice was forwarded to the owners by McLeods on the 28 July 2008 giving them 14 days to remove the offensive signage.

An inspection carried out on the 4th August 2008 by the Manager of Administration and Technical Services revealed that the southern wall had been freshly painted. This resulted in the following letter being forwarded to McLeods and copied to Mr Simon Saint (at his request):

"Please be advised that Mr Simon Saint advised Council today that the signage has been removed.

An inspection was undertaken by Mrs Tyhscha Cochrane today and the southern wall has been freshly repainted.

The walls are to be kept clean and free from unsightly or immoral matter. I trust that this now finalises the issue at hand."

Within approximately two hours of providing a copy of the correspondence to Mr Simon Saint a further sign appeared on the southern wall of the premises. The same day a further letter was forwarded to McLeods to proceed legal action, as follows:

"Please be advised that Mr Simon Saint was provided a copy of the correspondence dated the 4th August 2008 and now has painted a further sign on the wall of the building (photo attached).

Council would appreciate if you could please pursue legal action against Mr and Mrs Saint."

Consultation:

Councillors;
McLeods – Barristers and Solicitors (enforcement section)

Statutory Environment:

Shire of York Local Laws Relating to Signs and Advertisements; and
Shire of York Town Planning Scheme; and
Planning and Development Act 2005.

Policy Implications:

N/A

Financial Implications:

The Council have had charges of approximately \$450.00 thus far and no proceedings have taken place, as yet. Prosecutions can be a costly exercise, which is a cost to ratepayers especially if the prosecution is unsuccessful.

Legal fees will be incurred however these may be offset by costs and fines if the prosecution is successful.

Staff time incurs costs when compiling information for prosecution and attendance in court.

Strategic Implications:

Nil.

Voting Requirements:

Absolute Majority Required: Yes

Site Inspection:

Site Inspection Undertaken: Various

Triple bottom Line Assessment:

Economic Implications:

Dealt with under Financial Implications.

Social Implications:

The inappropriate and illegal signage is detrimental to the community and it provides a negative image of York to the visitors and residents.

Environmental Implications:

Nil.

Comment:

As the owner of the land has ignored the written advice given there are few options other than to take legal action.

OFFICER RECOMMENDATION

Resolution

210808

Moved Cr Fisher

Seconded Cr Randell

“That Council:

- 1. endorses the commencement of legal action to prosecute the owners of Lot 14 Avon Terrace, York for the unapproved signage on the southern wall of their building;***
- 2. delegates to the Chief Executive Officer to finalise any issues relevant in instigating the necessary legal action.”***

Advice Note:

It is uncertain at this time whether the Lawyers will commence prosecutions under the Local Law relating to Signs and Advertisements or through the Planning and Development Act 2005.

CARRIED (5/1)

Cr Walters asked that her vote against this motion be recorded.



Signage that appeared on the southern wall - first.



Signage that appeared on the southern wall - second.

|

|

**Resolution
220808**

Moved Cr Fisher

Seconded Cr Randell

“That Council move out of camera at 4.28pm.”

CARRIED (6/0)

The Shire President read out Resolution 210808 which had been dealt with in Committee.

10. NEXT MEETING

**Resolution
190808**

Moved Cr Boyle

Seconded Cr Lawrance

“That Council hold the next Ordinary Meeting of the Council on September 22nd, 2008, commencing at 3.00pm in the Greenhill’s Hall, Greenhills.”

CARRIED (6/0)

11. CLOSURE

There being no further business the meeting closed at 4.32pm.