

**CONFIRMED MINUTES**

**ORDINARY COUNCIL MEETING**

**THURSDAY, 18 MAY 2017**

**5.30<sup>PM</sup>**

**SHIRE COUNCIL CHAMBERS**



WESTERN AUSTRALIA'S  
**WILDFLOWER COUNTRY**

**CONFIRMED MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD  
IN THE COUNCIL CHAMBERS ON THURSDAY 18 MAY 2017**

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## **1 Declaration of Opening**

The Shire President declared the meeting open at 5:31pm.

### **1.1 Recording of Those Present**

Cr K J Chappel	President
Cr D S Carslake	Deputy President
Cr J M Coaker	
Cr M J Thornton	
Cr K P Stokes	
Cr D S Agar	Absent
Mr S Fletcher	Acting Chief Executive Officer
Ms S Appleton	Executive Manager Development & Administration
Mrs W Gledhill	Executive Manager Corporate & Community Services
Mrs S Adams	Executive Assistant to CEO

### **1.2 Apologies**

Cr Collins

### **1.3 Approved Leave of Absence**

Nil

### **1.4 Welcoming of Visitors to the Meeting**

Nil

### **1.5 Announcements by the Presiding Member without Discussion**

Nil

## **2 Public Question Time**

### **2.1 Response to previous public questions taken on notice**

### **2.2 Public question time**

## **3 Declaration of Interest**

Cr Thornton declared a proximity interest in Item 7.2.3.1.



**COUNCIL RESOLUTION**

**1705002            Moved:        Cr Stokes  
                          Seconded:    Cr Coaker**

**That Standing Orders be suspended.**

**CARRIED 5/0**

Standing Orders were suspended at 5.32pm.

**COUNCIL RESOLUTION**

**1705003            Moved:        Cr Stokes  
                          Seconded:    Cr Coaker**

**That Standing Orders be resumed.**

**CARRIED 5/0**

Standing Orders were resumed at 5.41pm.

<i>Item No/Subject:</i>	<b>7.1.1 Shire of Morawa Major Review of Integrated Planning and Reporting 2017</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>16 May 2017 - Acting Chief Executive Officer – Sean Fletcher</b>
<i>Responsible Officer:</i>	<b>Acting Chief Executive Officer – Sean Fletcher</b>
<i>Applicant/Proponent:</i>	<b>Acting Chief Executive Officer - Sean Fletcher</b>
<i>File Number:</i>	<b>CM.PLN.2, CM.PLN.1, CM.PLN.3, CM.PLN.5</b>
<i>Previous minute/s &amp; Reference:</i>	<b>OCM 20 April 2017 (Last update to Council)</b>

**SUMMARY**

The purpose of this report is to advise Council on the status of the major review of the Integrated Planning and Reporting Process.

Although the intent was for the Strategic Community Plan, the Corporate Business Plan and the Long Term Financial Plan to be adopted at today's meeting, the report highlight's why this cannot be achieved including the

inadequacy of the community engagement process around the Strategic Community Plan.

Accordingly, it is recommended that Council:

1. Requests the Chief Executive Officer assist it with completing the major review of the Integrated Planning and Reporting Process by 31 August 2017;
2. Requires the Chief Executive Officer to keep it informed on the progress of the major review of the Integrated Planning and Reporting Process.

**Please note:**

**The President in accordance with the Shire's Meeting Procedures Local Law has given permission for this matter to come forward onto the Agenda for today's meeting (18 May 2017).**

### **DECLARATION OF INTEREST**

The author has no interest to declare in this report.

### **ATTACHMENTS**

Nil

### **BACKGROUND INFORMATION**

An update on the Integrated Planning and Reporting process for the Shire of Morawa, is presented to Council each month. However, the last update regarding this key strategic process was the February 2017 OCM. In the meantime, Council received the revised Strategic Community Plan, Corporate Business Plan, Long Term Financial Plan and the Asset Management Plans at the briefing session on 9 May 2017.

### **Strategic Community Plan**

The Strategic Community Plan was adopted by Council on 21 June 2012. A desktop (interim) review was subsequently undertaken on 12 September 2014 and adopted by Council on 18 September 2014. The four year (major) review of the Strategic Community Plan commenced with an Elected Member workshop held on the 10 March 2016 facilitated by Emily Sutherland.

It would appear that the community was then advised sometime in August 2016 through a survey that the Shire was in the process of reviewing its Strategic Community Plan, Long Term Financial Plan and Corporate Business Plan. The community was asked to provide suggestions regarding new projects, improvements to existing services and the introduction of new services for inclusion in the Corporate Business Plan.

In the current briefing session notes it states that an updated Strategic Community Plan was prepared and this draft was presented to Elected Members at the Briefing Session on 5 September 2016.

At the briefing session held on 9 May 2017, Council was provided with the new look Strategic Community Plan with the view for it to be adopted at the Council Meeting on 18 May 2017.

### **Corporate Business Plan**

A newsletter was sent to residents in August 2016 asking if there are any changes to services, new services, or new facilities they would like to see. The closing date was 26 August 2016. Nine submissions were received and were circulated to Elected Members for discussion at the November 2016 Briefing Session.

The current briefing session notes, it states that a new ten year Corporate Business Plan was prepared following a Councillor workshop held on 31 January 2017. The new CBP was developed in conjunction with the Long Term Financial Plan and the Strategic Community Plan.

The draft Corporate Business Plan was completed and presented at the briefing session held on 9 May 2017 with a view for it to be adopted at the Council Meeting on 18 May 2017.

### **Informing Strategies**

Other reports that need consideration in terms of their impact on the Strategic Community Plan include the following informing strategies:

#### Long Term Financial Plan (LTFP)

Moore Stephens were engaged to update the LTFP. Discussions between Moore Stephens and the Executive Management Team took place on 18 July 2016 to review the initial draft prior to being presented to Council for further input. Moore Stephens subsequently gave a presentation to Council on 9 August 2016.

The LTFP was then further updated by Moore Stephens to reflect the changes to the Corporate Business Plan.

The LTFP was then presented to Council at the briefing session on 9 May 2017. Council were advised that this would then be presented to the Council Meeting on 18 May 2017 for adoption.

#### Asset Management Plan

A consultant, Ben Symmonds, was engaged to update the Shire's Asset Management Plans. A meeting took place on 3 August 2016 to clarify issues

raised by Ben Symmons and Moore Stephens. Attendees were Michael Keane (Greenfields), Ben Symmons, CEO, MAF and PWS.

In hand with the above, Greenfield Technical Services have undertaken a full assessment of road infrastructure condition and fair values. Roman II has been updated with local road data.

As advised at the Council Briefing session on 9 May 2017, all of the Shire's Asset Management Plans (AMPs) have been reviewed. At the briefing session, Council suggested to the CEO it would be prudent to have a subsequent workshop on the AMPs.

### Workforce Plan

The Workforce Plan is monitored by the Department of Local Government and Communities. This plan requires an assessment by staff. This should happen once the Corporate Plan has been implemented.

### Information Communication and Technology (ICT) Plan

Although the ICT is not a formal requirement, the Department of Local Government and Communities highly recommends that such a plan is developed and implemented and provides the appropriate framework for such a plan on its website.

It should be noted that the Shire of Morawa does not have such a plan. However, the Shire's IT support provider has been asked by the Executive Manager Corporate and Community Services to undertake such a plan.

### Other Key Informing Strategies

Other key plans that impact on the Strategic Community Plan and the Corporate Business Plan include the Local Planning Scheme and Strategy, the Growth Plan, the Mid West Investment Plan and the North Midlands Economic Plan and Mid West Blueprint. Generally, links are made back from the Corporate Business Plan to the applicable project within this plan.

The Shire's Local Planning Scheme is going to today's Council meeting for consideration.

The current briefing session notes detail the other informing strategies as follows:

#### **Existing Plans:**

- Capital Works Plan 2010 – 2015. Given that the asset management plans are in place, the value of such a plan needs to be revisited;
- Sport & Recreation Plan 2011. The Club Development Officer is currently working on an update of this plan;
- Wildflower Country 2012 – 2017;
- North Midlands Economic Development Strategy 2013;

- Grants Masterplan 2014 – 2016;
- Tourism Plan Regional 2002;
- Walk Trails 2009;
- Waste Strategy 2014 – 2018.

#### **Plans Requiring Development:**

- Community Development Strategy – was being prepared by the former CDO;
- Morawa Education Masterplan – this has now been completed by Peter & Barbara Browne. Copies have been circulated to Elected Members and placed on the Shire website;
- Transport Strategy – including roads;
- Shire Property Strategy;
- Caravan Park/Accommodation Strategy. It is intended to commission a strategy in 2016/17. There is a budget allocation of \$25,000;
- Tourist Centre Strategy.

It can be seen from the above list that the new Economic Development Manager would be best placed to develop, review, implement, oversee and carryout a number of these plans.

#### **Risk Management Framework and Compliance Plan**

Under Regulation 17 of the Audit Regulations, the CEO is required to develop and report on a local government's risk management framework and compliance plan.

The initial framework and plan was required by the end of December 2014. This was to consist of the following:

- A risk management policy;
- A risk management framework including processes, procedures and reporting; and
- A compliance plan

The former CEO prepared a report to the audit committee on the appropriateness and effectiveness of the Shire's Risk Management systems and procedures in December 2014.

The current briefing session notes (9 May 2017) state that Moore Stephens were engaged to undertake the 2016 review which was completed by 31 December 2016 with the outcomes to be presented at the next Audit Committee to be on Tuesday 14 March, prior to the Briefing Session.

## **OFFICER'S COMMENT**

It is the author's considered view, and advice to Council, that the Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan are not in a position to be adopted at today's meeting.

### **Strategic Community Plan**

There are a number of reasons why the major review of the Strategic Community Plan review does not meet the necessary requirements, including that the level of community engagement undertaken for the major review of the Strategic Community Plan is inadequate. Unfortunately, it does not meet the Department's Integrated Planning and Reporting guidelines. In particular, the guidelines require with a major review (four yearly) that full and wide ranging community engagement is undertaken.

The Department's Advisory Standard states that with the community engagement process, the minimum requirements are:

- The local government has a community engagement policy or strategy in place;
- Community engagement involves at least 500 or 10% of community members, whichever is fewer;
- The engagement process must be conducted by at least two documented mechanisms.

With the current (original) Strategic Community Plan, there was at least four documented mechanisms conducted including:

- Surveys were distributed by mail or letter drop to all ratepayers and households. An on-line version was also available from the Shire website. A total of 91 people responded to two community surveys;
  - 44 people completed the first survey, including four Councillors, two shire employees and four visitors; and
  - 47 people completed the second survey, including four visitors.
- A Community Visioning Workshop was held in October 2011 attended by 26 people and the SuperTown Community Information Forum held in December 2011 was attended by 100 people.
- Statistically, the total responses received provided a 95% confidence level with a sampling error of plus or minus 9.7%. With an estimated population of approximately 881 residents, the number of survey responses received represented 10.3% of the estimated population.

With regard to the Corporate Business Plan Survey issued in August 2016, it can be seen that in the first instance the survey it is not regarding the Strategic Community Plan, there were only nine responses received and it is only one of

the two required documented processes. That being said, there was a level of valuable feedback provided.

In addition to the above, the Shire does not have a community engagement policy or strategy in place. Ironically, this is one of the strategies listed within the current Strategic Community Plan.

In order to resolve this matter, and to meet the Department's advisory standard regarding the Strategic Community Plan, the following is occurring:

- The author has arranged for an appropriately qualified consultant to workshop with the Council and key staff to develop an appropriate community engagement policy. This will occur during July 2017;
- As an outcome of policy development process, a workshop with the community regarding the draft Strategic Community Plan (July 2017);
- At the next business community meeting (14 June 2017) the author will advise this group on the Strategic Community Planning (SCP) process and seek from this group its feedback on the SCP. The idea here is to commence a process of working hand in hand with the business community regarding Morawa's future.

### **Corporate Business Plan**

The key components of the Advisory Standard for the Corporate Business Plan are:

- A Workforce Plan that meets the Achieving Standard;
- Asset management key performance indicators that meet the Standards;
- A Long Term Financial Plan is in place.

Given that the draft Corporate Business Plan and Long Term Financial Plan may need further amendment once the revised community engagement process is completed, it would be inappropriate to adopt the Community Business Plan today. Also, the Workforce Plan will need a thorough review to reflect the changes to the Strategic Community Plan and the Corporate Business Plan.

At the end of the day, the Corporate Business Plan is the CEO's action plan, that is the key things that need to be achieved over a 4 – 5 year period.

### **Long Term Financial Management Plan**

As stated earlier in this report, the LTFP is being prepared by Moore Stephens. After further discussions with Tamara Olsson at Moore Stephens, she will not have the plan completed for at least two weeks. The author has requested that the LTFP is available by Wednesday 7 June 2017. This has been agreed to.

Ideally, it would be of benefit to have a presentation to Council on the new look LTFP. This could also be conducted in July 2017.

### **Workforce Plan**

As can be seen in the earlier comments regarding the Corporate Business Plan, the Workforce Plan has yet to undergo a review. This needs to be done in conjunction with the finalisation of the SCP, CBP and LTFP.

The author may be in a position to undertake this process himself.

### **Asset Management Plans**

The four new Asset Management Plans are in good shape and can be adopted once Council has had a further workshop regarding their content and outcomes.

In terms of the Waste Water Treatment Plant asset management plan, the staff are currently seeking quotes to have the assets evaluated and information updated. However, this is proving difficult to achieve. The Shire has approached four firms at this point in time. They are either too busy or are not suitably qualified to undertake such an audit. The author may need to seek an extension of time with the ERA regarding this matter.

The author suggests that the presentation/workshop on the four other asset management plans occurs in July 2017.

### **Concluding Comments**

The timeline to adopt the new Strategic Community Plan, the Corporate Business Plan, the Long Term Financial Management Plan, the Workforce Plan and the Asset Management Plans needs to be realistic for the author, staff and Council to achieve with the Community. It is feasible that the major review of the Integrated Planning and Reporting Process would be July/August 2017.

There is also the matter of the status of Integrated Planning and Reporting Process as part of the Shire's Recovery Plan. The author will advise Council and the Department on the impact here, including the adjustment to any reporting timelines.

### **COMMUNITY CONSULTATION**

As per the comments in this report.

## **COUNCILLOR CONSULTATION**

As per previous reports to Council and the Information and CEO Briefing Sessions (Forums).

## **STATUTORY ENVIRONMENT**

Local Government (Administration) Regulations 1996 Part 5 Annual Reports and Planning for the Future - Division 3 – Planning for the Future

## **POLICY IMPLICATIONS**

A comprehensive community engagement policy/strategy is required.

## **FINANCIAL IMPLICATIONS**

The cost to complete the strategic planning process would be approximately:

Community Engagement Policy:	\$ 3 000 - \$ 5 000
Community SCP Workshop:	\$ 3 000 - \$ 5 000
LTFP Presentation:	\$ 2 500
AMP Workshop:	\$ 3 000 - \$ 5 000
Development of Workforce Plan:	\$10 000 - \$15 000

Provision will need to be made in the 2017/18 Budget for these costs.

## **STRATEGIC IMPLICATIONS**

As per the reporting requirements regarding the Strategic Community Plan and the Corporate Business Plan.

## **RISK MANAGEMENT**

Under the Integrated Planning and Reporting Framework, the Shire of Morawa is required to meet the compliance requirements. By meeting each of the key requirements regarding Integrated Planning and Reporting, the Shire will avoid further scrutiny and action by the Department of Local Government and Communities.

## **VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. Requests the Chief Executive Officer assist it with completing the major review of the Integrated Planning and Reporting Process by 31 August 2017;
2. Requires the Chief Executive Officer to keep it informed on the progress of the major review of the Integrated Planning and Reporting Process.

## **COUNCIL RESOLUTION**

1705004                      **Moved:        Cr Stokes**  
   **Seconded:    Cr Thornton**

That Council:

1. **Requests the Chief Executive Officer assist it with completing the major review of the Integrated Planning and Reporting Process by 31 August 2017;**
2. **Requires the Chief Executive Officer to keep it informed on the progress of the major review of the Integrated Planning and Reporting Process.**

**CARRIED 5/0**

<i>Item No/Subject:</i>	<b>7.2.2.1 Accounts Due For Payment – April 2017</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>8 May 2017 - Senior Finance Officer - Candice Smith</b>
<i>Responsible Officer:</i>	<b>Manager Accounting &amp; Finance - Fred Gledhill</b>
<i>Applicant/Proponent:</i>	<b>Manager Accounting &amp; Finance - Fred Gledhill</b>
<i>File Number:</i>	<b>ADM0135</b>
<i>Previous minute/s &amp; Reference:</i>	

**SUMMARY**

A list of accounts is attached for all payments made for the month of April 2017

**DECLARATION OF INTEREST**

Nil

**ATTACHMENTS**

7.2.2.1A - List of accounts due and submitted to Council

**BACKGROUND INFORMATION**

Local Government (Financial Management) Regulations 1996 – Reg 13

The local government has delegated to the CEO the exercise of power to make payments from the municipal fund or the trust fund, a list off accounts paid by the CEO is to prepare each month showing for each account paid since the last such list was prepared.

**OFFICER’S COMMENT**

Nil

**COMMUNITY CONSULTATION**

Nil

**COUNCILLOR CONSULTATION**

Nil

**STATUTORY ENVIRONMENT**

Local Government (Financial Management) Regulations 1996 – Reg 13

**POLICY IMPLICATIONS**

Section 3 – Finance 3.6 Use of Corporate Credit Cards Policy

**FINANCIAL IMPLICATIONS**

As per list of accounts

**STRATEGIC IMPLICATIONS**

Nil

**RISK MANAGEMENT**

As per Policy Section 3 – Finance 3.11 Risk Management Controls

**VOTING REQUIREMENT**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council endorses:

The list of accounts paid by the Chief Executive Officer under delegated authority, represented by:

- Municipal EFT Payment Numbers EFT 9601 to EFT 9678 inclusive, amounting to \$242,594.26
- Municipal Cheque Payments Numbered 11691 to 11700 including Cheque Number 20 amounting to \$14,221.78
- Municipal Direct Debit Payments Numbers DD5513.1 to DD5550.1 amounting to \$20,537.10
- Payroll for April 2017

05/04/2017 - \$47,602.93

19/04/2017 - \$48,560.12

## 7.2.2.1A - List of accounts due and submitted to Council

20	12/04/2017	Shire of Morawa	Petty Cash recoup April 2017	1	349.90
EFT9601	05/04/2017	Star Track Express	Freight Perth to Morawa	1	2,776.81
EFT9602	06/04/2017	Australian Taxation Office	March BAS 2017	1	36,036.00
EFT9603	06/04/2017	Morawa News & Gifts	March 2017 Purchases	1	149.33
EFT9604	06/04/2017	Morawa Drapery Store	Work Uniforms	1	2,975.55
EFT9605	06/04/2017	Westrac Equipment Pty Ltd	Hood Actuator	1	208.70
EFT9606	06/04/2017	S & K Electrical Contracting Pty Ltd	Replace globe on wind sock Morawa Airport	1	1,721.48
EFT9607	06/04/2017	Bob Waddell & Associates Pty Ltd	Assistance with 17/18 Budget	1	33.00
EFT9608	06/04/2017	Bunnings Group Limited	Paint 18B Evans	1	118.19
EFT9609	06/04/2017	Mitchell & Brown	1 x TWW60HFCD Air Conditioner	1	990.00
EFT9610	06/04/2017	M & B Sales	Various Parts	1	279.95
EFT9611	06/04/2017	Herrings Coastal Plumbing & Gas	Fit new solar tank to lot 2 45 Solomon Terrace	1	658.59
EFT9612	06/04/2017	IGA Morawa	Morawa IGA March 2017	1	79.12
EFT9613	06/04/2017	Asphalt in a bag	Supply two pallet of mix 10	1	3,437.50
EFT9614	06/04/2017	Abrolhos Steel	Various parts	1	748.12
EFT9615	06/04/2017	J&D Cook	Supply of Water for Nanekine road	1	3,916.00
EFT9616	06/04/2017	Strategic Teams	Acting CEO Week Ending 7th April 2017	1	4,400.00
EFT9617	07/04/2017	Australian Services Union	Payroll deductions	1	79.05

EFT9618	07/04/2017	Department of Human Services	Payroll deductions	1	547.17
EFT9619	11/04/2017	WesTrac Equipment Pty Ltd	Parts	1	535.28
EFT9620	11/04/2017	Everlastings Guest Homes Morawa	Formal Dinner Catering	1	1,390.00
EFT9621	11/04/2017	McDonalds Wholesalers	Coffee	1	48.40
EFT9622	11/04/2017	S & K Electrical Contracting Pty Ltd	Change earth leakage switch at oval two 20 amp	1	744.80
EFT9623	11/04/2017	Geraldton Toyota	Service - 30,000KM	1	344.04
EFT9624	11/04/2017	LGIS Risk Management	RRC programme 2nd Instalment 2016/07	1	4,775.10
EFT9625	11/04/2017	Jason Sign Makers	R4R Signage - Morawa Swimming Pool	1	159.28
EFT9626	11/04/2017	Leading Edge Computers Dongara & Geraldton	Ink cartridges for Finance Printer	1	341.00
EFT9627	11/04/2017	The Paper Company of Australia	Coloured card for Time cards	1	276.65
EFT9628	11/04/2017	Covs Parts Pty Ltd	Parts	1	196.29
EFT9629	11/04/2017	O.C.P Sales Communication Products	Portable Radio and speaker to suit	1	1,927.68
EFT9630	11/04/2017	Staples	Printer meter reading	1	1,199.49
EFT9631	12/04/2017	Kats Rural	New Hot Water Unit	1	736.00
EFT9632	12/04/2017	Canine Control	Ranger Services - 04/04/2017	1	962.50
EFT9633	12/04/2017	Sigma Companies Group Pty Ltd	Tile and Vinyl Cleaner	1	44.00
EFT9634	12/04/2017	Leading Edge Computers Dongara & Geraldton	HP Service Caddy - in relation to recent upgrade	1	135.00
EFT9635	12/04/2017	Wallis Computer Solutions	Backup solution renewal	1	60.50
EFT9636	12/04/2017	Peerless Jal Pty Ltd	Sanding Disk Pads and dual Coat 2x 20L	1	644.38

EFT9637	12/04/2017	Local Drug Action Groups Inc	Morawa PC - Reintroduce Petty Cash	1	200.00
EFT9638	13/04/2017	BOC Limited	Oxygen Cylinder	1	112.10
EFT9639	13/04/2017	Kats Rural	Various Goods	1	158.80
EFT9640	13/04/2017	Moore Stephens	CLGF 2012-13 End of life Acquittal - Swimming Pool	1	1,155.00
EFT9641	13/04/2017	IT Vision Australia Pty Ltd	Reconfigure permissions and test Synergy	1	550.00
EFT9642	13/04/2017	S & K Electrical Contracting Pty Ltd	Replacement of Compressor in Cool Room at Oval	1	2,665.30
EFT9643	13/04/2017	GH Country Courier	Freight - Mitchell and Brown - Morawa	1	121.35
EFT9644	13/04/2017	Marketforce	Advertising of development application - Tilley Siding	1	452.80
EFT9645	13/04/2017	Courier Australia	Freight - Water exam	1	10.68
EFT9646	13/04/2017	Cordell	WA Building Guide	1	1,000.00
EFT9647	13/04/2017	Leading Edge Computers Dongara & Geraldton	21 x Units for Computer Support	1	9,150.00
EFT9648	13/04/2017	Tudor House	Banners in the Terrace Banner	1	126.50
EFT9649	13/04/2017	Neverfail Springwater Limited	Monthly cooler fee	1	14.30
EFT9650	13/04/2017	Alinta Sales Pty Ltd	Power Usage 01/03/2017 to 31/03/2017	1	314.79
EFT9651	13/04/2017	The West Australian Regional Newspapers	Advertising - 11/01/17	1	199.53
EFT9652	13/04/2017	Candice SMITH	Reimbursement	1	120.00
EFT9653	13/04/2017	Kats Rural	Supply whirly bird	1	89.99
EFT9654	13/04/2017	Landmark Operations Limited	Davey pressure pump	1	1,731.31
EFT9655	13/04/2017	Refuel Australia	Fuel Purchases - March 2017	1	14,176.82

EFT9656	13/04/2017	Mid West Auto Group	Works Supervisor New Vehicle - less trade	1	18,674.01
EFT9657	13/04/2017	S & K Electrical Contracting Pty Ltd	Disconnect power unit 3 hot water system an reconnect	1	174.35
EFT9658	13/04/2017	Winchester Industries	450 tonne washed 10mm blue metal	1	48,334.00
EFT9659	13/04/2017	Bucher Municipal Pty Ltd	Parts - Brushes	1	1,732.50
EFT9660	13/04/2017	Morawa Rural Enterprises Two	Supply two 20.5 R25 double coin rem 2 an with two rubber seals	1	9,268.10
EFT9661	13/04/2017	GNC Concrete & Precast	10 450 class 2 concrete pipe 2.34 length 5 300class2 concrete	1	7,364.50
EFT9662	19/04/2017	GH Country Courier	Freight Westpac Geraldton - Morawa	1	202.03
EFT9663	19/04/2017	Bob Waddell & Associates Pty Ltd	Assistance with - Assets and 2016/17 Budget	1	2,970.00
EFT9664	19/04/2017	Australian Local Government Association	National General Assembly - CEO	1	2,098.00
EFT9665	19/04/2017	RB Contracting	Remove Water Damaged ceiling patch wall in kitchen	1	819.50
EFT9666	19/04/2017	John Phillips Consulting	CEO Appraisal 2017	1	2,750.00
EFT9667	20/04/2017	Kats Rural	Door and Hinge	1	225.50
EFT9668	20/04/2017	Morawa Traders	Depot Coffee room supplies	1	250.59
EFT9669	20/04/2017	Landmark Operations Limited	Parts	1	135.73
EFT9670	20/04/2017	Geraldton Toyota	Purchase of Kluga Wagon (CEO Car)	1	34,018.26
EFT9671	20/04/2017	Leading Edge Computers Dongara & Geraldton	Printer cartridges – Rates Officer	1	103.00
EFT9672	20/04/2017	CS Legal	Legal assistance with handover of assets of Morawa Community	1	363.00
EFT9673	20/04/2017	Covs Parts Pty Ltd	Parts and Filters	1	2,523.10

EFT9674	20/04/2017	Morawa Rural Enterprises Two	Parts	1	687.15
EFT9675	20/04/2017	Rodney King	Tyre repair - and new tyres - Dr Car	1	438.90
EFT9676	20/04/2017	Australian Services Union	Payroll deductions	1	79.05
EFT9677	20/04/2017	Department of Human Services	Payroll deductions	1	547.17
EFT9678	26/04/2017	Logic IT and Node1 Internet	Installation of Free Wifi funded by MWDC	1	2,811.60
11691	05/04/2017	Synergy	Power Usage - 15/02/17 to 15/03/2017	1	1,688.05
11692	05/04/2017	Telstra Corporation Limited	Phone Usage - April 2017	1	71.58
11694	06/04/2017	Morawa Licensed Post Office Emmlee's	March Postage 2017	1	290.79
11695	11/04/2017	Shire of Morawa	Licencing 12 months	1	384.30
11696	11/04/2017	Synergy	Power Usage 14/02/2017 to 23/03/2017	1	36.20
11697	12/04/2017	Synergy	Power Usage 05/02/17 to 24/03/2017	1	3,216.45
11698	12/04/2017	Telstra Corporation Limited	Phone Charges - March 2017	1	480.46
11699	28/04/2017	Telstra Corporation Limited	Telephone Usage to April 1st	1	3,672.10
11700	28/04/2017	Synergy	Power Usage 14/2/17 - 18/4/17	1	4,031.95
DD5513.1	05/04/2017	WA Local Government Superannuation Plan	Payroll deductions	1	8,055.29
DD5513.2	05/04/2017	AMP LIFE LTD - SUPERANNUATION	Superannuation contributions	1	488.32
DD5513.3	05/04/2017	BT FINANCIAL GROUP	Superannuation contributions	1	300.94
DD5513.4	05/04/2017	MLC Nominees Pty Ltd	Superannuation contributions	1	222.87
DD5513.5	05/04/2017	HOSTPLUS	Superannuation contributions	1	160.76

DD5513.6	05/04/2017	Concept One	Superannuation contributions	1	211.05
DD5513.7	05/04/2017	Australian Super	Superannuation contributions	1	214.53
DD5532.1	19/04/2017	WA Local Government Superannuation Plan	Payroll deductions	1	8,185.36
DD5532.2	19/04/2017	AMP LIFE LTD - SUPERANNUATION	Superannuation contributions	1	488.32
DD5532.3	19/04/2017	BT FINANCIAL GROUP	Superannuation contributions	1	300.94
DD5532.4	19/04/2017	MLC Nominees Pty Ltd	Superannuation contributions	1	222.87
DD5532.5	19/04/2017	Commonwealth Bank Group Super	Superannuation contributions	1	184.97
DD5532.6	19/04/2017	Concept One	Superannuation contributions	1	163.84
DD5532.7	19/04/2017	Australian Super	Superannuation contributions	1	214.53
DD5547.1	03/04/2017	Westnet Pty Ltd	April 2017 Internet	1	224.75
DD5547.2	12/04/2017	BOQ Finance	Photocopier Lease April 2017	1	301.16
DD5550.1	05/04/2017	Bank West	March CC debited April 2017	1	596.60

**REPORT TOTALS**

<b>Bank Code</b>	<b>Bank Name</b>	<b>TOTAL</b>
1	Shire of Morawa 0108543	<b>277,353.14</b>
<b>TOTAL</b>		<b>277,353.14</b>

<i>Item No/Subject</i>	<b>7.2.2.2 Reconciliations - April 2017</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>8 May 2017 Senior Finance Officer – Candice Smith</b>
<i>Responsible Officer:</i>	<b>Manager Accounting &amp; Finance – Fred Gledhill</b>
<i>Applicant/Proponent:</i>	<b>Manager Accounting &amp; Finance – Fred Gledhill</b>
<i>File Number:</i>	<b>ADM0189</b>
<i>Previous minute/s &amp; Reference:</i>	

### **SUMMARY**

Local Government (Financial Management) Regulation 34 (1) (a) states that a Local Government must prepare financial statements monthly.

### **DECLARATION OF INTEREST**

Nil

### **ATTACHMENTS**

Nil

### **BACKGROUND INFORMATION**

The information provided is obtained from the Bank Reconciliations carried out for Municipal Bank/Reserves Bank and the Trust Bank to ensure all transactions have been accounted for.

### **OFFICER'S COMMENT**

The Shire of Morawa's financial position is as follows:-

**BANK BALANCES AS AT 30 April 2017**

<b>Account</b>	<b>2017</b>
Municipal Account #	\$704,412.74
Trust Account	\$13,484.29
Business Telenet Saver (Reserve) Account	\$3,351,001.39
WA Treasury O/night Facility (Super Towns) Account	\$734,409.79
Reserve Term Deposit (Community Development)	\$500,000.00
Reserve Term Deposit (Future Funds 1)	\$800,000.00
Reserve Term Deposit (Future Funds 2)	\$800,000.00

**BANK RECONCILIATION BALANCES**

The Bank Reconciliation Balances for 30 April 2017 with a comparison for 30 April 2016 is as follows:

<b>Account</b>	<b>2016</b>	<b>2017</b>
Municipal Account #	\$245,762.90	\$687,453.19
Trust Account	\$10,232.23	\$14,498.29
Reserve Account	\$6,218,919.27	\$6,185,411.18

## **RESERVE ACCOUNT**

The Reserve Funds of \$6,185,411.18 as at 30 April 2017 were invested in:-

- Bank of Western Australia \$3,351,001.39 in the Business Telenet Saver Account and
- \$734,409.79 in the WA Treasury O/Night Facility
- Term Deposit (Future Funds 1) \$800,000.00
- Term Deposit (Future Funds 2) \$800,000.00
- Term Deposit (Community Development Fund) \$500,000.00

Breakdown for April 2017 with a comparison for April 2016 is as follows:

	<b>2016</b>	<b>2017</b>
Sports Complex Upgrade Reserve	\$0.00	\$0.00
Land & Building Reserve	\$5,231.29	\$79,834.58
Plant Reserve	\$945,177.95	\$1,028,310.18
Leave Reserve	\$280,898.51	\$289,514.39
Economic Development Reserve	\$107,745.72	\$109,113.54
Sewerage Reserve	\$123,736.39	\$146,045.59
Unspent Grants & Contributions Reserve	\$192,350.05	\$24,873.36
Community Development Reserve	\$1,392,879.44	\$1,186,337.79
Water Waste Management Reserve	\$0.00	\$0.00
Future Funds Reserve	\$2,188,392.36	\$2,152,830.43
Morawa Future Funds Interest Reserve	\$11,109.12	\$55,251.13
Aged Care Units Reserve Units 6-9	\$9,000.64	\$9,114.92
Aged Care Units Reserve Units 1-4	0	\$67,842.90
Aged Care Units Reserve Unit 5	0	\$54,460.90
Transfer Station Reserve	\$199,061.16	\$29,072.38
S/Towns Revitalisation Reserve	\$173,204.54	\$176,131.09
ST Solar Thermal Power Station Reserve	\$549,002.17	\$558,278.70
Business Units Reserve	\$41,129.93	\$61,851.76
Legal Reserve	\$0.00	\$15,149.77
Road Reserve	\$0.00	\$141,397.77
<b>TOTAL</b>	<b>\$6,218,919.27</b>	<b>\$6,016,881.56</b>

## **TRANSFER OF FUNDS**

- \$27,898.75 from Unspent Grants to Municipal Fund being for Interest earned on MWIP S/Towns up to and including 30/06/2014,30/06/2015. 5 August 2016
- \$12,606.63 from Unspent Grants to Municipal Fund being for Interest earned on S/Towns Interest 15/16. 10 August 2016
- \$106,179.00 from Transfer Station Funds to Municipal Fund less interest earned being for New Transfer Station. 31 October 2016
- \$200,000.00 from Community Development Fund to Municipal Fund being for contribution towards major works on Town Swimming Pool. 31 October 2016
- \$27,816.09 from Unspent Grant to Municipal Fund being for Cloud Chasing Grant Unspent EOY 15/16. 31 October 2016
- \$38,694.73 from Municipal Fund to Plant Reserve – 1<sup>st</sup> Quarter Asset Depreciation allocation as per Budget. 15 December 2016.
- \$38,694.73 from Municipal Fund to Plant Reserve – 2<sup>nd</sup> Quarter Asset Depreciation allocation as per Budget. 30 March 2017
- \$54,409.15 from Municipal Fund to Aged Care Unit 5 – Transfer of money from Aged Care Account. 30 March 2017
- \$67,778.44 from Municipal Fund to Aged Care Units 1-4 – Transfer of money from Aged Care Account. 30 March 2017
- **Investment Transfers**
- \$500,000.00 from Community Development Fund to Term Deposit Community Development for 11 months and 30 days @ 3% interest
- \$800,000.00 from Future Funds to Term Deposit Future Funds1 for 11 months and 30 days @ 3% interest
- \$800,000.00 from Future Funds to Term Deposit Future Funds2 for 11 months and 30 days @ 3% interest
- \$500,000.00 from Municipal Funds to Term Deposit Municipal Account for 47 days @ 1.5% interest

## **COMMUNITY CONSULTATION**

NIL

**COUNCILLOR CONSULTATION**

NIL

**STATUTORY ENVIRONMENT**

Local Government Act 1995 and Local Government (Financial Management) Regulations 1996

**POLICY IMPLICATIONS**

Section 3 – Finance 3.11 Risk Management Controls  
Section 3 – Finance 3.4.3 Investment Policy – Delegated Authority

**FINANCIAL IMPLICATIONS**

As presented

**STRATEGIC IMPLICATIONS**

Nil

**RISK MANAGEMENT**

As per Policy Section 3 – Finance 3.11 Risk Management Controls

**VOTING REQUIREMENTS**

Simple Majority

**OFFICER’S RECOMMENDATION**

That Council:

Receive the bank reconciliation report for 30 April 2017.

<i>Item No/Subject:</i>	<b>7.2.2.3 Monthly Financial Statements</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>9 May 2017 - Candice Smith - Senior Finance Officer</b>
<i>Responsible Officer:</i>	<b>Fred Gledhill - Manager Accounting &amp; Finance</b>
<i>Applicant/Proponent:</i>	<b>Senior Finance Officer Manager Accounting &amp; Finance</b>
<i>File Number:</i>	
<i>Previous minute/s &amp; Reference:</i>	

### **SUMMARY**

Local Government (Financial Management) Regulation 34(1) (a) states that a Local Government must prepare financial statements monthly.

### **DECLARATION OF INTEREST**

Nil

### **ATTACHMENTS**

7.2.2.3A - The April Monthly Financial Activity Report pertaining to Councils operations is provided under separate cover. A copy of the schedules is available if required.

### **BACKGROUND INFORMATION**

Nil

### **OFFICER'S COMMENT**

Nil

### **COMMUNITY CONSULTATION**

Nil

### **COUNCILLOR CONSULTATION**

Nil

## **STATUTORY ENVIRONMENT**

Local Government Act 1995 and Local Government (Financial Management) Regulations.

## **POLICY IMPLICATIONS**

Nil

## **FINANCIAL IMPLICATIONS**

As presented

## **STRATEGIC IMPLICATIONS**

Nil

## **RISK MANAGEMENT**

Nil

## **VOTING REQUIREMENTS**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

Receive the Statement of Financial Activity and the Variance Report for the period ending the 30 April 2017.

## **COUNCIL RESOLUTION**

**1705005**                      **Moved:        Cr Thornton**  
   **Seconded: Cr Coaker**

**That items 7.2.2.1 to 7.2.2.3 be moved enbloc.**

**COUNCIL RESOLUTION**

Item 7.2.2.1

That Council endorses:

The list of accounts paid by the Chief Executive Officer under delegated authority, represented by:

- **Municipal EFT Payment Numbers EFT 9601 to EFT 9678 inclusive, amounting to \$242,594.26**
- **Municipal Cheque Payments Numbered 11691 to 11700 including Cheque Number 20 amounting to \$14,221.78**
- **Municipal Direct Debit Payments Numbers DD5513.1 to DD5550.1 amounting to \$20,537.10**
- **Payroll for April 2017**
  - 05/04/2017 - \$47,602.93**
  - 19/04/2017 - \$48,560.12**

**COUNCIL RESOLUTION**

Item 7.2.2.2

That Council:

Receive the bank reconciliation report for 30 April 2017

**COUNCIL RESOLUTION**

Item 7.2.2.3

That Council:

Receive the Statement of Financial Activity and the Variance Report for the period ending the 30 April 2017.

**CARRIED 5/0**



**SHIRE OF MORAWA**  
**MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017**

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## SHIRE OF MORAWA

## STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

	NOTE	APRIL 2017 Actual \$	APRIL 2017 Y-T-D Budget \$	2016/17 Budget \$	Variations Actuals to Budget \$	Variations Actual Budget to Y-T-D %	
<b>Operating</b>							
Revenues/Sources	1,2						
Governance		4	0	10	4	0.00%	
General Purpose Funding		1,228,126	1,360,085	1,786,445	(131,959)	(9.70%)	
Law, Order, Public Safety		391,240	37,989	44,720	353,251	929.88%	▲
Health		2,584	6,000	8,000	(3,416)	(56.93%)	
Education and Welfare		32,924	36,460	45,500	(3,536)	(9.70%)	
Housing		176,451	46,140	142,711	130,311	282.43%	▲
Community Amenities		437,459	456,518	611,431	(19,059)	(4.17%)	
Recreation and Culture		260,247	85,718	346,031	174,529	203.61%	▲
Transport		4,719,951	3,569,249	3,591,841	1,150,702	32.24%	▲
Economic Services		129,779	161,200	192,699	(31,421)	(19.49%)	▼
Other Property and Services		104,178	66,480	123,722	37,698	56.71%	▲
		<u>7,482,943</u>	<u>5,825,839</u>	<u>6,893,110</u>	<u>1,657,104</u>	<u>28.44%</u>	
(Expenses)/(Applications)	1,2						
Governance		(332,109)	(361,292)	(485,349)	(332,109)	0.00%	
General Purpose Funding		(155,146)	(151,700)	(198,855)	(3,446)	(2.27%)	
Law, Order, Public Safety		(108,050)	(126,144)	(147,658)	18,094	14.34%	▼
Health		(116,620)	(127,808)	(154,150)	11,188	8.75%	
Education and Welfare		(153,280)	(252,027)	(299,878)	98,747	39.18%	▼
Housing		(125,378)	(66,883)	(178,753)	(58,495)	(87.46%)	▲
Community Amenities		(419,221)	(527,052)	(616,434)	107,831	20.46%	▼
Recreation & Culture		(984,084)	(969,187)	(1,143,712)	(14,897)	(1.54%)	
Transport		(4,864,293)	(1,485,222)	(1,769,563)	(3,379,071)	(227.51%)	▲
Economic Services		(347,508)	(537,218)	(628,406)	189,710	35.31%	▼
Other Property and Services		(27,652)	(46,353)	(29,715)	18,701	40.34%	▼
		<u>(7,633,341)</u>	<u>(4,650,886)</u>	<u>(5,652,470)</u>	<u>(3,343,747)</u>	<u>64.13%</u>	
Net Result Excluding Rates		(150,398)	1,174,952	1,240,640	(1,686,642)		
<b>Adjustments for Non-Cash</b>							
<b>(Revenue) and Expenditure</b>							
(Profit)/Loss on Asset Disposals	4	0	15,231	18,259	(15,231)	100.00%	▼
Movement in Leave Reserve (Added Back)		2,862	0	0	2,862	0.00%	
Movement in Deferred Pensioner Rates/ESL (not)		2,871	0	0	2,871	0.00%	
Movement in Employee Benefit Provisions (non-c)		0	0	0	0	0.00%	
Rounding Adjustment		0	0	0	0	0.00%	
Depreciation on Assets		1,234,942	1,402,500	1,683,278	(167,558)	11.95%	▼
<b>Capital Revenue and (Expenditure)</b>							
Purchase Land Held for Resale	3	0	0	0	0	0.00%	
Purchase Land and Buildings	3	(73,652)	(863,420)	(869,434)	789,768	91.47%	▼
Purchase Plant and Equipment	3	(572,662)	(377,000)	(387,000)	(195,662)	(51.90%)	▲
Purchase Furniture and Equipment	3	0	(2,870)	(2,870)	2,870	100.00%	
Purchase Infrastructure Assets - Roads	3	(1,018,022)	(1,687,085)	(1,888,807)	669,063	39.66%	▼
Purchase Infrastructure Assets - Footpaths	3	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Drainage	3	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Parks & Ovals	3	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Airfields	3	0	(2,600,000)	(2,600,000)	2,600,000	100.00%	▼
Purchase Infrastructure Assets - Play Equip	3	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Sewerage	3	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Dams	3	0	0	0	0	0.00%	
Purchase Infrastructure Assets - Other	3	(1,167,373)	(487,800)	(966,000)	(679,573)	(139.31%)	▲
Proceeds from Disposal of Assets	4	15,000	135,500	135,500	(120,500)	(88.93%)	▼
Repayment of Debentures	5	(44,414)	(46,164)	(68,175)	1,750	3.79%	
Proceeds from New Debentures	5	0	0	0	0	0.00%	
Advances to Community Groups		0	0	0	0	0.00%	
Self-Supporting Loan Principal Income	5	0	0	0	0	0.00%	
Transfers to Restricted Assets (Reserves)	6	(251,390)	(451,054)	(519,121)	199,664	44.27%	▼
Transfers from Restricted Asset (Reserves)	6	374,500	1,390,340	1,472,931	(1,015,840)	(73.06%)	▼
ADD Net Current Assets July 1 B/Fwd	7	1,081,055	1,088,809	1,088,809	(7,754)	(0.71%)	
LESS Net Current Assets Year to Date	7	<u>1,086,369</u>	<u>348,662</u>	<u>0</u>	<u>737,707</u>	<u>(211.58%)</u>	
Amount Raised from Rates	8	<u>(1,653,049)</u>	<u>(1,656,723)</u>	<u>(1,661,990)</u>	<u>3,674</u>	<u>(0.22%)</u>	

This statement is to be read in conjunction with the accompanying notes.

**Material Variances Symbol**

Above Budget Expectations

▲

Greater than 10,000 and greater than 10%

Below Budget Expectations

▼

Less than 10,000 and less than 10%

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

1. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

(a) **Basis of Accounting**

The budget has been prepared in accordance with applicable Australian Accounting Standards (as they apply to local government and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations.

The budget has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

(b) **The Local Government Reporting Entity**

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 9.

(c) **Rounding Off Figures**

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

(d) **Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

(e) **Goods and Services Tax**

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

(f) **Superannuation**

The Council contributes to a number of superannuation funds on behalf of employees.

(g) **Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, cash at bank, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are shown as short term borrowings in current liabilities on the statement of financial position.

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Trade and Other Receivables

Collectibility of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

(i) Inventories

*General*

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

*Land Held for Resale*

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is complete are expensed.

Revenue arising from the sale of property is recognised in the statement of comprehensive income as at the time of signing an unconditional contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

(j) Fixed Assets

Each class of fixed assets is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation or impairment losses.

*Initial Recognition*

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

*Revaluation*

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. For infrastructure and other asset classes where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset.

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases in the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the statement of comprehensive income.

Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Those assets carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and accumulated impairment losses, are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

## SHIRE OF MORAWA

### NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

#### 1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### (j) Fixed Assets (Continued)

###### *Land Under Roads*

In Western Australia, all land under roads is Crown Land, the responsibility for managing which, is vested in the local government.

Effective as at 1 July 2008, Council elected not to recognise any value for land under roads acquired on or before 30 June 2008. This accords with the treatment available in Australian Accounting Standard AASB 1051 Land Under Roads and the fact Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

In respect of land under roads acquired on or after 1 July 2008, as detailed above, Local Government (Financial Management) Regulation 16(a)(i) prohibits local governments from recognising such land as an asset.

Whilst this treatment is inconsistent with the requirements of AASB 1051, Local Government (Financial Management) Regulation 4(2) provides, in the event of such an inconsistency, the Local Government (Financial Management) Regulations prevail.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the Council.

###### **Depreciation of Non-Current Assets**

All non-current assets having a limited useful life are systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Assets are depreciated from the date of acquisition or, in respect of internally constructed assets, from the time the asset is completed and held ready for use.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Buildings	50 to 100 years
Furniture and Equipment	10 years
Plant and Equipment	5 to 15 years
Sealed roads and streets clearing and earthworks construction/road base original surfacing and major re-surfacing - bituminous seals	not depreciated 50 years 20 years
Gravel roads clearing and earthworks construction/road base gravel sheet	not depreciated 50 years 12 years
Formed roads (unsealed) clearing and earthworks construction/road base	not depreciated 50 years
Footpaths - slab	40 years

###### **Depreciation of Non-Current Assets (Continued)**

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income. When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained earnings.

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(j) Fixed Assets (Continued)

**Capitalisation Threshold**

Expenditure under the thresholds listed below is not capitalised. Rather, it is recorded on an

- Land	Nil (All Land Capitalised)
- Buildings	5,000
- Plant & Equipment	5,000
- Furniture & Equipment	5,000
- Infrastructure	5,000

**Capitalisation Threshold**

Expenditure on items of equipment under \$5,000 is not capitalised. Rather, it is recorded on an asset inventory listing.

(k) Financial Instruments

**Initial Recognition and Measurement**

Financial assets and financial liabilities are recognised when the Council becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the Council commits itself to either the purchase or sale of the asset (ie trade date accounting is adopted).

Financial instruments are initially measured at fair value plus transaction costs, except where the instrument is classified 'at fair value through profit or loss', in which case transaction costs are expensed to profit or loss immediately.

**Classification and Subsequent Measurement**

Financial instruments are subsequently measured at fair value, amortised cost using the effective interest rate method or at cost.

Fair value represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties. Where available, quoted prices in an active market are used to determine fair value. In other circumstances, valuation techniques are adopted.

Amortised cost is calculated as:

- (a) the amount in which the financial asset or financial liability is measured at initial recognition;
- (b) less principal repayments;
- (c) plus or minus the cumulative amortisation of the difference, if any, between the amount initially recognised and the maturity amount calculated using the effective interest rate method; and
- (b) less any reduction for impairment.

The effective interest rate method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability. Revisions to expected future net cash flows will necessitate an adjustment to the carrying value with a consequential recognition of an income or expense in profit or loss.

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

(k) Financial Instruments (Continued)

Classification and Subsequent Measurement (Continued)

*(i) Financial assets at fair value through profit and loss*

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are classified as held for trading unless they are designated as hedges. Assets in this category are classified as current assets.

*(ii) Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost.

Loans and receivables are included in current assets, except for those which are not expected to mature within 12 months after the end of the reporting period (classified as non-current assets).

*(iii) Held-to-maturity investments*

Held-to-maturity investments are non-derivative financial assets with fixed maturities and fixed or determinable payments that the Council's management has the positive intention and ability to hold to maturity.

Held-to-maturity financial assets are included in non-current assets, except for those which are expected to mature within 12 months after the end of the reporting period, which are classified as current assets.

If the Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale.

*(iv) Available-for-sale financial assets*

Available-for-sale financial assets are non-derivative financial assets that are either not suitable to be classified into other categories of financial assets due to their nature, or they are designated as such by management. They comprise investments in the equity of other entities where there is neither a fixed maturity nor fixed or determinable payments.

Available-for-sale financial assets are included in non-current assets, except for those which are expected to mature within 12 months of the end of the reporting period (classified as current assets).

*(v) Financial liabilities*

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

**Impairment**

At the end of each reporting period, the Council assesses whether there is objective evidence that a financial instrument has been impaired. In the case of available-for-sale financial instruments, a prolonged decline in the value of the instrument is considered to determine whether impairment has arisen. Impairment losses are recognised in the statement of comprehensive income.

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(l) Estimation of Fair Value**

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and option pricing models making maximum use of market inputs and relying as little as possible on entity-specific inputs.

Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

**(m) Impairment**

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the statement of comprehensive income.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

At the time of adopting the budget, it is not possible to estimate the amount of impairment losses (if any) as at 30 June 2013.

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on this budget document.

**(n) Trade and Other Payables**

Trade and other payables represent liabilities for goods and services provided to the Council prior to the end of the financial year that are unpaid and arise when the Council becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

## SHIRE OF MORAWA

### NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

#### 1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### (o) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

##### (i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the Council has a present obligation to pay resulting from employees' services provided to reporting date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

##### (ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

##### (p) Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

##### (q) Provisions

Provisions are recognised when:

- a) the Council has a present legal or constructive obligation as a result of past events;
- b) for which it is probable that an outflow of economic benefits will result to settle the obligation; and
- c) that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Provisions are not recognised for future operating losses.

##### (r) Current and Non-Current Classification

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non-current based on Council's intentions to release for sale.

##### (s) Comparative Figures

Where required, comparative figures have been adjusted to conform with changes in presentation of the current budget year.

## SHIRE OF MORAWA

### NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

#### 2. STATEMENT OF OBJECTIVE

The Shire of Morawa is dedicated to providing high quality services to the community through the various service orientated programs which it has established.

##### **GOVERNANCE**

Includes members of Council, Civic Functions & Public Relations, Council Elections, Training/Education. Objective is to provide a management & administrative structure to service Council & the community.

##### **GENERAL PURPOSE FUNDING**

Includes Rates, Loans, Investments & Grants. Objective is to manage Council's finances.

##### **LAW, ORDER, PUBLIC SAFETY**

Includes Emergency Services & Animal Control. Objective is to provide, develop & manage services in response to community needs.

##### **HEALTH**

Includes Environmental Health, Medical & Health facilities. Objective is to provide, develop & manage services in response to community needs.

##### **EDUCATION AND WELFARE**

Includes Education, Welfare & Children's Services. Objective is to provide, develop & manage services in response to community needs.

##### **HOUSING**

Includes Staff & Other Housing. Objective is to ensure quality housing and appropriate infrastructure is maintained.

##### **COMMUNITY AMENITIES**

Includes Refuse Collection, Sewerage, Cemetery, Building Control, Town Planning & Townscape. Objective is to provide, develop & manage services in response to community needs.

##### **RECREATION AND CULTURE**

Includes Pools, Halls, Library, Oval, Parks & Gardens & Recreational Facilities. Objective is to ensure the recreational & cultural needs of the community are met.

##### **TRANSPORT**

Includes Roads, Footpaths, Private Works, Machine Operating Costs, Outside Wages & Airstrip. Objective is to effectively manage transport infrastructure.

##### **ECONOMIC SERVICES**

Includes Tourism, Rural Services, Economic Development & Caravan Park. Objective is to foster economic development, tourism & rural services in the district.

##### **OTHER PROPERTY & SERVICES**

Includes Private Works, Public Works Overheads, Plant Operating Costs, Administration Overheads and Unclassified Items. Objective is to provide control accounts and reporting facilities for all other operations.

## SHIRE OF MORAWA

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

3. ACQUISITION OF ASSETS	2016/17 Budget \$	APRIL 2017 YTD Budget \$	APRIL 2017 Actual \$
The following assets have been acquired during the period under review:			
<b><u>By Program</u></b>			
<b>Governance</b>			
Upgrade to Old Council Chambers	539,434	539,420	0.00
<b>General Purpose Funding</b>			
<b>Law, Order, Public Safety</b>			
New fire truck	0	0	370,940.46
<b>Housing</b>			
Aged Person Units x 4 - water metres	30,000	24,000	0.00
<b>Community Amenities</b>			
Construction of Refuse Transfer Station	0	0	0.00
New Tip Site Construction	0	0	7,942.23
Closure/Rehabilitation Old Tip Site	0	0	0.00
Compactors/Transfer Bins for Transfer Station	0	0	43,820.00
Refuse Transfer Station - Storage Shed	0	0	73,651.18
Purchase Land For New Waste Site	300,000	300,000	0.00
<b>Recreation and Culture</b>			
Upgrade to Pool Pump House	0	0	0.00
Swimming Pool Bowls (Adults/Childrens Pools) - Contract	950,000	475,000	1,146,978.62
Swimming Pool Bowls (Adults/Childrens Pools) - Grant Expenses	0	0	0.00
Swimming Pool Bowls (Adults/Childrens Pools) - Shire Expenses	0	0	0.00
Sports Complex Water upgrade	0	0	0.00
<b>Transport</b>			
Road Construction			
- Rural Roads Construction	1,533,585	1,379,253	938,686.61
- Townsite Roads Construction	206,422	183,832	7,595.42
Plant & Equipment - Road Plant Purchases	237,000	237,000	38,388.65
Airfield Infrastructure	2,600,000	2,600,000	0.00
<b>Economic Services</b>			
Caravan Park Camp Kitchen/Caretakers Cabin	50,000	40,000	58,100.22
WIFI System - Caravan Park/Main ST	16,000	12,800	11,702.07
Phase 1 - Civic Square/Pedestrian Crossing	0	0	750.00
Phase 2 - Road Freight Alignment	148,800	124,000	71,740.17
<b>Other Property &amp; Services</b>			
Purchase of Lot 9000, White Ave	0	0	1.00
Administration Furniture & Equipment	2,870	2,870	0.00
CEO/DCEO/MAF Vehicles	100,000	100,000	61,412.21
	<u>6,714,111</u>	<u>6,018,175</u>	<u>2,831,708.84</u>

## SHIRE OF MORAWA

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

3. ACQUISITION OF ASSETS (Continued)	2016/17 Budget \$	APRIL 2017 YTD Budget \$	APRIL 2017 Actual \$
The following assets have been acquired during the period under review:			
<b><u>By Class</u></b>			
Land Held for Resale	0	0	0.00
Investments	0	0	0.00
Land	300,000	300,000	1.00
Buildings	569,434	563,420	73,651.18
Plant and Equipment	387,000	377,000	572,661.54
Furniture and Equipment	2,870	2,870	0.00
Infrastructure Assets - Roads	1,888,807	1,687,085	1,018,022.20
Infrastructure Assets - Footpaths	0	0	0.00
Infrastructure Assets - Drainage/Dams	0	0	0.00
Infrastructure Assets - Parks & Ovals	0	0	0.00
Infrastructure Assets - Airfields	2,600,000	2,600,000	0.00
Infrastructure Assets - Playground Equipment	0	0	0.00
Infrastructure Assets - Sewerage	0	0	0.00
Infrastructure Assets - Dams	0	0	0.00
Infrastructure Assets - Other	966,000	487,800	1,167,372.92
	<u>6,714,111</u>	<u>6,018,175</u>	<u>2,831,708.84</u>

**SHIRE OF MORAWA**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017**

**4. DISPOSALS OF ASSETS**

The following assets have been disposed of during the period under review:

By Program	Written Down Value		Sale Proceeds		Profit(Loss)	
	2016/17 Budget \$	APRIL 2017 Actual \$	2016/17 Budget \$	APRIL 2017 Actual \$	2016/17 Budget \$	APRIL 2017 Actual \$
<b>Law, Order &amp; Public Safety</b> (Asset 292) Canna Fire Truck Isuzu FSS550 MO33	0	0.00	0	15,000.00	0	0.00
<b>Transport</b> (Asset 45) 1999 Ford Courier Tray Top (Asset 272) - Backhoe Case P192 (Asset 476) - Ford Ranger - PWS	0 46,300 28,838	0.00 0.00 0.00	1,500 35,000 22,000	0.00 0.00 0.00	1,500 (11,300) (6,838)	0.00 0.00 0.00
<b>Other Property &amp; Services</b> (Asset 600) Kluger AWD V6 Wagon - CEO (Asset 580) 2013 - Nissan Patrol Wagon - EM	44,111 34,510	0.00 0.00	42,000 35,000	0.00 0.00	(2,111) 490	0.00 0.00
	153,759	0.00	135,500	15,000.00	(18,259)	0.00

By class of asset	Written Down Value		Sale Proceeds		Profit(Loss)	
	2016/17 Budget \$	APRIL 2017 Actual \$	2016/17 Budget \$	APRIL 2017 Actual \$	2016/17 Budget \$	APRIL 2017 Actual \$
<b>Plant &amp; Equipment</b> (Asset 45) 1999 Ford Courier Tray Top (Asset 272) - Backhoe Case P192 (Asset 476) - Ford Ranger - PWS (Asset 600) Kluger AWD V6 Wagon - CEO (Asset 580) 2013 - Nissan Patrol Wagon - EM (Asset 292) Canna Fire Truck Isuzu FSS550 MO33	0 46,300 28,838 44,111 34,510 0	0.00 0.00 0.00 0.00 0.00 0.00	1,500 35,000 22,000 42,000 35,000 0	0.00 0.00 0.00 0.00 0.00 15,000.00	1,500 (11,300) (6,838) (2,111) 490 0	0.00 0.00 0.00 0.00 0.00 0.00
	153,759	0.00	135,500	15,000.00	(18,259)	0.00

**Summary**

Profit on Asset Disposals	1,990	0.00
Loss on Asset Disposals	(20,249)	0.00
	<u>(18,259)</u>	<u>0.00</u>

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

5. INFORMATION ON BORROWINGS

(a) Debenture Repayments

Particulars	Principal 1-Jul-16	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		2016/17 Budget \$	2016/17 Actual \$	2016/17 Budget \$	2016/17 Actual \$	2016/17 Budget \$	2016/17 Actual \$	2016/17 Budget \$	2016/17 Actual \$
<b>Housing</b>									
Loan 133 - GEHA House	102,614	0	0	31,993	15,735	70,621	86,879	6,206	3,361
Loan 134 - 2 Broad Street	72,564	0	0	24,158	22,726	48,406	49,838	3,090	4,499
Loan 136 - 24 Harley Street - Staff Housing	344,161	0	0	12,024	5,953	332,137	338,208	13,408	6,245
	519,339	0	0	68,175	44,414	451,164	474,925	22,704	14,105

All debenture repayments are to be financed by general purpose revenue.

## SHIRE OF MORAWA

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

	2016/17 Budget \$	APRIL 2017 Actual \$
<b>6. RESERVES - CASH BACKED</b>		
<b>(a) Leave Reserve</b>		
Opening Balance	286,652	286,652
Amount Set Aside / Transfer to Reserve	14,088	2,862
Amount Used / Transfer from Reserve	<u>(39,000)</u>	<u>0</u>
	<u>261,740</u>	<u>289,514</u>
<b>(b) Sports and Recreation Facilities Reserve</b>		
Opening Balance	0	0
Amount Set Aside / Transfer to Reserve	0	0
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>
<b>(c) Plant Reserve</b>		
Opening Balance	941,344	941,344
Amount Set Aside / Transfer to Reserve	198,998	86,967
Amount Used / Transfer from Reserve	<u>(201,500)</u>	<u>0</u>
	<u>938,842</u>	<u>1,028,310</u>
<b>(d) Building Reserve</b>		
Opening Balance	79,045	79,045
Amount Set Aside / Transfer to Reserve	22,506	789
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>101,551</u>	<u>79,835</u>
<b>(e) Economic Development Reserve</b>		
Opening Balance	108,035	108,035
Amount Set Aside / Transfer to Reserve	3,425	1,079
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>111,460</u>	<u>109,114</u>
<b>(f) Community Development Reserve</b>		
Opening Balance	1,376,593	1,376,593
Amount Set Aside / Transfer to Reserve	43,642	9,745
Amount Used / Transfer from Reserve	<u>(400,000)</u>	<u>(200,000)</u>
	<u>1,020,235</u>	<u>1,186,338</u>
<b>(g) Sewerage Reserve</b>		
Opening Balance	144,602	144,602
Amount Set Aside / Transfer to Reserve	74,584	1,444
Amount Used / Transfer from Reserve	<u>0</u>	<u>0</u>
	<u>219,186</u>	<u>146,046</u>
<b>(h) Unspent Grants and Contributions Reserve</b>		
Opening Balance	92,743	92,743
Amount Set Aside / Transfer to Reserve	2,940	452
Amount Used / Transfer from Reserve	<u>(55,505)</u>	<u>(68,321)</u>
	<u>40,178</u>	<u>24,873</u>

## SHIRE OF MORAWA

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

	2016/17 Budget \$	APRIL 2017 Actual \$
<b>6. RESERVES (Continued)</b>		
<b>(i) Business Units Reserve</b>		
Opening Balance	61,240	61,240
Amount Set Aside / Transfer to Reserve	21,942	611
Amount Used / Transfer from Reserve	0	0
	<u>83,182</u>	<u>61,852</u>
<b>(j) Morawa Future Funds Interest</b>		
Opening Balance	54,705	54,705
Amount Set Aside / Transfer to Reserve	31,701	546
Amount Used / Transfer from Reserve	0	0
	<u>86,406</u>	<u>55,251</u>
<b>(k) Morawa Community Future Funds Reserve</b>		
Opening Balance	2,140,600	2,140,600
Amount Set Aside / Transfer to Reserve	67,861	12,231
Amount Used / Transfer from Reserve	(57,682)	0
	<u>2,150,779</u>	<u>2,152,830</u>
<b>(l) Refuse Transfer Station Reserve</b>		
Opening Balance	134,515	134,515
Amount Set Aside / Transfer to Reserve	4,265	736
Amount Used / Transfer from Reserve	-	(106,179)
	<u>138,780</u>	<u>29,072</u>
<b>(m) Aged Care Units Reserve - Units 6-9</b>		
Opening Balance	9,025	9,025
Amount Set Aside / Transfer to Reserve	286	90
Amount Used / Transfer from Reserve	-	0
	<u>9,311</u>	<u>9,115</u>
<b>(n) ST-N/Midlands Solar Thermal Power</b>		
Opening Balance	550,687	550,687
Amount Set Aside / Transfer to Reserve	17,459	7,591
Amount Used / Transfer from Reserve	(540,000)	0
	<u>28,146</u>	<u>558,279</u>
<b>(o) ST-Morawa Revitalisation Reserve</b>		
Opening Balance	173,736	173,736
Amount Set Aside / Transfer to Reserve	5,508	2,395
Amount Used / Transfer from Reserve	(179,244)	0
	<u>0</u>	<u>176,131</u>
<b>(p) Legal Fees Reserve</b>		
Opening Balance	15,000	15,000
Amount Set Aside / Transfer to Reserve	5,478	150
Amount Used / Transfer from Reserve	0	0
	<u>20,478</u>	<u>15,150</u>

**SHIRE OF MORAWA**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017**

	2016/17 Budget \$	APRIL 2017 Actual \$
<b>6. RESERVES (Continued)</b>		
<b>(q) Road Reserve</b>		
Opening Balance	140,000	140,000
Amount Set Aside / Transfer to Reserve	4,438	1,398
Amount Used / Transfer from Reserve	0	0
	144,438	141,398
<b>(r) Aged Care Units 1-4</b>		
Opening Balance	0	0
Amount Set Aside / Transfer to Reserve	0	67,843
Amount Used / Transfer from Reserve	0	0
	0	67,843
<b>(s) Aged Care Unit 5</b>		
Opening Balance	0	0
Amount Set Aside / Transfer to Reserve	0	54,461
Amount Used / Transfer from Reserve	0	0
	0	54,461
 Total Cash Backed Reserves	 5,354,712	 6,185,411
<b>Summary of Transfers To Cash Backed Reserves</b>		
<b>Transfers to Reserves</b>		
Leave Reserve	14,088	2,862
Sports and Recreation Facilities Reserve	0	0
Plant Reserve	198,998	86,967
Building Reserve	22,506	789
Economic Development Reserve	3,425	1,079
Community Development Reserve	43,642	9,745
Sewerage Reserve	74,584	1,444
Unspent Grants and Contributions Reserve	2,940	452
Business Units Reserve	21,942	611
Morawa Community Future Funds Interest	31,701	546
Morawa Community Future Fund Reserve	67,861	12,231
Refuse Transfer Station Reserve	4,265	736
Aged Care Units Reserve - Units 6-9	286	90
Aged Care Units 1-4	0	67,843
Aged Care Unit 5	0	54,461
ST-N/Midlands Solar Thermal Power	17,459	7,591
ST-Morawa Revitalisation Reserve	5,508	2,395
Legal Fees Reserve	5,478	150
Road Reserve	4,438	1,398
	519,121	251,390

<b>Transfers from Reserves</b>		
Leave Reserve	(39,000)	0
Sports and Recreation Facilities Reserve	0	0
Plant Reserve	(201,500)	0
Building Reserve	0	0
Economic Development Reserve	0	0
Community Development Reserve	(400,000)	(200,000)
Sewerage Reserve	0	0
Unspent Grants and Contributions Reserve	(55,505)	(68,321)
Business Units Reserve	0	0
Morawa Community Future Funds Interest	0	0
Morawa Community Future Fund Reserve	(57,682)	0
Refuse Transfer Station Reserve	0	(106,179)
Aged Care Units Reserve - Units 6-9	0	0
Aged Care Units Reserve - Units 1-4	0	0
Aged Care Units Reserve - Unit 5	0	0
ST-N/Midlands Solar Thermal Power	(540,000)	0
ST-Morawa Revitalisation Reserve	(179,244)	0
Legal Fees Reserve	0	0
Road Reserve	0	0
	<u>(1,472,931)</u>	<u>(374,500)</u>
<b>Total Transfer to/(from) Reserves</b>	<u><b>(953,810)</b></u>	<u><b>(123,111)</b></u>

## SHIRE OF MORAWA

### NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

#### 6. RESERVES (Continued)

In accordance with council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

**Leave Reserve**

To be used to fund leave requirements.

**Sportsground Complex Upgrade Reserve**

To be used to upgrade the Sporting Complex Facilities.

**Plant Reserve**

To be used to upgrade, replace or purchase new plant and equipment.

**Building Reserve**

To be used to refurbish, replace, extend or establish Council owned buildings.

**Economic Development Reserve**

To be used to create economic development initiatives in the local community.

**Community Development Reserve**

To be used for Community Projects within the Shire of Morawa

**Sewerage Reserve**

To be used to repair, replace or extend the sewerage facility.

**Unspent Grants and Contributions Reserve**

To be used as a quarantine for unspent committed funds.

**Business Units Reserve**

To be used to upgrade, refurbish or purchase new Business Units

**Morawa Community Future Funds Interest**

To be used for Morawa Community Projects

**Morawa Community Future Fund Reserve**

To be used to provide an ongoing conduit for benefits to the people and environment of the Morawa Shire through the Sinosteel Midwest Corporation Morawa Future Fund Foundation Memorandum

**Refuse Transfer Station Reserve**

To be used for Morawa Landfill closure and Refuse Transfer Station implementation project -

**Aged Persons Units Reserve Units 6-9**

To be used for the maintenance of Aged Care Units 6-9 at the Morawa Perenjori Health Centre

**ST - N/Midlands Solar Thermal Power**

**Reserves**

Super Town funds to be used for the N/Midlands Solar Thermal Power feasibility Study Project

**ST-Morawa Revitalisation Reserve**

Super Town funds to be used for the Morawa Town Revitalisation Project

**Legal Fees Reserve**

to be utilised for unforeseen Legal Fees

**Road Reserve**

to be utilised for future Road Construction and Maintenance

Except for the Unspent Grants and Contributions Reserve, the Reserves are not expected to be used within a set period as further transfers to the reserve accounts are expected as funds are utilised.

**Aged Persons Units Reserve Units 1-4**

To be used for the maintenance of Aged Care Units 1-4 at the Morawa Perenjori Health Centre

**Aged Persons Units Reserve Unit 5**

To be used for the maintenance of Aged Care Unit 5 at the Morawa Perenjori Health Centre

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

	2015/16 B/Fwd Per 2016/17 Budget \$	2015/16 B/Fwd Per Financial Report \$	2016/17 Actual \$
<b>7. NET CURRENT ASSETS</b>			
<b>Composition of Estimated Net Current Asset Position</b>			
<b>CURRENT ASSETS</b>			
Cash - Unrestricted	(9,447)	(213,515)	288,003
Cash - Restricted Unspent Grants	0	317,600	400,000
Cash - Restricted Unspent Loans	0	0	0
Cash - Restricted Reserves	6,308,522	6,308,522	6,185,411
Rates - Current	377,248	374,377	503,108
Sundry Debtors	998,442	998,442	57,403
GST Receivable	75,083	75,084	19,813
Accrued Income/Prepayments	6,882	6,882	0
Provision for Doubtful Debts	(15,595)	(15,595)	(15,595)
Other Current Debtors	0	0	0
Inventories	1,335	1,335	1,335
	<u>7,742,470</u>	<u>7,853,132</u>	<u>7,439,478</u>
<b>LESS: CURRENT LIABILITIES</b>			
Sundry Creditors	(136,955)	(250,489)	(43,002)
Income Received in Advance	0	0	(27,996)
GST Payable	(56,092)	(56,092)	(4,669)
Payroll Creditors	0	0	0
Accrued Expenditure	0	0	0
Other Payables	(6,025)	(6,025)	(8,192)
Withholding Tax Payable	0	0	0
Payg Payable	(48,960)	(48,960)	(29,301)
Accrued Interest on Debentures	0	(4,870)	0
Accrued Salaries and Wages	(38,370)	(38,370)	0
Current Employee Benefits Provision	(345,401)	(345,401)	(345,401)
Current Loan Liability	(60,904)	(66,743)	(16,490)
	<u>(692,707)</u>	<u>(816,950)</u>	<u>(475,051)</u>
<b>NET CURRENT ASSET POSITION</b>	<b>7,049,763</b>	<b>7,036,182</b>	<b>6,964,427</b>
Less: Cash - Reserves - Restricted	(6,308,522)	(6,308,522)	(6,185,411)
Less: Cash - Unspent Grants - Restricted	0	0	0
Adjustment for Trust Transactions Within Muni	12	0	1,349
Add Back : Component of Leave Liability not Required to be Funded	286,652	286,652	289,514
Add Back : Current Loan Liability	60,904	66,743	16,490
<b>SURPLUS/(DEFICIENCY) C/FWD</b>	<u><b>1,088,809</b></u>	<u><b>1,081,055</b></u>	<u><b>1,086,369</b></u>

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

8. RATING INFORMATION

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2016/17 Rate Revenue \$	2016/17 Interim Rates \$	2016/17 Back Rates \$	2016/17 Total Revenue \$	2016/17 Budget \$
<b>General Rate</b>								
GRV Residential/Commercial	0.07415	268	2,912,592	215,960	0	0	215,960	215,960
UV Rural	0.02257	204	57,874,600	1,306,461	0	0	1,306,461	1,306,461
UV Mining	0.28968	16	469,309	135,950	0	0	135,950	135,950
<b>Sub-Totals</b>		<b>488</b>	<b>61,256,501</b>	<b>1,658,371</b>	<b>0</b>	<b>0</b>	<b>1,658,371</b>	<b>1,658,371</b>
<b>Minimum Rates</b>	<b>Minimum \$</b>							
GRV Residential/Commercial	279	48	39,055	13,392		0	13,392	13,392
UV Rural	279	7	55,400	1,953	0	0	1,953	1,953
UV Mining	656	11	10,939	7,216	0	0	7,216	7,216
<b>Sub-Totals</b>		<b>66</b>	<b>105,394</b>	<b>22,561</b>	<b>0</b>	<b>0</b>	<b>22,561</b>	<b>22,561</b>
<b>Discounts</b>								
<b>Total amount raised from general rates</b>								
Ex-Gratia Rates							(27,879)	(30,000)
Rates Written Off							1,653,053	1,650,932
Specified Area Rates							5,792	5,792
Movement in Excess Rates							(966)	(2,500)
							0	0
							0	0
<b>Total Rates</b>							<b>1,657,879</b>	<b>1,654,224</b>

All land except exempt land in the Shire of Morawa is rated according to its Gross Rental Value (GRV) in townships or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2016/17 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

9. TRUST FUNDS

Funds held at balance date over which the Municipality has no control and which are not included in this statement are as follows:

Detail	Balance 01-Jul-16 \$	Amounts Received \$	Amounts Paid (\$)	Balance \$
Housing Bonds	2,000	0	0	2,000
Dreghorn Unit Bonds	498	666	0	1,164
Bonds Hall/Rec Centre Hire	0	0	0	0
Aged Care - Bond Karl Strudwick Number 5	0	656	0	656
Youth Centre	865	0	0	865
Council Nominations	0	0	0	0
Bill Johnson Unit 1 Bond	0	0	0	0
Haulmore Trailers Land Dep	4,641	0	0	4,641
Social Club Payments	0	0	0	0
Local Drug Action Group	660	0	0	660
BCITF/BRB Training Levy	427	364	0	791
Daphne Little - Excess Rent	0	1,207	0	1,207
Morawa Oval Function Centre	1,762	0	0	1,762
	<u>10,853</u>	<u>2,893</u>	<u>0</u>	<u>13,747</u>

## SHIRE OF MORAWA

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

## 10. OPERATING STATEMENT

	APRIL 2017 Actual \$	2016/17 Budget \$	2015/16 Actual \$
<b>OPERATING REVENUES</b>			
Governance	4	10	85,353
General Purpose Funding	2,881,179	3,437,377	2,375,239
Law, Order, Public Safety	406,240	44,720	47,691
Health	2,584	8,000	59,064
Education and Welfare	32,924	45,500	17,905
Housing	176,451	142,711	46,856
Community Amenities	437,459	611,431	538,402
Recreation and Culture	260,247	346,031	260,759
Transport	4,719,951	3,591,841	2,756,444
Economic Services	129,779	192,699	210,929
Other Property and Services	104,178	123,722	93,296
<b>TOTAL OPERATING REVENUE</b>	<b>9,150,996</b>	<b>8,544,042</b>	<b>6,491,937</b>
<b>OPERATING EXPENSES</b>			
Governance	332,109	485,349	453,942
General Purpose Funding	155,146	198,855	193,155
Law, Order, Public Safety	108,050	147,658	147,445
Health	116,620	154,150	274,928
Education and Welfare	153,280	299,878	285,792
Housing	125,378	178,753	121,158
Community Amenities	419,221	616,434	482,500
Recreation & Culture	984,084	1,143,712	1,155,380
Transport	4,864,293	1,769,563	3,228,997
Economic Services	347,508	628,406	538,733
Other Property and Services	27,652	29,715	39,141
<b>TOTAL OPERATING EXPENSE</b>	<b>7,633,341</b>	<b>5,652,470</b>	<b>6,921,171</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATIONS</b>	<b><u>1,517,655</u></b>	<b><u>2,891,572</u></b>	<b><u>(429,234)</u></b>

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

11. BALANCE SHEET

	APRIL 2017 Actual \$	2015/16 Actual \$
<b>CURRENT ASSETS</b>		
Cash Assets	6,873,414	6,412,607
Receivables	564,730	1,439,191
Inventories	1,335	1,335
<b>TOTAL CURRENT ASSETS</b>	<u>7,439,479</u>	<u>7,853,133</u>
<b>NON-CURRENT ASSETS</b>		
Receivables	11,064	13,935
Inventories	0	0
Property, Plant and Equipment	26,574,061	26,518,884
Infrastructure	44,638,926	43,097,335
<b>TOTAL NON-CURRENT ASSETS</b>	<u>71,224,051</u>	<u>69,630,154</u>
<b>TOTAL ASSETS</b>	<u>78,663,530</u>	<u>77,483,287</u>
<b>CURRENT LIABILITIES</b>		
Payables	113,160	404,807
Interest-bearing Liabilities	16,490	66,743
Provisions	345,401	345,401
<b>TOTAL CURRENT LIABILITIES</b>	<u>475,051</u>	<u>816,951</u>
<b>NON-CURRENT LIABILITIES</b>		
Interest-bearing Liabilities	458,435	452,597
Provisions	37,661	37,661
<b>TOTAL NON-CURRENT LIABILITIES</b>	<u>496,096</u>	<u>490,258</u>
<b>TOTAL LIABILITIES</b>	<u>971,147</u>	<u>1,307,209</u>
<b>NET ASSETS</b>	<u>77,692,383</u>	<u>76,176,078</u>
<b>EQUITY</b>		
Retained Surplus	34,513,051	32,872,289
Reserves - Cash Backed	6,063,107	6,308,522
Reserves - Asset Revaluation	36,995,271	36,995,271
<b>TOTAL EQUITY</b>	<u>77,571,429</u>	<u>76,176,082</u>

SHIRE OF MORAWA

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017

12. FINANCIAL RATIO

	2016 YTD	2015	2014	2013
Current Ratio	4.600	3.530	7.880	1.870

The above rates are calculated as follows:

Current Ratio equals

$$\frac{\text{Current assets minus restricted current assets}}{\text{Current liabilities minus liabilities associated with restricted assets}}$$

**SHIRE OF MORAWA**  
**FOR THE PERIOD 1 JULY 2016 TO 30 APRIL 2017**  
**Report on Significant variances Greater than 10% and \$10,000**

**Purpose**

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (eg a grants were budgeted for but was not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the

**The Materiality variances adopted by Council are:**

Actual Variance to YTD Budget up to 5%:	Don't Report
Actual Variance exceeding 10% of YTD Budget	Use Management Discretion
Actual Variance exceeding 10% of YTD Budget and a value greater than \$10,000	Must Report

**REPORTABLE OPERATING REVENUE VARIATIONS**

***Law, Order, Public Safety - Variance above budget expectations***

New Fire Truck obtained, not in budget - expense offset

***Housing - Variance above budget expectations***

Single units income above expectations - Now Occupied  
Aged Care units - received money from existing Aged Care Units transferred to reserves

***Recreation & Culture - Variance above budget expectations.***

Income relating to Public Halls and Civic Centres higher than budget  
Out of round grant for Swimming Pool retiling 85% received

***Transport - Variance above expectations.***

Flood damage reimbursements not budgeted for - offset with expenditure  
WANDRRA Funding

***Economic Services - Variance below budget expectations.***

Sale of water under budget expectations - Reduced Contractor Activity

***Other Property & Services - Variance above budget expectations.***

Proceeds of Administration vehicle asset disposal - timing

**REPORTABLE OPERATING EXPENSE VARIATIONS**

***Law, Order and Public Safety - Variance below budget expectations.***

Changes to SES to DFES = timing

***Education and Welfare - Variance below budget expectations***

Youth Centre employee and maintenance expenses under budget due to the loss of Community Development Officer and Youth Centre not open

***Housing - Variance above budget expectations.***

Expenditure to Staff Housing above expectations - fences x 2, hotwater system

***Community Amenities - Variance below budget expectations.***

General Community Amenities costs down on YTD budget - Public Convenience costs down against 15/16 Financial Year

***Transport - Variance above budget expectations.***

Flood damage costs not budgeted for offset by income WANDRRA funding

***Economic Services - Variance below budget expectations***

Caravan Park operation expenses under budget - Caretaker costs and General Maintenance

***Other Property & Services - Variance below budget expectations.***

Fuel and Oils, Tyres and Tubes underspent - timing

**REPORTABLE NON-CASH VARIATIONS**

***(Profit)/Loss on Asset Disposals - Variance above budget expectations.***

<i>Item No/ Subject:</i>	<b>7.2.2.4 Application for Rates Exemption – Murchison Region Aboriginal Corporation</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>3 May 2017- Fred Gledhill</b>
<i>Responsible Officer:</i>	<b>Manager Accounting and Finance – Fred Gledhill</b>
<i>Applicant/Proponent:</i>	<b>Murchison Region Aboriginal Corporation</b>
<i>File Number:</i>	
<i>Previous minute/s &amp; Reference:</i>	

### **SUMMARY**

Murchison Region Aboriginal Corporation have submitted an application for rates exemption to 15 (Lot 341) Stokes Road, Morawa to be deemed as ‘non-rateable’ land by reason of Section 6.26(2)(g) of the *Local Government Act 1995* (“LGA”) (being land used exclusively for charitable purposes) and therefore exempt from paying rates.

### **DECLARATION OF INTEREST**

Nil

### **ATTACHMENTS**

- 7.2.2.4A - Application Letter dated 28 February 2017
- 7.2.2.4B – Property Listing – Tenancy Agreement
- 7.2.2.4C – Operational Overview
- 7.2.2.4D – Housing Eligibility
- 7.2.2.4E – Financial Report

### **BACKGROUND INFORMATION**

Council has received an application for rates exemption for 15 (Lot 341) Stokes Road, Morawa under Section 6.26(2) (g) of the *Local Government Act 1995*, being land used exclusively for charitable purposes. The property is a freehold tenure in the name of Murchison Region Aboriginal Corporation (MRAC), and is currently leased under the MRAC Housing Eligibility policy dated 15 November 2016.

Under this policy MRAC offer long term housing to eligible applicants in the order that their application is approved and then added to the waiting list. It does not offer emergency or, priority housing and does not rank housing applications according to need. Applicants must

be either Aboriginal, Torres Strait Islander or have a partner who is, or have custody of Aboriginal children.

MRAC cannot offer housing to applicants with complex needs including those who are homeless, challenging mental health diagnoses, and/or serious drug and alcohol issues, also women and children escaping family violence unless there is a documented support network and case management plan in place and the applicant has waited their turn on the waiting list.

MRAC will only offer housing to people with disabilities if the house meets the needs of the person and cannot undertake disability modifications, but may allow modifications to be undertaken provided this funding is from another organisation.

Rent is charged on either a percentage of market rent basis or on a cost recovery basis and any money generated through rental revenue is reinvested in upgrading its properties or purchasing additional housing stock. Current rents range from \$160.00 to \$310.00 per week.

Currently the property land use is not defined as a charitable purpose under the Charitable Uses Act 1601 and does not meet the requirements of Section 6.26(2) (g) of the Local Government Act 1995 as land used exclusively for a charitable purpose. It is considered that the provision of social housing for residential use to people on low to middle incomes on the MRAC waiting list is not considered a charitable purpose nor beneficial to the public. In addition, the accommodation is available to a small proportion of the community and not for the benefit of the whole community.

Ownership of land by a charitable organisation does not in itself bring that land within the scope of Section 6.26(2) (g). It is only where the land is used for a charitable purpose that the sub-section applies. The use of the land and not the charitable nature of the organisation determines whether land is declared to be non-rateable.

### **OFFICER'S COMMENT**

The property was considered for a rates exemption, however due to the principle that it is 'land use', not the claimant that is being assessed, it is deemed that the use for the property is not defined as use for "charitable purposes".

### **COMMUNITY CONSULTATION**

Nil

### **COUNCILLOR CONSULTATION**

Nil

## **STATUTORY ENVIRONMENT**

Local Government Act 1995 Section 6.26(1)) states:

*“Except as provided in this section all land within a district is rateable land”*

Section 6.26(2) sets out a number of land uses that are not rateable including religious And educational uses. Paragraph (g) provides that the following land is not rateable land:

*“land used exclusively for charitable purposes”*

The Act does not define the terms “charitable purposes” or “exclusively”.

## **FINANCIAL IMPLICATIONS**

The value of the rates and service charges on the property for 2016/2017 financial year is \$1641.65. These rates and service charges have all been paid.

## **STRATEGIC IMPLICATIONS**

Nil

## **RISK MANAGEMENT**

Council by not approving the application for rate exemption, may be required to defend its decision if the matter were to be appealed by the applicant to State Administrative Tribunal and the legal costs may be incurred as a result.

## **VOTING REQUIREMENTS**

Simple Majority





## MURCHISON REGION ABORIGINAL CORPORATION

25 Crawford Street,  
P.O. Box 2072, Geraldton W.A. 6531  
Tel: (08) 9923 0055  
Fax: (08) 9923 0066  
E-mail: office@mrac.net.au  
ABN 48 700 809 001 ICH 500



28 February 2017

Chief Executive Office  
Shire of Morawa  
P O Box 14  
**MORAWA WA 6623**

Dear Sir/Madam

### Application for rates exemption

#### 1 Background

Murchison Region Aboriginal Corporation (**MRAC**) is a member based, not-for-profit dedicated Aboriginal community housing organisation operating in the Mid West and Gascoyne regions of Western Australia.

One of MRAC's properties is located within the Shire of Morawa.

MRAC has received rate notices from the Shire of Morawa for this property.

MRAC objects to the rate records for this property located within the Shire of Morawa under section 6.76(1)(a)(ii) of the *Local Government Act 1995 (WA)* (**LG Act**) on the ground that there is an error in the rate records as this property does not constitute rateable land.

MRAC is of the view that its property located within the Shire of Morawa does not constitute rateable land as it satisfies the criteria in section 6.26(2)(g) of the LG Act and MRAC is accordingly applying for a rate exemption under section 6.26(2)(g) of the LG Act with respect to its property located within the Shire of Morawa.

#### 2 Grounds for exemption

MRAC is applying for a rates exemption on the basis that its property located within the Shire of Morawa is used exclusively for charitable purposes.

Please find enclosed the following documents in support of MRAC's application:

- (a) an extract from the Office of the Registrar of Indigenous Corporations for MRAC as at 20 February 2017;
- (b) an extract from the Australian Charities and Not-for-profits Commission's Charity Register for MRAC as at 8 February 2017 evidencing that MRAC is a registered charity;
- (c) a letter from the ATO dated 19 January 2017 confirming MRAC is endorsed for charity tax concessions;

- (d) a letter from the ATO dated 19 January 2017 confirming MRAC is endorsed as a deductible gift recipient;
- (e) a copy of MRAC's rule book dated 2 December 2016;
- (f) a copy of MRAC's financial report for the year ended 30 June 2016;
- (g) a copy of MRAC's housing eligibility criteria dated 15 November 2016; and
- (h) an operational overview of MRAC's activities.

Please also find enclosed Property Details Forms setting out the relevant details with respect to the MRAC property located within the Shire of Morawa. We note that plans for the property has not been provided as MRAC does not possess these and they are too costly to have prepared. Instead, we have provided a brief description and photo for each property.

As demonstrated by the enclosed materials:

- (a) MRAC provides safe, secure and affordable housing to:
  - (i) Aboriginal persons, Torres Strait Islander persons, persons who have a partner who is either Aboriginal or Torres Strait Islander or non-Aboriginal persons with custody of Aboriginal children;
  - (ii) who are resident within the Midwest or Gascoyne region for a period of 6 months;
- (b) This MRAC property located within the Shire of Morawa is leased to tenants who meet MRAC's housing eligibility criteria;
- (c) MRAC charges its tenants rent on either a percentage of market rent basis or on a cost recovery basis and any moneys generated through rental revenue is reinvested in upgrading its properties or purchasing additional housing stock to meet the high level of demand for housing; and
- (d) most of MRAC's tenants rely on full or partial benefits from Centrelink and are unable to obtain housing in the private rental market due to a lack of access to suitable employment, their Aboriginality, previous tenancy history, long waiting lists for social housing and the lack of housing in remote areas which are close to their cultural homeland and/or close to other family members.

Accordingly, as:

- (a) MRAC uses its property located within the Shire of Morawa for the purpose of improving the economic position, social condition and traditional ties of an Aboriginal community; and
- (b) it is generally accepted that Aboriginal people as a class are in need of protection and assistance, and purposes directed towards the advancement of Aboriginal people are charitable,

MRAC clearly satisfies the requirements of section 6.26(2)(g) of the LG Act and should be granted a rate exemption for its property located within the Shire of Morawa.

### 3 Application for extension

As MRAC understands it is out of time to make an objection under section 6.76 of the LG Act with respect to the rate record of its property located within the Shire of Morawa, MRAC hereby applies to the Shire of Morawa for an extension of time in accordance with section 6.76(4) of the LG Act for it to make its objection.

MRAC did not have the resources to make its objection applications within time and has since obtained the assistance of a law firm on a pro bono basis for the purpose of making these applications. Please advise if you need these grounds verified by a statutory declaration or otherwise.

If you require any further information in order to process MRAC's applications, please contact me.

Yours sincerely



**Mary Marshall**

Chief Executive Officer

Murchison Region Aboriginal Corporation

T +61 8 9923 0055

M +61 408 973 946

[mmarshall@mrac.net.au](mailto:mmarshall@mrac.net.au)

## Enclosures

- 1 An extract from the Office of the Registrar of Indigenous Corporations for MRAC as at 20 February 2017
- 2 An extract from the Australian Charities and Not-for-profits Commission's Charity Register for MRAC as at 8 February 2017
- 3 A letter from the ATO dated 19 January 2017 confirming MRAC is endorsed for charity tax concessions
- 4 A letter from the ATO dated 19 January 2017 confirming MRAC is endorsed as a deductible gift recipient
- 5 A copy of MRAC's rule book dated 2 December 2016
- 6 A copy of MRAC's financial report for the year ended 30 June 2016
- 7 A copy of MRAC's housing eligibility criteria dated 15 November 2016
- 8 An operational overview of MRAC's activities
- 9 One Property Details Forms, together with the following attachments:
  - (a) a title search for the property;
  - (b) the rates notice for the property;
  - (c) any applicable tenancy agreement; and
  - (d) a description and photo for the property.

## Property Details Form

<b>Property Address</b>	[15 Stokes Road, Morawa WA 6623]
<b>Rates Assessment Number</b>	[A212]
<b>Property Owner Details</b>	Murchison Region Aboriginal Corporation 25 Crawford Street, Geraldton WA 6530 T + 61 8 9923 0055 M + 61 408 973 946 mmarshall@mrac.net.au
<b>Lease Details (if applicable)</b>	Currently leased by Murchison Region Aboriginal Corporation to [Colin & Dawn Hamlett].
<b>Current Use of the Property</b>	This property is currently leased to [Colin & Dawn Hamlett] in accordance with the attached tenancy agreement and the Murchison Region Aboriginal Corporation's housing eligibility criteria.  The property has [3] bedrooms and [1] bathroom/s. A photograph of the property is attached.
<b>Attached</b>	<input checked="" type="checkbox"/> Title search <input checked="" type="checkbox"/> Rates notice <input checked="" type="checkbox"/> Tenancy agreement <input checked="" type="checkbox"/> Property description with photo

WESTERN



AUSTRALIA

REGISTER NUMBER <b>341/DP209804</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

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

VOLUME 1956 FOLIO 154

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.

*R. Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 341 ON DEPOSITED PLAN 209804

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

MURCHISON REGION ABORIGINAL CORPORATION OF POST OFFICE BOX 2072, GERALDTON  
(T F132392 ) REGISTERED 11 MARCH 1993

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

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: 1956-154 (341/DP209804).  
PREVIOUS TITLE: 1319-58.  
PROPERTY STREET ADDRESS: 15 STOKES RD, MORAWA.  
LOCAL GOVERNMENT AREA: SHIRE OF MORAWA.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF MORAWA TOWN LOT/LOT 341 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 341 ON DEPOSITED PLAN 209804 ON 07-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

**SHIRE OF MORAWA**

Winfield Street, Morawa WA 6623  
 Phone: (08) 9971 1204  
 Fax: (08) 9971 1284  
 Email: admin@morawa.wa.gov.au  
 Web: www.morawa.wa.gov.au  
 PO Box 14 Morawa WA 6623  
 ABN 95 047 014 897  
 Office Hours: 8.30 am to 4.30 pm



**RATE NOTICE**

**NOTICE OF RATE AND VALUATION**  
 Notice is hereby given that the undermentioned land has been rated by the Council of the above mentioned municipality as shown hereon in accordance with the Local Government Act 1995 and the Waste Management and Resource Recovery Act 2007 as amended. Appeal provisions are outlined on reverse side.

See reverse side for Important Notices

Please Note: Penalty interest will apply on all overdue rates and service charges.

1 JULY 2016 TO 30 JUNE 2017  
**ANNUAL LEVY RATES NOTICE**

If the name or address shown is incorrect, please advise Council in writing.

Murchison Region Aboriginal Corporation  
 P O Box 2072  
 GERALDTON WA 6530

CHIEF EXECUTIVE OFFICER	JOHN ROBERTS CEO
ASSESSMENT NUMBER	A212
OPTION ONE DUE	04.10.2016
OPTION TWO DUE	04.10.2016
OPTION THREE DUE	04.10.2016
DATE ISSUED	30.08.2016
WARD	Morawa
VALUATION	\$8,320.00 - GRV
ZONING	Residential
MINIMUM RATE	\$279.00

DETAILS OF RATED PROPERTY 15 STOKES RD MORAWA  
 LOTS/LOCATIONS OR OTHER INFORMATION  
 341 A212

Description	Rate in \$	Current	GST	Arrears	Amount Due
GENERAL RATES - GRV	7.4147	\$616.90			\$616.90
SEWERAGE LEVY - RESIDENTIAL	7.0283	\$584.75			\$584.75
EMERGENCY SERVICES LEVY	0.4435	\$71.00			\$71.00
ESL CATEGORY 4, PROPERTY USE RESIDENTIAL, GRV \$8,320					
DOMESTIC RUBBISH SERVICE	1@369.00	\$369.00			\$369.00
GST IS NIL					
				<b>TOTAL</b>	<b>\$1,641.65</b>

PAYMENT OPTIONS	INSTALLMENT AMOUNT	DUE DATE	AMOUNT DUE
ONE PAYMENT	\$1,626.23	04.10.2016	\$1,626.23
A Discount of \$15.42 will be given if payment is received by 04.10.2016			
ONE PAYMENT NO DISCOUNT	\$1,641.65	04.10.2016	\$1,641.65
FOUR INSTALMENTS	1ST INST \$419.75	04.10.2016	\$419.75
OPTION COST \$37.20	2ND INST \$419.70	01.12.2016	
	3RD INST \$419.70	01.02.2017	
	4TH INST \$419.70	03.04.2017	
	TOTAL \$1,678.85		

**ENTERED**

Please detach & return with payment or leave intact if paying in person

ASSESSMENT NUMBER A212  
 OWNER Murchison Region Aboriginal Corporation  
 PROPERTY ADDRESS 15 STOKES RD MORAWA

OPTION 1  \$1,626.23  
 OPTION 2  \$1,641.65  
 OPTION 3  \$419.75

**PAYMENT BY MAIL**

Cheques or money order to be made to SHIRE OF MORAWA, crossed "NOT NEGOTIABLE" and posted with this PAYMENT SLIP ONLY to: Shire of Morawa, PO Box 14, Morawa WA 6623. Top portion of this notice should be retained for your records.

**PAY IN PERSON**

Please present this notice intact to the cashier, Shire of Morawa, Winfield Street, Morawa, during office hours.

**PAYMENT BY CREDIT CARD**

MasterCard or Visa may be used to make payment by telephoning Council's office on 08 9971 1204 or by returning the bottom portion of this notice (see reserve).

**PAYMENT BY DIRECT DEPOSIT**

Contact your financial institution to pay via internet / telephone banking.  
 Account Name: Shire of Morawa Municipal Account  
 BSB: 306-024 Account#: 0100543  
 Please use your Assessment Number and Name as the Reference.

**Murchison Region Aboriginal Corporation**  
**Postal address: PO Box 2072, Geraldton, WA 6531**

**TENANCY AGREEMENT**

**Tenants: Colin & Dawn Hamlett**

**Property: 15 Stokes Road, MORAWA WA 6623**

**Parties**

1. This Agreement is made on the 24<sup>th</sup> December 2007 between the Murchison Region Aboriginal Corporation, of 25 Crawford Street, Geraldton in the State of Western Australia (the Owner) and Colin & Dawn Hamlett (the Tenant).

**Interpretation**

2. In this Agreement

- (a) "Owner" means the Murchison Regional Aboriginal Corporation and includes the Corporation's authorised officers, representatives and agents;
- (b) "Tenant" means the person or persons entitled by this Agreement to occupy the residential property to which the Agreement refers;
- (c) "Premises" means the residential property to which this Agreement refers and includes all fixtures, fittings or chattels belonging to the Owner which are located or stored on the property;
- (d) "The Act" means the Residential Tenancies Act 1987 as amended; and
- (e) "Immediate family" means the Tenant, the Tenant's spouse whether at law or de facto and children of the Tenant or spouse (including children from previous relationships) who
  - (i) are under the age of eighteen years;
  - (ii) normally and permanently reside with the Tenant; and
  - (iii) were named by the Tenant on the Owner's housing application form as persons who would reside at the premises in the event of the application succeeding.

### **Right of Occupation**

3. The Owner agrees that subject to the terms and conditions set out below the Tenant shall have the right to exclusive occupation and quiet enjoyment of the premises at 15 Stokes Road, Morawa in the State of Western Australia.

### **The Act**

4. The Owner and the Tenant together agree to abide by those provisions of the Act which define and set out the respective rights and responsibilities of Owner and Tenant and are not lawfully altered, modified or excluded by this Agreement.
5. Failure of either party to abide by any such provision of the Act shall be considered a breach of this Agreement.

### **Commencement of Tenancy**

6. The Owner agrees that the Tenant may occupy the premises as from and including the 24<sup>th</sup> December 2007 following payment by the Tenant of a security bond and a fortnight's rent in advance.

### **Bond**

7. The Tenant agrees to deposit with the Owner the sum of \$380.00 by way of security bond to be dealt with, as the Act requires.

### **Rent**

8. The Owner agrees to charge rent for the premises at the rate of \$190.00 per fortnight in advance.
9. The Tenant agrees that the Owner may after giving notice to the Tenant as the Act requires, increase the fortnightly amount of rent.
10. The Tenant agrees to pay rent regularly and punctually on such day and place as the Owner directs or alternatively to authorise a bank, building society, government agency or department or private business to deduct regular fortnightly rental amounts out of benefits, entitlements, salary or wages.

### **Occupancy**

11. The Tenant agrees:
  - (a) to reside normally and permanently on the premises;
  - (b) to permit no more than 2 Adults & \_\_\_ Children to reside or occupy the premises;

- (c) to seek written permission from the Owner before allowing any person who is not a member of the Tenant's immediate family to reside on the premises for more than fourteen consecutive days or fourteen days in any one calendar month; and
  - (d) to notify the Owner if intending to be absent from the premises for more than six consecutive weeks or for a total of six weeks or more in any twelve-week period, or on becoming aware that such a period of absence is likely to occur.
12. The Tenant agrees that if, in the event of a period of absence exceeding the limits specified in 11(c) above, the Owner is not so notified, the Owner may consider the premises to have been vacated and may forthwith terminate this Agreement by giving notice as the Act requires.
13. The Tenant agrees:
- (a) to obey any laws, regulations or by-laws affecting occupancy of the premises;
  - (b) to ensure that all persons occupying or visiting the premises obey such laws, regulations or by-laws;
  - (c) to behave considerately at all times towards the occupants of neighboring properties and to ensure that all persons occupying or visiting the premises behave likewise;
  - (d) not to do or permit to be done upon the premises any act or procedure which may invalidate or otherwise adversely affect the Owner's insurance of the premises or which is likely to cause or require the payment to the Owner's insurers of a higher or additional premium; and
  - (e) not to use or permit any other person to use the premises for any non-residential purpose or any part or area of the premises for any other purpose than that for which it was intended or designed.
14. The Tenant agrees not to sub-let the premises or any part or area of the premises.

### **Taxes, Rates and Charges**

15. The Owner agrees to pay all taxes, rates, insurance (other than private household contents insurance) and other charges (other than electricity and water usage accounts) levied upon or payable in connection with the premises.

### **Right of Entry**

16. The Tenant agrees to permit the Owner to enter the premises at all reasonable times for any lawful purpose relating to the care, security and maintenance of the premises or administration of the Owner's housing program.

### **Care and Security of Premises**

17. The Tenant agrees:
- (a) to notify the Owner any loss or damage to the premises;
  - (b) to pay the costs of all replacement, maintenance or repair to the premises made necessary by any act or omission on the part of the Tenant or other person occupying or visiting the premises; and
  - (c) not to install or change any lock without the prior consent of the Owner.
18. The Owner shall not be liable for loss or damage to personal or other assets belonging to the Tenant or any other person.

### **Maintenance and Repair**

19. The Owner agrees to maintain the premises in good condition and repair to the extent which the Act requires and to break no law relating to buildings, health or safety.
20. The Tenant agrees:
- (a) to keep the premises clean, tidy and in good and safe condition and repair;
  - (b) to avoid and prevent damage to the premises; and
  - (c) to keep the property free of pests and vermin and should the premises become infested, to report the infestation to the Owner and to reimburse the Owner for the cost of hiring a licensed pest control operator to remove the infestation.
21. Except as the Act provides in relation to urgent repairs, the Tenant agrees not to undertake or cause to be undertaken any act of renovation, alteration, installation or repair to the premises without the prior written consent of the Owner.

**Termination**

- 22. The Tenant may terminate this Agreement at any time by giving at least fourteen (14) days' notice in writing by certified mail to the Corporation of intention to vacate the premises.
- 23. The Owner may terminate this Agreement at any time but only in the form and as required by the Act.

Signed by the Tenant: *[Signature]* *[Signature]*

Witness: *[Signature]*

Date: 19/12/07

Signed for and on behalf of the Owner: *[Signature]*

Witness: *[Signature]*

Date: 19/12/07



## MURCHISON REGION ABORIGINAL CORPORATION

### PROPERTY DESCRIPTION



15 Stokes Road, Morawa

**Lot:** 341  
**Land Size:** 1145m<sup>2</sup>  
**Council:** Shire of Morawa  
**Assessment #:** A212  
**House Built:** 1964  
**Title Details:** 1956/154

<b>Bedrooms</b>	Three
<b>Bathrooms</b>	One
<b>Toilets</b>	One
<b>Garage/Carport</b>	NIL
<b>External Fences</b>	Colourbond & Fibro
<b>Gutters</b>	NIL
<b>Roof Type</b>	Concrete tiles
<b>Oven Type</b>	Electric
<b>Stove Type</b>	Electric
<b>Aircon/Fans</b>	Fans throughout and aircon
<b>Floor Type</b>	Vinyl tiles
<b>Hot Water System</b>	Electric
<b>Additions</b>	

## **Murchison Region Aboriginal Corporation (MRAC)**

### **Operational overview**

#### **Introduction**

MRAC is a member based not-for-profit dedicated Aboriginal community housing organisation operating in the Mid West and Gascoyne Regions of Western Australia. MRAC is established and operates under the *Corporations (Aboriginal and Torres Strait Islander) Act 2006* and is registered under the Office of the Registrar of Indigenous Corporations (**ORIC**).

MRAC is also a registered Tier three preferred provider with the Western Australian Department of Housing, however registration is currently suspended due to ORIC imposed special administration in 2015. MRAC has been unable to progress lifting this suspension as a new national regulatory code for housing providers will be implemented during 2017. MRAC is scheduled to be reassessed for housing registration under the new standards in the last quarter of 2017.

#### **Grounds for objection**

It is generally accepted that Aboriginal people as a class are in need of protection and assistance (see *Shire of Ashburton v Bindibindi Community Aboriginal Corporation* [1999] WASC 108; *In re Mathew* [1951] VLR 226 and *Aboriginal Hostels Ltd v Darwin City Council* (1985) 75 FLR 197). Accordingly, land used for the purpose of improving the economic position, social condition and traditional ties of an Aboriginal community will generally constitute a charitable purpose (see *Shire of Derby-West Kimberley v Yungngora Association Inc* [2007] WASC 233) and so will purposes directed towards the advancement and well-being of Aboriginal persons (see *Shire of Ashburton v Bindibindi Community Aboriginal Corporation* [1999] WASC 108).

Most MRAC tenants experience varying levels of disadvantage either through lack of access to suitable employment, reliance on full or part Centrelink and as a disadvantaged group within society with the consequent lack of access to the private rental market.

MRAC's status as a registered charitable organisation with deductible gift recipient status recognises that MRAC housing responds to the needs of this disadvantaged group through the provision of affordable quality rental accommodation.

#### **MRAC's operations**

MRAC offers eligible Aboriginal people quality affordable accommodation to approved applicants on the relevant waiting lists in date order the application is approved.

All MRAC's properties are dedicated to the provision of affordable rental accommodation with the main office; 25 Crawford Street, Webberton used to administer the services of the organisation.

Any profit generated through rental revenue is reinvested in upgrading properties and where possible, purchasing additional stock to meet the high level of demand for housing. No commercial activities are conducted by MRAC.

### **Housing eligibility**

Housing eligibility criteria are:

- Aboriginality;
- Residency requirements;
- Rental history;
- Outstanding debts; and
- Capacity to pay rent.

MRAC determines the most appropriate housing size in consultation with the applicant. (See attached policy and procedure). Every applicant that lodges an application with MRAC that meets the eligibility criteria will be housed.

### **Housing need**

Whilst MRAC does not formally consider need, where an applicant with specific needs is close to the top of the waiting list and a suitable property becomes vacant, the applicant may be housed out of turn.

These scenarios include access to specific schools where a special needs child has an existing worker in place, access to hospitals, medical or other support needs, or a specific location with a more than secure property for victims of family violence.

The same applies to applicants with limited mobility. Where a property becomes vacant that has good flat access and an appropriate bathroom, those applicants may be housed out of order.

Where applicants have some level of complexity of need; for instance, homelessness, challenging mental health issues, or women or women and children escaping family violence, MRAC will only house these applicants with a documented case and support plan in place.

Work is currently underway to establish Memorandums of Understanding (**MOUs**) with related support services to ensure once a case plan is in place, all parties are clear on their rights, responsibilities and information access.

All applicants still need to have lodged a housing application and waited their turn on the waiting list. Wait times vary but in general terms applicants for three bedroom properties in Geraldton are housed within 18 months of approved application to the waiting list.

## **Applicant/tenant profile**

Most MRAC tenants and applicants receive full or part Centrelink benefits. Many are unable to rent in alternative rental markets due to their income type, their Aboriginality, previous tenancy history or long waiting lists for social housing.

In more remote areas, there is virtually no private rental market. Options for Aboriginal people who wish to reside in their cultural homeland and/or close to other family members are becoming more and more limited as successive governments reframe the delivery of remote Aboriginal housing.

## **Rent setting**

MRAC calculates rent based on the number of bedrooms and the location of the property. For Geraldton and Carnarvon, the rent calculation is a percentage of market rent and in other areas, on a cost recovery basis.

Whilst market rents can fluctuate across locations; for example, currently there is an oversupply in the private rental market in Geraldton, a recent ATO private ruling has confirmed that MRAC rents are considered below the stipulated 74.9% of market rent. Charging rents at or below this benchmark enables MRAC to claim GST paid each quarter from the ATO.

No meaningful data analysis has been undertaken to date to determine whether rental charges ex Geraldton and Carnarvon are covering the cost of providing housing in these areas. A new chart of accounts has been implemented for the 2016-2017 financial year that will provide the required level of detail to contribute to this analysis.

## **Tenancy management**

All new MRAC tenancies have a six-month fixed term 'trial' tenancy. During that period, MRAC monitors the tenancy for rental payments, maintenance of the property and neighbourhood behaviour. If there are issues during the trial period, MRAC works with the tenant to resolve them whether through referral to appropriate support services or direct support from MRAC.

MRAC has three options at the end of the fixed term tenancy:

1. Provide the tenant with 30 days' notice to vacate if it is deemed there is no doubt the tenancy will fail; or
2. Extend the trial period if the tenancy has been problematic but there have been improvements and/or support mechanisms established; or
3. Transfer to a periodic tenancy.

Once on a periodic tenancy, all MRAC tenants have security of tenure unless they breach their tenancy agreement. In the last 15 months, all tenancies have continued apart from one each in categories one and two.

MRAC considers that any eviction, whether in the trial period or subsequently, is a MRAC failure and every effort is made to sustain every tenancy, particularly as eviction is often straight into homelessness.

Tenancy support approaches include:

- Referral to support services for financial management and/or financial assistance; e.g. the Private Rental Aboriginal Loans Scheme (**PRAAL**), WA NILs, Red Cross and Salvation Army etc.;
- Referral to Centrelink to ensure correct payments like rent assistance are received;
- Referrals to health providers including occupational therapists, counsellors, drug & alcohol etc.;
- Reasonable repayment agreements to allow a tenant to catch up on any outstanding rental, tenant liability or water charges;
- Referrals to advocacy services so tenants have access to independent tenancy advocacy and advice;
- Stay orders rather than orders of possession to give the tenant every opportunity to repay outstanding debt and maintain their tenancy;
- In limited circumstances, tenancy transfers to move tenants to more affordable and/or appropriate accommodation where available. This approach, although not common, is not limited to instances of housing affordability but is also used for medical, social and educational reasons.

Other tenancy transfers may be approved for cultural reasons; most commonly related to death in the property of a family member. This is not advertised more broadly.

### **Property management**

MRAC's property management approach is underpinned by two principles:

- A quality and responsive maintenance service to tenants; and
- Asset protection and improvement.

All legislated works reported by tenants is completed well within the required time frames and in many instances the same or next day.

MRAC aligns its response to maintenance with the Victorian Residential Tenancies Act (**RTA**) approach based on urgent works completed within 24 hours, priority works in seven days and normal works in 14 days. The WA RTA legislation is considered pro landlord and falls well short of MRAC's service standards.

Where MRAC relocates tenants for upgrade works, MRAC provides both financial and practical support.

### **Complaints, grievances and appeals processes**

MRAC has developed a complaints, grievance and appeals process for applicants and tenants. This work is awaiting Board of Director approval scheduled for the next MRAC Board meeting in April 2017. All applicants and tenants will be able to lodge a complaint or grievance and appeal any non-legislated decision.

### **Rights and responsibilities**

Anecdotal evidence and experience suggests that many Aboriginal people are unaware of their rights. MRAC is developing a rights and responsibilities framework so that all applicants and tenants are clear on what their rights and responsibilities are.

#### **Mary Marshall**

Chief Executive Officer  
Murchison Region Aboriginal Corporation

30 January 2017



## **Murchison Region Aboriginal Corporation (MRAC)**

### **Housing eligibility Receiving and assessing housing applications Approving housing applications to the waiting list**

Document status: Approved  
Date: 15 November 2016

## Introduction

MRAC as a not-for-profit dedicated Aboriginal community managed housing organisation provides safe, secure and affordable housing to Aboriginal people in the Mid West and Gascoyne regions of Western Australia. MRAC provides a fair and equitable housing service to all eligible applicants and tenants.

## Context

MRAC offers long term housing to eligible applicants in the order that their application is approved to the relevant waiting list.

Applicants must be able to:

- Live independently;
- Manage their tenancy obligations including paying their rent and water charges regularly and on time;
- Care for the property they live in; and
- Ensure that their behaviour and that of household members and their visitors does not negatively impact on their neighbours.

MRAC does not offer emergency or priority housing and does not rank housing applications according to need.

As MRAC is not government funded, applicants with complex needs including those who are homeless, challenging mental health diagnoses, and/or serious drug and alcohol issues will not be offered housing unless there is a documented support network and case management plan in place.

The same applies to women and women and children escaping family violence. Unless there is a support network in place and the applicant has waited their turn on the waiting list, MRAC cannot offer housing to this group. The CEO has discretion in this area to offer housing if there is evidence that the family will be safe and secure and can manage the tenancy.

Applicants with children in care under the Department of Child Protection will have their individual circumstances assessed at time of application and when their application comes to the top of the waiting list. If a support plan is in place, MRAC will work with the applicant/s and the Department to achieve a sustainable housing outcome for the family.

People with disabilities can be housed by MRAC subject to the extent of the disability. As an example, MRAC will offer housing to people with disabilities providing the housing stock meets the person's needs. MRAC cannot undertake disability modifications to properties, but may allow modifications to be undertaken provided this is funded by another organisation.

Any application that shows an applicant has some level of complex needs must be referred to the CEO immediately for investigation and a decision. It is unfair on applicant/s to accept a housing application if MRAC is unable to house them in the future.

## Eligibility criteria

Criterion	Details
<b>Aboriginality</b>	<p>All applicants must be either:</p> <ul style="list-style-type: none"><li>• Aboriginal; or</li><li>• Torres Strait Islander; or</li><li>• If not Aboriginal or Torres Strait Islander, have a partner who is either; or</li><li>• Be a non-Aboriginal person with custody of Aboriginal children.</li></ul> <p>If an applicant claims Aboriginality and it is not apparent, particularly if they are from another jurisdiction, a confirmation of Aboriginality form must be completed for the MRAC Board to consider at their next meeting. This form must include sufficient details for the MRAC Board to make an informed decision.</p>
<b>Residency requirements</b>	<p>All applicants must be resident in the area they are applying for a period of six months.</p> <p>The CEO has discretion to accept applications from non-resident applicants in their choice of location based on their individual circumstances. In those circumstances, the applicant may be requested to provide supporting documentation showing links to the area they wish to be housed in.</p>
<b>Rental history</b>	<p>Applicants will be required to provide two references from former landlords (including the Department of Housing), sign relevant consent forms for MRAC to undertake reference checks and provide contact information.</p>
<b>Outstanding debts</b>	<p>Where an applicant has an outstanding debt to MRAC from a former tenancy but otherwise a good tenancy record, the applicant will be given the opportunity to pay off that former debt whilst they wait to be housed.</p> <p>If the debt is significant, MRAC may accept an agreement where the tenant pays a regular amount off. If this is maintained for a six-month period, the CEO has discretion to house the applicant.</p> <p>Similarly, if the applicant has an outstanding debt to the Department of Housing or other housing provider and they provide evidence that they have regularly been paying that debt off, the CEO has discretion to house the applicant.</p>

**Capacity to pay MRAC rent** All income documentation is required at the time of application and updated income documentation provided at time of allocation.

MRAC will assess an applicant's capacity to pay as a percentage of income based on income plus rent assistance where the applicant is eligible to claim this benefit.

All adult applicants will be required to sign the tenancy agreement. This includes applicants that receive independent Centrelink income and who may be under 18 years of age.

**Appropriate identification** All applicants who will be signing the tenancy agreement must provide photographic identification; for instance, a driver's licence. If an applicant is unable to provide photographic identification, MRAC reserves the right to ask for other forms of identification.

**Housing size** MRAC will determine the most appropriate housing size to allocate applicant/s based on the number of people to be housed and affordability. Under no circumstances will MRAC permit overcrowding and in general, there can be no more than two individuals per bedroom in any MRAC property.

## **Assessing housing applications**

### **Receiving applications**

Applications are received by Administration and the following processes implemented:

- Date stamp application
- Make up hard copy file
- Load all clients on application on Chintaro noting date received – do not allocate to waiting list until the application has been approved
- Check housing and housing size is available in preferred location. If not, contact applicant and offer alternative area, providing applicant is eligible for that area.
- If all information and documentation correct, send acknowledgement letter. Update Chintaro.
- If further information or documentation required, send applicant letter. Update Chintaro
- Once all above actions complete with information and required documentation, update Chintaro and refer to Finance.

### **Assessing applications**

#### **Stage one**

Finance checks the application for previous MRAC tenancy/ies and whether any rental arrears, tenant liability or water charges still outstanding. Previous tenancy will also be checked for anti-social behaviour. Update Chintaro.

If issues from previous tenancy exist, refer to CEO. CEO will review the previous tenancy file and may contact the applicant to discuss. Some earlier tenancy files do not have sufficient evidence to substantiate some charges and in those circumstances, the CEO may reduce the amount the former tenant must pay off.

The CEO will negotiate any repayment agreement with the applicant and/or discuss any concerns MRAC may have with the applicant.

The CEO may reject the application at that point or approve the application to go to the next stage of assessment. The CEO will update Chintaro as to action taken.

Where no former tenancy exists, no issues with a former tenancy exists or the CEO has approved progressing the application, it is referred to Housing.

#### **Stage two**

Housing will check:

- The applicant/s meet all eligibility criteria;
- References;

- Size of housing applied for against the number of proposed occupants; and
- Undertake TIKa search.

Housing will write up a referee report and refer to the CEO for approval. If any issues arise from reference checks, these should be noted in the referee report. The file is then referred to the CEO. Housing will update Chintaro with all actions and outcomes.

### **Approving applications**

The CEO reviews the file and approves the applicant/s to the relevant waiting list. Administration will prepare a standard letter and advise the applicant that they have been approved to the waiting list. Once the letter is signed off, the application is then allocated to the correct waiting list on Chintaro and Chintaro notes updated.

The effective date of the application; i.e. the date the application was approved, is the date order the applicants will be housed from. This approach does not disadvantage applicants who provide all the information and documentation in the initial stages.

The process from receiving applications to approving them to the waiting list **must be** completed within ten working days. Where MRAC does not meet this timeline due to work load or staff absences, the date order will be adjusted so the applicant is not disadvantaged.

This policy applies to all new housing applications received after the date of policy approval. No existing applicant can be disadvantaged from any change in policy or process however care should be exercised to ensure all existing applicants are eligible under the eligibility criteria.

If there any eligibility concerns with an existing application, refer to the CEO for discussion and decision.

### **Relevant documents**

1. Housing application
2. Acknowledgement letter
3. Letter requesting further information and/or documentation
4. Approval letter



MURCHISON REGION  
ABORIGINAL CORPORATION

# Housing Application

Applicant 1:

---

Applicant 2:

---

Preferred location:

---

Preferred bedroom  
size:

---

Aboriginality

---

*(Please include which cultural group you belong to)*

## MRAC eligibility criteria

To be eligible for MRAC housing, you must:

- Be Aboriginal, Torres Strait Islander or have an Aboriginal partner and/or custody of Aboriginal children;
- Be resident in the region you wish to apply for or have links to that area;
- Can provide two rental references, or if unable to, can demonstrate they will be able to manage a residential tenancy, look after their property and pay their rent; and
- Can provide income documentation, rental references, photo identification and sign relevant release of information documents to enable MRAC to check your eligibility.

Your application will not be approved to the waiting list until you have provided all the required documentation. Please note if you receive a Centrelink benefit and/or pension as your main source of income, MRAC will require you to sign up for Centrepay when you are housed with us.

**If you have any difficulty in completing this application and/or providing relevant documentation, please call our office for assistance on 9923 0055.**



## 1. Primary applicant

Full name \_\_\_\_\_

Date of birth \_\_\_\_\_

Current address \_\_\_\_\_

City & Postcode \_\_\_\_\_

Current contact number/s \_\_\_\_\_

Email \_\_\_\_\_

Driver's license number \_\_\_\_\_

## 2. Secondary applicant

Full name \_\_\_\_\_

Date of birth \_\_\_\_\_

Current address \_\_\_\_\_

City & Postcode \_\_\_\_\_

Current contact number/s \_\_\_\_\_

Email \_\_\_\_\_

Driver's license number \_\_\_\_\_

### 3. People to be housed with you

Full name	Date of birth	Relationship to applicant/s

### 4. Current Accommodation

Type of Accommodation	Period of Accommodation	Rent Paid	Property Address
Homeswest			
Real Estate			
Private Rental			
Boarding with Family			
Other			

If you chose other, please state your type of accommodation:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 5. Current Rental Reference

Agency / Landlord  
Name

Contact number

Property address

If you're unable to provide a reference, please explain why: \_\_\_\_\_

I (we) pay a total of \$ \_\_\_\_\_  weekly  fortnightly  monthly.

## 6. Previous Rental Reference

Agency / Landlord  
Name

Contact number

Property address

If you're unable to provide a reference, please explain why: \_\_\_\_\_

I (we) paid a total of \$ \_\_\_\_\_  weekly  fortnightly  monthly.

## 7. Income documentation

All applicants will need to provide proof of all income including:

- Centrelink pension/s and/or benefits;
- Pay slips for the past four pay periods.

Your application cannot be assessed if these documents are not supplied.

**Have you or any applicant on this application rented from MRAC previously?**

**Yes/No**

**8. Personal Reference**

One		Two	
<b>Name</b>		<b>Name</b>	
<b>Relationship</b>		<b>Relationship</b>	
<b>Address</b>		<b>Address</b>	
<b>Telephone number</b>		<b>Telephone number</b>	

**9. Declaration**

I/we the applicant/s understand that housing will not necessarily be provided to me immediately and that I/we will need to wait for appropriate housing.	Initial/s:
I/we will notify MRAC of any changes to my current address or contact details e.g. mobile number. I understand that if I fail to do so I may miss out on a housing opportunity.	Initial/s:
I/we understand that my application will not be considered until I have supplied a minimum of Photo ID, Income Statement and a Rental Reference for either myself or all people that will be on the tenancy agreement.	Initial/s:
I/we give MRAC permission to conduct reference checks at its discretion to determine suitability when it comes to entering a Residential Tenancy Agreement.	Initial/s:

All personal information provided by you to MRAC is used only for risk assessment and for the property manager and CEO's reference to house you in suitable accommodation. All personal information acquired throughout your time as an applicant and/or tenant will remain confidential and will only be disclosed to other parties with your consent.

Initial/s:

I/we, the Applicant/s acknowledge that all the information that I/we have given above is true and correct and that I/we agree with all the eligibility requirements.

Applicant 1 \_\_\_\_\_

Applicant 2 \_\_\_\_\_

Once your application is received, you will be assessed for your eligibility for housing.

If you are working with a support worker for yourself and/or your family, please supply a letter of support from your worker to enable MRAC to get a better understanding of your housing needs. This does not stop you from getting housing. MRAC will take any specific needs you may have into consideration before we offer you housing.

All applications for housing are approved by the Chief Executive Officer before they are placed on the waiting list. It is important you supply all required information and documents as quickly as possible so we can put you on your preferred waiting list as soon as possible.

It is important you keep you details up to date with MRAC. If we cannot contact you, your application may be removed from the waiting list. If that happens, MRAC will write to you and give you an opportunity to re contact us and update your details.

If MRAC receives no reply, your application will be removed from the waiting list and you will have two years to contact us before your application is cancelled.

### **Check list**

Have you filled in every part of this form?

Have you initialled each box in the declaration?

Have you signed the form?

Have you provided income documentation for all applicants?

Have you provided references and current contact telephone numbers for all applicants?

Have you provided photographic identification?



*Acknowledgement letter*

Applicant/s Name  
Address line 1  
Address line 2

Date

Dear Applicant/s

**Re: Housing application – Murchison Region Aboriginal Corporation (MRAC)**

I write to formally acknowledge your recent housing application for rental accommodation with MRAC.

Once your application is formally approved, you will receive a letter from us advising you that your application has been moved to the waiting list.

This process will occur within ten business days of receipt of your application. If MRAC has any further queries regarding your application, a staff member will contact you to discuss.

Thank you for your application. If any of your contact details change, please ensure you advise us of this immediately.

Yours sincerely

**Name**  
Position

*Request for information letter*

Applicant/s Name

Address line 1

Address line 2

Date

Dear Applicant/s

**Re: Housing application – Murchison Region Aboriginal Corporation (MRAC)**

I write to regarding your housing application for MRAC. Your application has been initially assessed and the following information and/or documentation is needed to enable MRAC to assess your application:

Once MRAC receives all the above information and/or documentation, your application will be further assessed. If you do not supply these requirements, your application cannot be approved to the waiting list, which may mean you will need to wait longer to be housed.

If you have any queries, please do not hesitate to contact the MRAC office on 9923 0055 to discuss.

Yours sincerely

**Name**

Position

*Approval letter*

Applicant/s Name  
Address line 1  
Address line 2

Date

Dear Applicant/s

**Re: Housing application – Murchison Region Aboriginal Corporation (MRAC)**

I write to advise your application for rental housing with MRAC has been approved.

Your application will be placed on the \_\_\_\_\_ waiting list with an effective date of \_\_\_\_\_.

MRAC is unable to give you an estimated waiting time for you to be housed as this is dependent on how many vacant properties that become available and how many people ahead of you on the waiting list are ready to be housed when we offer a property to them.

Please ensure you keep your details up to date with us, particularly if you change address, telephone number or the number of people that will be housed with you.

If we are unable to contact you when we have a property available, MRAC will go to the next person on the waiting list so it is important you keep your details up to date.

If we cannot contact you after three potential property offers, we will write to you requesting you contact us. If we do not hear from you within the 30 days, your application will be removed from the waiting list. You will have two years to contact us to reinstate your application. If you do not contact us within that time frame and you still wish to rent a MRAC house, you will need to reapply.

If you have any queries, please do not hesitate to contact us.

Yours sincerely

**Name**

Chief Executive Officer

**MURCHISON REGION ABORIGINAL CORPORATION  
FINANCIAL REPORT  
FOR THE YEAR ENDED  
JUNE 2016  
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**MURCHISON REGION ABORIGINAL CORPORATION**

**FINANCIAL REPORT**

**FOR THE YEAR ENDED**

**30 JUNE 2016**

**I. C. N. 500**

MURCHISON REGION ABORIGINAL CORPORATION

STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME  
FOR THE YEAR ENDED  
30 JUNE 2016

	<i>Note</i>	2016 \$	2015 \$
Revenue from ordinary activities	2	1,522,559	1,492,521
Employee benefit expense	3	(430,637)	(397,540)
Depreciation expense	3	(37,232)	(62,112)
Motor Vehicle costs	3	(21,220)	(47,100)
Provision for Doubtful Debts - Loans	3	90,000	(358,569)
Property expenses	3	(599,875)	(645,259)
Management, administration & other expenses	3	(226,694)	(328,701)
		<u>296,901</u>	<u>(346,761)</u>
Profit / (Deficit) before income tax expense	1a	296,901	(346,761)
Income tax expense		<u>Nil</u>	<u>Nil</u>
Net Profit / (Deficit) after income tax expense		296,901	(346,761)
<b>OTHER COMPREHENSIVE INCOME</b>		<u>0</u>	<u>0</u>
		<u>0</u>	<u>0</u>
Total comprehensive income for the year		<u>296,901</u>	<u>(346,761)</u>

MURCHISON REGION ABORIGINAL CORPORATION

STATEMENT OF FINANCIAL POSITION

AS AT  
30 JUNE 2016

	<i>Note</i>	2016 \$	2015 \$
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	5	437,658	374,482
Trade and Other Receivables	6	98,304	118,250
<b>TOTAL CURRENT ASSETS</b>		<u>535,962</u>	<u>492,733</u>
<b>NON-CURRENT ASSETS</b>			
Property, plant & equipment	7	22,416,190	29,049,186
<b>TOTAL NON- CURRENT ASSETS</b>		<u>22,416,190</u>	<u>29,049,186</u>
<b>TOTAL ASSETS</b>		<u>22,952,152</u>	<u>29,541,919</u>
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Trade and Other Payables	8	61,316	186,764
Borrowings	9	27,199	27,199
Provisions	10	40,446	114,975
<b>TOTAL CURRENT LIABILITIES</b>		<u>128,961</u>	<u>328,938</u>
<b>NON-CURRENT LIABILITIES</b>			
Trade and Other Payables	8	0	0
Borrowings	9	22,183	55,563
Provisions	10	0	0
<b>TOTAL NON-CURRENT LIABILITIES</b>		<u>22,183</u>	<u>55,563</u>
<b>TOTAL LIABILITIES</b>		<u>151,145</u>	<u>384,501</u>
<b>NET ASSETS</b>		<u>22,801,007</u>	<u>29,157,418</u>
<b>EQUITY</b>			
Retained profits		11,609,498	11,312,597
Reserves		11,191,509	17,844,821
<b>TOTAL EQUITY</b>		<u>22,801,007</u>	<u>29,157,418</u>

MURCHISON REGION ABORIGINAL CORPORATION

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2016

	Retained Earnings	Asset Revaluation Reserve	Total
<i>Note</i>	\$		\$
Balance at 1st July 2014	11,659,358	17,844,821	29,504,179
Other Comprehensive income (Deficit) for year	(346,761) <u>0</u>	0 <u>0</u>	(346,761) <u>0</u>
Balance at 30 June 2015	11,312,597	17,844,821	29,157,418
Other Comprehensive income Surplus/ (Loss) for year	0 <u>296,901</u>	(6,653,312) <u></u>	(6,653,312) <u>296,901</u>
Balance at 30 June 2016	<u>\$11,609,498</u>	<u>\$11,191,509</u>	<u>22,801,007</u>

MURCHISON REGION ABORIGINAL CORPORATION

STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED  
30 JUNE 2016

	2016	2015
<i>Note</i>	\$	\$
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from customers	1,584,854	1,209,339
Operating grants and subsidies received	0	0
Interest received	74	7
Payments to suppliers and employees	<u>(1,369,779)</u>	<u>(1,187,866)</u>
Net cash generated by/(used in) operating activities <span style="float: right;">13b</span>	<u>215,149</u>	<u>21,481</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Disposal of property, plant and equipment	33,550	42,130
Purchase of property, plant and equipment	<u>(152,144)</u>	<u>(52,374)</u>
Net cash generated by (used in) investing activities	<u>(118,594)</u>	<u>(10,244)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Borrowings	0	66,135
Repayment of borrowings	<u>(33,379)</u>	<u>(78,669)</u>
Net cash generated by/(used in) financing activities	<u>(33,379)</u>	<u>(12,534)</u>
Net (decrease)/ increase in cash	63,176	(1,297)
Cash 1 July	<u>374,482</u>	<u>375,779</u>
Cash 30 June <span style="float: right;">13a</span>	<u>437,658</u>	<u>374,482</u>

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

The financial statements cover Murchison Region Aboriginal Corporation as a single entity. Murchison Region Aboriginal Corporation is a company incorporated under the Corporations (Aboriginal and Torres Strait Islanders) Act 2006.

**Note 1: Summary of Significant Accounting Policies**

**Basis of Preparation**

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards - Reduced Disclosure Requirements of the Australian Accounting Standards Board (AASB) and the Corporations (Aboriginal and Torres Strait Islander) Act 2006. The corporation is a not-for-profit entity for financial reporting purposes under Australian Accounting Standards.

Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

The financial statements were authorised for issue on 30 June 2016 by the Board of the corporation.

**(a) Income Tax**

The corporation is exempt from income tax and is a deductible gift recipient as determined by the Australian Taxation Office

**(b) Fair Value of Assets and Liabilities**

The corporation measures some of its assets and liabilities at fair value on either a recurring or non-recurring basis, depending on the requirements of the applicable Accounting Standard.

Fair value is the price the association would receive to sell an asset or would have to pay to transfer a liability in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date. As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset or minimises the payments made to transfer the liability, after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note 1: Statement of Significant Accounting Policies, continued

(b) Fair Value of Assets and Liabilities (cont.)

The fair value of liabilities and the entity's own equity instruments (excluding those related to share-based payment arrangements) may be valued, where there is no observable market price in relation to the transfer of such financial instruments, by reference to observable market information where such instruments are held as assets. Where this information is not available, other valuation techniques are adopted and, where significant, are detailed in the respective note to the financial statements.

(c) Property, Plant and Equipment

Each class of property plant & equipment is carried at cost, or fair value less applicable depreciation.

**Land and buildings**

Land and buildings are measured at cost less impairment or Board valuation. Net revaluation increments in the carrying amounts of land and buildings are recognised directly in the asset revaluation reserve. Impairments are provided for as necessary and charged to expense.

**Plant and equipment**

Plant and equipment is measured on the cost basis and is therefore carried at cost less accumulated depreciation and impairment. In the event the carrying amount of plant and equipment is greater than its estimated recoverable amount the carrying amount is written down immediately to its estimated recoverable amount. A formal assessment of recoverable amount is made when impairment indicators are present.

**Depreciation**

The depreciable amount of all fixed assets including buildings, but excluding freehold land, is depreciated on a straight line basis over the assets useful life to the Corporation commencing from the time the asset is held ready for use.

The depreciation rates used for each class of depreciable asset are:

Class of Fixed Asset	Depreciation Rate
Buildings	2.5%
Office equipment	10 - 20%
Motor vehicles	22.5%
Improvements	4 - 20%

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

(d) Investments

Current investments are measured on the cost basis.

The carrying amount of investments is reviewed annually by the Board to ensure it is not in excess of the recoverable amount of these investments. The expected net cash flows from investments have not been discounted to their present value in determining the recoverable amounts.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note 1: Statement of Significant Accounting Policies, continued

(f) Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank and deposits at-call with banks.

(g) Revenue and other income

Revenue from Government grants and funding is recognised when it has been established that a right to receive exists.

Rent is recognised in the appropriate accounting period for the rent billed to the tenant.

Interest revenue is recognised using the effective interest method, which for floating rate financial assets is the rate inherent in the instrument.

All revenue is stated net of the amount of goods and service tax (GST).

(h) Trade and Other Payables

Trade and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the Corporation during the reporting period, that remain unpaid.

The balance is recognised with the amounts normally paid within 30 days of recognition of the liability included as a current liability.

(i) Financial Instruments

**Initial recognition and measurement**

Financial assets and financial liabilities, are recognised when the entity becomes a party to the contractual provisions to the instrument. For Financial assets, this is equivalent to the date that the corporation commits itself to either purchase or sell the asset.

Financial instruments are initially measured at fair value with transaction costs expensed where the instrument is classified as "at fair value through profit or loss" in which case transaction costs are expensed to profit or loss immediately.

**Classification and subsequent measurement**

Financial instruments are subsequently measured at either fair value or cost. Fair value represents the amount for which an asset could be exchanged or a liability settled, between knowledgeable, willing parties.

(i) *Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost.

(ii) *Financial liabilities*

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

**Impairment**

At the end of each reporting period, the corporation assesses whether there is objective evidence that a financial asset has been impaired. Impairment losses are recognised in profit or loss immediately.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note 1: Statement of Significant Accounting Policies, continued

(e) Employee Benefits

**Short-term employee benefits**

Provision is made for the association's obligation for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled. The association's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and payables in the statement of financial position.

**Other long-term employee benefits**

The association classifies employees' long service leave and annual leave entitlements as other long-term employee benefits, as they are not expected to be settled wholly within 12 months after the end of the annual reporting period in which the employees render the related service. Other long-term employee benefits are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates approximate to the terms of the obligations. Upon the re-measurement of obligations for other long-term employee benefits, the net change in the obligation is recognised in profit and loss as a part of employee benefit expense. The association's obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the association does not have an unconditional right to defer settlement for at least 12 months after the reporting date, in which case the obligations are presented as current provisions.

**Retirement benefit obligations**

*Defined contribution superannuation benefits*

All employees of the association receive defined contribution superannuation entitlements, for which the association pays the fixed superannuation guarantee contribution (currently 9.5% of the employee's average ordinary salary) to the employee's superannuation fund of choice. All contributions in respect of employees' defined contribution entitlements are recognised as an expense when they become payable. The association's obligation with respect to employees' defined contribution entitlements is limited to its obligation for any unpaid superannuation guarantee contributions at the end of the reporting period. All obligations for unpaid superannuation guarantee contributions are measured at the (undiscounted) amounts expected to be paid when the obligation is settled and are presented as current liabilities in the association's statement of financial position.

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note 1: Statement of Significant Accounting Policies, continued

(m) New Accounting Standards for Application in Future Periods (cont.)

When effective, this Standard will replace the current accounting requirements applicable to revenue with a single, principles-based model. Except for a limited number of exceptions, including leases, the new revenue model in AASB 15 will apply to all contracts with customers as well as non-monetary exchanges between entities in the same line of business to facilitate sales to customers and potential customers. The core principle of the Standard is that an entity will recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for the goods or services. To achieve this objective, AASB 15 provides the following five-step process:-

- identify the contract(s) with a customer;
- identify the performance obligations in the contract(s);
- determine the transaction price;
- allocate the transaction price to the performance obligations in the contracts; and
- recognise revenue when (or as) the performance obligations are satisfied.

This Standard will require retrospective restatement, as well as enhanced disclosures regarding revenue. Although the Board anticipates that the adoption of AASB 15 may have an impact on the corporation's financial statements, it is impracticable at this stage to provide a reasonable estimate of such impact.

**AASB 16: Leases (applicable to annual reporting periods beginning on or after 1 January 2019).**

When effective, this Standard will replace the current accounting requirements applicable to leases in AASB 117: Leases and related Interpretations. AASB 16 introduces a single lessee accounting model that eliminates the requirement for leases to be classified as operating or finance leases.

The main changes introduced by the new Standard include:

- recognition of a right-to-use asset and liability for all leases (excluding short-term leases with less than 12 months of tenure and leases relating to low-value assets);
- depreciation of right-to-use assets in line with AASB 116: Property, Plant and Equipment in profit or loss and unwinding of the liability in principal and interest components;
- variable lease payments that depend on an index or a rate are included in the initial measurement of the lease liability using the index or rate at the commencement date;
- by applying a practical expedient, a lessee is permitted to elect not to separate non-lease components and instead account for all components as a lease; and
- additional disclosure requirements.

The transitional provisions of AASB 16 allow a lessee to either retrospectively apply the Standard to comparatives in line with AASB 108: Accounting Policies, Changes in Accounting Estimates and Errors or recognise the cumulative effect of retrospective application as an adjustment to opening equity on the date of initial application. Although the Board anticipate that the adoption of AASB 16 will impact the corporation's financial statements, it is impracticable at this stage to provide a reasonable estimate of such impact.

	<i>Note</i>	2016 \$	2015 \$
<b>Note 2: Revenue</b>			
Operating Activities			
Project Grants		0	0
Other Income		196	2,774
Rent		1,356,755	1,354,703
Recoveries		165,534	135,037
Interest Received		74	7
		<u>1,522,559</u>	<u>1,492,521</u>
Total Revenue		<u>1,522,559</u>	<u>1,492,521</u>

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note 1: Statement of Significant Accounting Policies, continued

(j) **Critical Accounting estimates and Judgements**

The Board members evaluate estimates and judgements incorporated into the financial statements based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the corporation.

**Key Estimates - Impairment**

The Corporation assesses impairment at the end of each reporting date by evaluation of conditions and events specific to the association that may be indicative of impairment triggers. Recoverable amounts or relevant assets are reassessed using value-in-use calculations which incorporate various key assumptions.

**Key Judgements**

*Financial results*

This deficit in 2015 was arrived at after providing \$358,569 for possible non-repayment of loans by previous senior employees. At the date of this report none of this debt has been recovered.

Land and buildings were revalued in 2016 based on independent valuation from Australian Property Consultants, Subiaco. A separate value was not obtained for land as distinct from the buildings.

Other assets, including improvements, were reviewed and all old, outdated and obsolete items were written off.

A charge to profit and loss of \$76,649 was made as loss on disposal.

(k) **Goods and Services Tax (GST)**

Revenues, expenses and assets are recognised net of the amount of GST. Receivables and payables in the Balance Sheet are shown inclusive of GST. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the statement of financial position.

(l) **Comparative Figures**

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

(m) **New Accounting Standards for Application in Future Periods**

The AASB has issued a number of new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods, some of which are relevant to the association. The corporation has decided not to early adopt any of the new and amended pronouncements. The association's assessment of the new and amended pronouncements that are relevant to the company but applicable in future reporting periods is set out below:

**AASB 15: Revenue from Contracts with Customers (applicable for annual reporting periods commencing on or after 1 January 2018).**

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note	2016 \$	2015 \$
<b>Note 3: Profit for the year</b>		
Profit for the year has been determined after:		
<b>Charging as an expense</b>		
Direct Property Expenses	599,875	601,868
Staff expenses	498,714	401,828
Depreciation of property, plant & equipment	37,232	62,112
Property expenses	60,702	31,360
Interest paid	8,054	26,043
Remuneration of auditor audit or review services prior year	0	10,000
Bad and Doubtful Debts	13,741	3,174
Advertising & Marketing	599	292
Administration	75,520	296,936
Motor Vehicle expenses	21,220	47,100
	<u>1,315,658</u>	<u>1,480,712</u>
<b>Note 4: Key Management Personnel Compensation</b>		
key management personnel compensation	<u>\$97,699</u>	<u>\$67,132</u>
<b>Note 5: Cash and Cash Equivalents</b>		
Cash on hand	250	300
Cash at bank	437,408	374,182
	<u>437,658</u>	<u>374,482</u>
<b>Note 6: Trade and Other Receivables</b>		
Rental Trade debtors	70,939	70,495
Less Provision for impairment	0	(30)
Vacancy Trade debtors	176,733	191,162
Less Provision for impairment	(150,191)	(183,122)
Other debtors	359,393	398,315
Less Provision for Non Recovery	(358,569)	(358,569)
	<u>98,304</u>	<u>118,250</u>

The corporation does not have any material credit risk exposure to any single receivable or group of receivables. No collateral is held over trade and other receivables.

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note	2016 \$	2015 \$
<b>Note 7: Property, Plant and Equipment</b>		
Freehold land at cost	0	121,904
Freehold (vacant) land at valuation 2016	111,500	0
	<u>111,500</u>	<u>121,904</u>
Land & Buildings at valuation	22,005,000	28,344,966
Buildings at cost	0	302,943
Building improvements	298,455	476,487
Less accumulated depreciation	(80,184)	(338,304)
	<u>22,223,271</u>	<u>28,786,090</u>
Motor vehicles at cost	87,330	133,743
Less accumulated depreciation	(45,998)	(65,081)
	<u>41,332</u>	<u>68,662</u>
Environmental equipment at cost	0	11,862
Less accumulated depreciation	0	(11,352)
	<u>0</u>	<u>510</u>
Office equipment at cost	51,656	185,601
Less accumulated depreciation	(11,569)	(113,580)
	<u>40,087</u>	<u>72,020</u>
<b>Total Property, Plant and Equipment</b>	<u>22,416,190</u>	<u>29,049,186</u>

(a) **Movements in carrying amounts**

Movement in the carrying amounts of each class of property, plant and equipment between the beginning and the end of the financial year.

	Land \$	Buildings \$	Plant & Equip. \$
Carrying amount at 30 June 2015	121,904	28,786,090	72,020
Additions	0	139,487	12,658
Revaluation	(10,404)	(6,642,908)	0
Disposals	0	(40,932)	(42,017)
Depreciation expense	0	(18,466)	(2,574)
	<u>111,500</u>	<u>22,223,271</u>	<u>40,087</u>
Carrying amount at June 30 2016	<u>111,500</u>	<u>22,223,271</u>	<u>40,087</u>

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note 7: Property, Plant and Equipment

(a) Movements in carrying amounts (cont.)

	Motor Vehicles	Environmental Equipment	TOTAL
	\$	\$	\$
Carrying amount at 30 June 2015	68,662	510	29,049,186
Additions	0	0	152,144
Revaluation			(6,653,312)
Disposals	(11,138)	(510)	(94,597)
Depreciation expense	(16,192)	0	(37,232)
Carrying amount at June 30 2016	<u>41,332</u>	<u>0</u>	<u>22,416,190</u>

Note	2016	2015
	\$	\$

Note 8: Trade and Other Payables

Current		
Trade creditors	3,401	50,597
Sundry creditors	41,975	38,831
Funding Wajarri	0	90,000
Income in advance	15,940	7,336
	<u>61,316</u>	<u>186,764</u>
Non-current		
None	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>

Note 9: Borrowings

Interest Bearing		
Current Hire Purchase Liabilities	36,639	36,639
Less Unexpired charges	(9,440)	(9,440)
	<u>27,199</u>	<u>27,199</u>
Non Current (Secured)		
Non-current Hire Purchase Liabilities	26,183	69,139
Less Unexpired charges	(4,000)	(13,576)
	<u>22,183</u>	<u>55,563</u>
Total Interest Bearing Borrowings	<u>49,383</u>	<u>82,762</u>

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

<i>Note</i>	2016 \$	2015 \$
<b>Note 10: Provisions</b>		
Current		
Provision for employee benefits	<u>40,446</u>	<u>114,975</u>
Non Current		
Provision for employee benefits	<u>0</u>	<u>0</u>
Total Provisions	<u><u>40,446</u></u>	<u><u>114,975</u></u>

**Note 11: Corporation Details**

The principal place of business of the Corporation is :

Murchison Region Aboriginal Corporation  
25 Crawford Street  
GERALDTON WA 6530

The principal activity of the corporation is provision of housing for Aboriginal people in the Murchison area.

The Corporation was registered under the CATSI Act, 2006 as a medium corporation on 20th November 1986.

**Note 12: Segment Reporting**

Murchison Region Aboriginal Corporation operates in the aboriginal housing sector.

The Corporation has only one segment.

Murchison Region Aboriginal Corporation operates within Western Australia which is considered one geographical location.

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

	2016	2015
<i>Note</i>	\$	\$
<b>Note 13: Cash Flow Information</b>		
<b>(a) Reconciliation of Cash</b>		
Cash at the end of the financial year as shown in the statement of cash flows is reconciled to the related items in the statement of financial position as follows:		
Cash on hand	250	300
Cash at bank	437,408	374,182
	<u>437,658</u>	<u>374,482</u>
<b>(b) Reconciliation of cash flow from profit on operations with profit after Income tax</b>		
Profit/(Loss) after income tax	296,901	(346,761)
Non-cash flows in profit :		
Depreciation	37,232	62,112
Loss on disposal	61,047	0
Doubtful Debts Provisions	(52,049)	415,136
Changes in assets and liabilities		
(Increase) Decrease in receivables	(9,402)	(283,175)
Increase (Decrease) in creditors and payables	(44,052)	106,573
(Decrease) Increase in provisions	(74,529)	67,596
	<u>215,149</u>	<u>21,481</u>
Net cash (used in)/ provided by operating activities	<u>215,149</u>	<u>21,481</u>

**Note 14: Financial Risk Management**

The corporation's financial instruments consist of deposits at bank and accounts receivable and payable and bank and other loans. The totals for each category of financial instrument, measured in accordance with AASB 139 as detailed in the accounting policies to these financial statements, are as set out below.

**Financial asset and financial liability maturity analysis**

**Financial Liabilities due for payment**

	Within 1 Year		1 to 5 Years	
	2016	2015	2016	2015
	\$	\$	\$	\$
Trade and other payables	61,316	186,764	0	0
Loans	49,383	82,762	22,183	55,563
<b>Total expected outflows</b>	<u>\$110,698</u>	<u>\$269,526</u>	<u>\$22,183</u>	<u>\$55,563</u>

MURCHISON REGION ABORIGINAL CORPORATION

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2016

Note 14: Financial Instruments, continued

Financial asset and financial liability maturity analysis, continued

Financial Liabilities due for payment	Over 5 Years		Total	
	2016	2015	2016	2015
	\$	\$	\$	\$
Trade and other payables	0	0	61,316	186,764
Loans	0	0	71,566	138,324
<b>Total expected outflows</b>	<b>\$0</b>	<b>\$0</b>	<b>\$132,882</b>	<b>\$325,088</b>

Financial Assets - Cash flows realizable	Within 1 Year		1 to 5 Years	
	2016	2015	2016	2015
	\$	\$	\$	\$
Cash and cash equivalents	437,658	374,482	0	0
Financial assets	0	0	0	0
Receivables	98,304	118,250	0	0
<b>Total anticipated cash inflows</b>	<b>535,962</b>	<b>492,733</b>	<b>\$0</b>	<b>\$0</b>

Financial Assets - Cash flows realizable	Over 5 Years		Total	
	2016	2015	2016	2015
	\$	\$	\$	\$
Cash and cash equivalents	0	0	437,658	374,482
Financial assets	0	0	0	0
Receivables	0	0	98,304	118,250
<b>Total anticipated cash inflows</b>	<b>\$0</b>	<b>\$0</b>	<b>\$535,962</b>	<b>\$492,733</b>

Net Fair Values

The net fair value of assets and liabilities of the Corporation equals their carrying value.

MURCHISON REGION ABORIGINAL CORPORATION

STATEMENT BY THE BOARD

---

The Board has determined that the company is a reporting entity.

The Board has determined that this general purpose financial report should be prepared in accordance with the CATSI Act, accounting standards and the accounting policies outlined in Note 1 to the accounts.

In the opinion of the Board, the financial statements as set out on pages 1 to 16:

1. Present a true and fair view the financial position of Murchison Region Aboriginal Corporation as at 30 June 2016 and the performance of the corporation for the year ended on that date;
2. At the date of this statement, there are reasonable grounds to believe that Murchison Region Aboriginal Corporation will be able to pay its debts as and when they fall due.

During the year ended 30 June 2016 the Board reports that:

1. (i) no officer of the Murchison Region Aboriginal Corporation;  
(ii) no firm of which the officer is a member;  
(iii) no body corporate in which the officer has a substantial financial interest;

has received or become entitled to receive a benefit as a result of a contract between the officer, firm or corporation and the Murchison Region Aboriginal Corporation.

This statement is made by resolution of the Board

  
.....  
Name: ADRIAN BARTLETT  
Dated: 3 September 2016

  
.....  
Name: KAY MONGOO  
Dated: 3 September 2016

MURCHISON REGION ABORIGINAL CORPORATION

BOARD REPORT

Following the completion of the audit of the Corporation for the year ended 30th June 2014 the Registrar of Indigenous Corporations appointed examiners to inspect the systems, books and records of the Corporation. The examination revealed that previous senior employees of the Corporation had misappropriated substantial funds from the Corporation. The Registrar appointed Andrew West of Andrew H West and Associates as a Special Administrator of the Corporation and at the 1st July 2015 Mr West was still in control of the Corporation. The Special Administrator retired from office on the 3rd September 2015 and a new Board took office.

The Board of the Murchison Region Aboriginal Corporation submits the financial report of Murchison Region Aboriginal Corporation for the financial year ended 30 June 2016.

**Directors**

The Directors of the Corporation at the date of this report are:

Appointed 3rd September 2015:

Adrian Bartlett

Arthur Davies

Karen Taylor (Resigned 14 May 2016)

Kay Mongoo

Paul Ryder

Colin Hamlett

Jim Dillon

Debra Brittain

Stephanie Mippy

Ada Fossa (Appointed 12 March 2016)

The responsibility of these directors for the Corporation commenced on the date that the Special Administrator retired.

**Principal Activity**

The principal activity of the Corporation during the financial year was the provision of housing for Aboriginal people in the Murchison region.

**Significant Changes**

No significant change to the principal activity of the Corporation has occurred during or since the end of the financial year.

**Operating Result**

The surplus from ordinary activity for the year was \$ 296,901 (2015: deficit of \$ 346,761).

**Distributions**

No distributions were made to members during the year and none are recommended but not paid at year end.

Signed in accordance with a resolution of the Members of the Board.

  
-----  
Name:

  
-----  
Name:

Dated this                      day of                      2016

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF  
MURCHISON REGION ABORIGINAL CORPORATION**

We have audited the accompanying financial report of Murchison Region Aboriginal Corporation which comprises the statement of financial position as at 30 June 2016, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and Board statement.

**Director's Responsibility for the Financial Report**

The Directors are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and Corporations (Aboriginal and Torres Strait Islander) Act 2006, and for such internal control as management determines is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence that we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Independence**

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001. We confirm that the independence declaration required by the Corporations Act 2001, provided to the directors of Murchison Region Aboriginal Corporation on 21 May 2016, would be in the same terms if provided to the directors as at the date of this auditor's report.

### Emphasis of Matter

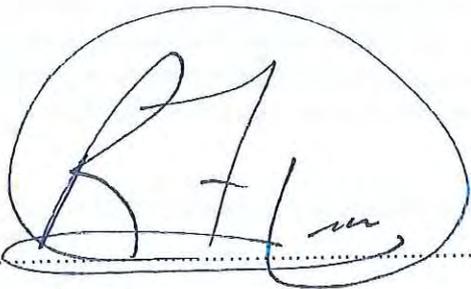
We draw attention to Note 1j to the financial statements which describes the uncertainty related to the collectability of loans to former employees. These loans were not made with the approval of the Board of the Corporation and are considered by the Board to be collectible from the former employees. The Board deemed it prudent to provide for the non-collectability of these debts in full at 30 June 2015 as legal avenues are explored to recover the loans. Our opinion is not qualified in respect of this matter.

### Auditor's Opinion

In our opinion:

- a. the financial report of Murchison Region Aboriginal Corporation is in accordance with the CATSI Act 2006, including:
  - i. giving a true and fair view of Murchison Region Aboriginal Corporation's financial position as at 30th June 2016 and of its performance for the year ended on that date; and
  - ii. complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the CATSI Act Regulations 2006.

**DEANE & ASSOCIATES**

A handwritten signature in black ink, enclosed within a hand-drawn oval. The signature appears to be 'R F Deane' with a flourish at the end.

Richard F Deane

31st August 2016

11 Halifax Street, ADELAIDE SA 5000

DEANE & ASSOCIATES  
AUDITOR INDEPENDENCE DECLARATION

 **DEANE**  
& ASSOCIATES  
ABN 22 638 967 349  
Chartered Accountant

11 Halifax Street  
Adelaide SA 5000

PO Box 399  
Rundle Mall SA 5000

Telephone (08) 8232 9905  
Email: info@rdeane.com.au

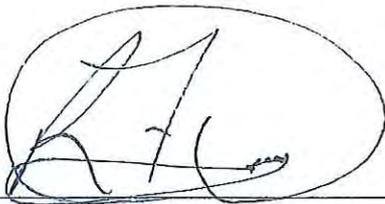
To the Directors

MURCHISON REGION ABORIGINAL CORPORATION

As lead auditor for the audit of Murchison Region Aboriginal Corporation for the year ended 30 June 2016, I declare that to the best of my knowledge and belief, there have been:

- no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- no contraventions of any applicable code of professional conduct in relation to the audit.

This declaration is in respect Murchison Region Aboriginal Corporation as a single entity.



Auditor signature

RICHARD F DEANE

Name

PRINCIPAL

Position

Deane & Associates, 11 Halifax Street, ADELAIDE

Firm and address

Date 21st May 2016

Richard F Deane, Principal  
Associate: Amanda Stewart

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Cr Thornton declared a proximity interest in item 7.2.3.1 and left the Chamber at 5.44pm.

<i>Item No/ Subject:</i>	<b>7.2.3.1 RAV Permit – Interstate Crane and Transport Hire</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>2 May 2017 - Executive Manager Development and Administration – Samantha Appleton</b>
<i>Responsible Officer:</i>	<b>Executive Manager Development and Administration – Samantha Appleton</b>
<i>Applicant/Proponent:</i>	<b>Mr Sep Gumina – Interstate Crane and Transport Hire</b>
<i>File Number:</i>	<b>ADM 0284</b>
<i>Previous minute/s &amp; Reference:</i>	<b>N/A</b>

### **SUMMARY**

Mr Sep Gumina of Interstate Crane and Transport Hire has approached the Shire of Morawa to seek a renewal of a permit to operate RAV 5 network vehicles on Shire of Morawa Roads.

### **DECLARATION OF INTEREST**

Nil

### **ATTACHMENTS**

7.2.3.1A - RAV Permit – Interstate Crane and Transport Hire

### **BACKGROUND INFORMATION**

Interstate Crane and Transport Hire are requesting a permit to operate a RAV 5 network truck from the Mullewa Wubin Road to Deflector Gold Mine in the Shire of Yalgoo via the Morawa Yalgoo Road. The truck will be carting bulk bags of cement to Deflector and will be returning with empty pallets.

The application has listed a number of prime movers which may be operating under the permit, however he has advised that the total number of trips will be one per week.

Under Main Roads Western Australia (WA) RAV networks conditions, there is a need to seek approval by certain RAV users to travel on roads controlled by Council.

Council has previously considered restricted access application permits and resolved to approve restricted access vehicle permits on Shire roads.

## **OFFICER'S COMMENT**

The application is relatively straightforward and meets the criteria set for Morawa Yalgoo Road. This is addressed in the resolution to Council.

Main Roads Western Australia conditions are as follows for Morawa Yalgoo Road:

- A current written approval from Local Government, permitting use of the road must be carried and produced on demand;
- Speed conditions – 10km below posted speed limit;
- Not to operate during school bus run times.

Previous consultation with Rod Gillis from Main Roads Geraldton, school bus operators and the Principal Works Manager of the Shire of Morawa it is this officers' recommendation that a condition of the RAV permit approval be that travel is restricted on the Morawa Yalgoo Road between the hours of 7.00am to 8.30am and 3.00pm to 5.00pm Monday to Friday during school bus route runs.

It should be noted there are currently RAV Network 7 vehicles already operating using permits issued by the Shire of Morawa.

## **COMMUNITY CONSULTATION**

Nil

## **COUNCILLOR CONSULTATION**

Nil

## **STATUTORY ENVIRONMENT**

Local Government Act 1995

Main Roads Act 1930

Feed-back is received at Council from road users and assists in monitoring the impact the large vehicles have on local roads and user safety.

## **FINANCIAL IMPLICATIONS**

Nil

## **STRATEGIC IMPLICATIONS**

Council's review of the process for issuing RAV permits provides part of an asset review for use of road infrastructure in the Shire.

Shire of Morawa Strategic Community Plan:

1.8 Well maintained local roads and ancillary infrastructure.

## **RISK MANAGEMENT**

An approval of RAV network permits provides the Shire with consultation and a due diligence process for road users in the Shire of Morawa. Without the process Council's road network assets could become unsafe and unmanageable for current resources. There are inherent risks to the Shire in approving this request. The main risk relates to increased road maintenance costs and the other is setting a precedent for other similar applications to follow.

The Shire of Morawa local road network has been audited and rated. The majority of Local roads are rated as a local volume RAV 2/3 roads. The requested use seeks to permit for up to RAV 7 combinations. This is within the restrictions permitted by Main Roads WA for this road.

## **VOTING REQUIREMENTS**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. As per Main Roads Specifications, approve a Restricted Access Vehicle (RAV) 5 networks class 2/3 to Interstate Crane and Transport Hire to operate combinations up to 36.5 metres to operate in the Shire of Morawa on the Morawa Yalgoo Road from Mullewa Wubin Road to the Shire of Yalgoo Boundary.

### **Standard Conditions of Use:**

- a) *Maximum speed unsealed roads 60kms/hr or 10kms/hr less than designated signage*
- b) *Maximum speed sealed roads 90kms/hr or 10kms/hr less than designated signage*
- c) *Maximum speed of 40kms/hr in built up areas including the Morawa Town site*
- d) *Only approved routes will be permitted in the Morawa Town site*
- e) *Reduce speed to 60kms/hr and moving over to give way to oncoming traffic*
- f) *Headlights on at all times*
- g) *Removing dust from tyres rims when entering sealed roads*
- h) *Compliance with maximum gross weight limits*
- i) *Vehicle length not to exceed 36.5 metres*
- j) *No operation after a heavy rain fall event*
- k) *No operation during school bus routes drop off and pick up times (7.00am to 8.30am and 3.00pm to 5.00pm school days)*
- l) *Signage warning of oversized vehicle be in operation are placed at entry and egress points unless already in place*
- m) *Vehicle to be operated as required by the Mains Roads Class 2/3 RAV permit*
- n) *Entries to properties being serviced by the permit holder must be constructed for safety and to prevent damage to sealed edges and road verges. Approval may be withdrawn if damage occurs and is not repaired to the satisfaction of the Council's representative.*
- o) *Condition CA07 All operators must carry written approval from the Local Government authority permitting use of the roads;*

2. The approval is to be for a period of one year, from 19 May 2017 to 18 May 2018, The applicant is to reapply for new approvals prior to the expiry of this permit should it wish to continue operations; and
3. The applicant must seek Main Roads approval for all RAV network permits.

### **COUNCIL RESOLUTION**

1705007                      **Moved:        Cr Stokes**  
                                      **Seconded:   Cr Carslake**

**That Council:**

1. **As per Main Roads Specifications, approve a Restricted Access Vehicle (RAV) 5 networks class 2/3 to Interstate Crane and Transport Hire to operate combinations up to 36.5 metres to operate in the Shire of Morawa on the Morawa Yalgoo Road from Mullewa Wubin Road to the Shire of Yalgoo Boundary.**

#### **Standard Conditions of Use:**

- a) **Maximum speed unsealed roads 60kms/hr or 10kms/hr less than designated signage**
  - b) **Maximum speed sealed roads 90kms/hr or 10kms/hr less than designated signage**
  - c) **Maximum speed of 40kms/hr in built up areas including the Morawa Town site**
  - d) **Only approved routes will be permitted in the Morawa Town site**
  - e) **Reduce speed to 60kms/hr and moving over to give way to oncoming traffic**
  - f) **Headlights on at all times**
  - g) **Removing dust from tyres rims when entering sealed roads**
  - h) **Compliance with maximum gross weight limits**
  - i) **Vehicle length not to exceed 36.5 metres**
  - j) **No operation after a heavy rain fall event**
  - k) **No operation during school bus routes drop off and pick up times (7.00am to 8.30am and 3.00pm to 5.00pm school days)**
  - l) **Signage warning of oversized vehicle be in operation are placed at entry and egress points unless already in place**
  - m) **Vehicle to be operated as required by the Mains Roads Class 2/3 RAV permit**
  - n) **Entries to properties being serviced by the permit holder must be constructed for safety and to prevent damage to sealed edges and road verges. Approval may be withdrawn if damage occurs and is not repaired to the satisfaction of the Council's representative.**
  - o) **Condition CA07 All operators must carry written approval from the Local Government authority permitting use of the roads;**
2. **The approval is to be for a period of one year, from 19 May 2017 to 18 May 2018, The applicant is to reapply for new approvals prior to the expiry of this permit should it wish to continue operations; and**
  3. **The applicant must seek Main Roads approval for all RAV network permits.**

**CARRIED 4/0**

## Samantha Appleton

---

**From:** Sep Gumina <Sep.Gumina@icth.com.au>  
**Sent:** Tuesday, 11 April 2017 3:36 PM  
**To:** Samantha Appleton  
**Subject:** RE: Rav Permit  
**Attachments:** Deflector Mine - Proposed Vehicles and Combination.pdf

Hi Samantha,

The scope of the work is as follows...

- RAV 5 network truck to operate to Deflector mine site once a week carting bulk bags of cement and returning empty pallets.
- Truck will Depart Ex Jandakot – arrive into Morawa from the Mullewa – Wubin Road direction heading Northbound as a loaded truck
- Cartage of up to 48 bulk bags of cement up to the mine site and approx.
- Distance of travel is 37.9km along Morawa – Yalgoo Rd then continues on in the Yalgoo shire for approx. 35km to arrive at the Deflector mine site.
- I have contact Yalgoo Shire and are also in the process of lodging for Local council approvals to operate on the road.
- This distance was taken the rail crossing from Munckton Rd – Yalgoo Shire boundary limits

The initial axle configuration will be the (a) RAV5 setup.

Weight when loaded will be expected up to GCM of 85 tonne. All assets used will be in line with required ratings and RAV5 rules.

Attached is a list of proposed vehicle which we would like to register.

Please let me know if you require any further information.

Regards

**Sep Gumina**  
Transport Manager



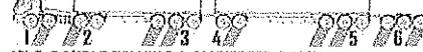
9 Cutler Road, Jandakot, WA 6164



(A) PRIME MOVER, SEMI TRAILER TOWING A DOG TRAILER



(B) PRIME MOVER, SEMI TRAILER TOWING A DOG TRAILER AND CONVERTER DOLLY



(C) B-DOUBLE TOWING A CONVERTER DOLLY



(A) >27.5, 84  
≤36.5

5

Network  
5 (Road  
Name  
Order)

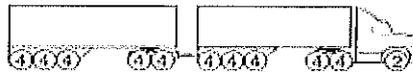
(B) >27.5, 84+d  
≤36.5

6

Network  
5 (LGA  
Order)

(C) >27.5, 67.5+d  
≤36.5

5



Type 1 Road Train Max length = 36.5 metres

Proposed Vehicles

VEHICLE NO	MAKE	REGISTRATION NO
TK1	KENWORTH T904	1BOJ964
TK3	KENWORTH T909	1EEM538
TK4	KENWORTH T908	1DCV 496
TK7	KENWORTH T909	1EKW327
TK15	KENWORTH K104	1CXC392
TK16	KENWORTH K104	1ELX736
TK18	KENWORTH T909	1ELZ463

Cr Stokes left the Chamber and returned with Cr Thornton at 5.45pm.

<i>Item No/ Subject:</i>	<b>7.2.3.2 Disability Access and Inclusion Plan Review</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>2 May 2017- Executive Manager Development and Administration - Samantha Appleton</b>
<i>Responsible Officer:</i>	<b>Executive Manager Development and Administration - Samantha Appleton</b>
<i>Applicant/Proponent:</i>	<b>Disability Services Commission</b>
<i>File Number:</i>	<b>ADM 0246</b>
<i>Previous minute/s &amp; Reference:</i>	<b>20 April 2017</b>

**SUMMARY**

This report recommends that Council endorses the Disability Access & Inclusion Plan review for 2016-17.

**DECLARATION OF INTEREST**

Nil

**ATTACHMENTS**

- 7.2.3.2A - Current Disability Access and Inclusion Plan.
- 7.2.3.2B - Review document for endorsement.

**BACKGROUND INFORMATION**

Council has an obligation under the Disability Services Act 1993 to prepare and review the Disability Access & Inclusion Plan by 30 June each year.

The plan was last revised in 2014 and was lodged with the Disability Services Commission. Council adopted the revised plan in September 2015 following the Better Compliance Process Review it was discovered that the revised DAIP had not been submitted to council for approval.

The current DAIP is compliant and is designed to ensure that people with a disability have the same opportunities as other people to obtain and maintain employment with a public authority.

There has been a requirement previously under the Disability Services Act for Council to prepare and annually review a Disability Plan.

The Act was amended in December 2004 and now Local Governments are now required to develop and implement Disability Access and Inclusion Plans (DAIP's).

### **OFFICER'S COMMENT**

The requirements of the DAIP's build on the previous Disability Service Plans so that people with disabilities can access services provided by public authorities in a way that facilitates increased independence, opportunities, and inclusion within the community.

The review has identified areas where outcomes are not being addressed and actions will be taken to address this where feasible and within budgetary constraints.

### **COMMUNITY CONSULTATION**

Nil

### **COUNCILLOR CONSULTATION**

Nil

### **STATUTORY ENVIRONMENT**

Disability Services Act 1993  
Local Government Act 1995

### **FINANCIAL IMPLICATIONS**

Generally most actions are within budgetary provisions

### **STRATEGIC IMPLICATIONS**

Shire of Morawa Strategic Community Plan  
3.1 Services and facilities that meet the need of the community.

### **RISK MANAGEMENT**

There is an inherent risk that an additional administrative burden will be placed on staff time to manage the DAIP implementation and annual reporting thereof. There is also the risk that staff resources will become stretched as a direct result of fulfilling these requirements.

### **VOTING REQUIREMENTS**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. Endorse the review of the Disability Access & Inclusion Plan review for 2016-17 as per attachment 7.2.3.2a; and
2. That actions be undertaken to address strategies identified as ineffective in the period prior to the next review taking place.

## **COUNCIL RESOLUTION**

**1705008**                      **Moved:        Cr Stokes**  
   **Seconded:   Cr Coaker**

That Council:

1. **Endorse the review of the Disability Access & Inclusion Plan review for 2016-17 as per attachment 7.2.3.2a; and**
2. **That actions be undertaken to address strategies identified as ineffective in the period prior to the next review taking place.**

**CARRIED 5/0**



## Disability Access and Inclusion Plan (DAIP) Progress Reporting 2016-2017

### Contact details

**Organisation:** Shire of Morawa  
**Contact person:** Samantha Appleton  
**Phone number:** 0899 711204  
**Email:** em@morawa.wa.gov.au

### Outcome 1: Services and events

Total number of strategies planned: 4  
Number that were highly effective: 4  
Number that were somewhat effective:  
Number that were ineffective:  
Number that were not evaluated:  
Number that were not implemented:

#### Achievements for Outcome 1:

All customers are given the opportunity to participate in providing feedback on services. The library has digital books available that can be delivered to customers remotely. When planning events access to all members of the community is a major consideration. Access and inclusion is always a consideration when policies and practices are developed that determine the operation of facilities, functions and events.

### Outcome 2: Buildings and other facilities

Total number of strategies planned: 5  
Number that were highly effective: 3  
Number that were somewhat effective: 1  
Number that were ineffective: 1  
Number that were not evaluated:

Number that were not implemented:

**Achievements for Outcome 2:**

Some older buildings that are used infrequently are not accessible and will need to be upgraded. Frequently used public buildings have good access. ACROD parking is available at major public buildings and shopping areas and these are clearly marked and signposted. Parks and reserves are accessible. Some older public toilets will require upgrading to meet access requirements.

**Outcome 3: Information**

Total number of strategies planned: 3

Number that were highly effective:

Number that were somewhat effective: 1

Number that were ineffective: 2

Number that were not evaluated:

Number that were not implemented:

**Achievements for Outcome 3:**

The availability of documentation in alternative formats is detailed on some public documents. Staff can assist community members in accessing this information by requesting assistance from their managers. Staff are not versed in contemporary and universal design practices with relation to the website, as the website was developed by an external company in conjunction with WALGA the peak body for local government in Western Australia. It is expected that the format of the website would meet access requirements.

**Outcome 4: Level and quality of service**

Total number of strategies planned: 3

Number that were highly effective:

Number that were somewhat effective: 1

Number that were ineffective: 2

Number that were not evaluated:

Number that were not implemented:

**Achievements for Outcome 4:**

There has been formal training of staff with relation to awareness and provision of good service to people with disability, however access is considered when planning of new developments and upgrades takes place and events are organised. Advice is sought from third parties including consultants when required to meet access requirements.

## **Outcome 5: Complaints**

Total number of strategies planned: 1  
Number that were highly effective: 1  
Number that were somewhat effective:  
Number that were ineffective:  
Number that were not evaluated:  
Number that were not implemented:

### **Achievements for Outcome 5:**

The public are able to lodge their grievances in person or in writing and on the Shire website. Where this process is not accessible, staff will investigate the use of other ways of lodging grievances.

## **Outcome 6: Consultation**

Total number of strategies planned: 4  
Number that were highly effective: 1  
Number that were somewhat effective: 3  
Number that were ineffective:  
Number that were not evaluated:  
Number that were not implemented:

### **Achievements for Outcome 6:**

Council frequently seeks feedback from the public about strategic plans, development applications, budgets, adoption of revised disability action and inclusion plans and reporting. The public are encouraged to participate through informing strategies used, such as public notices, newspaper advertising, publication of the Shire snippets, mail outs, posting to the Shire website and direct contact with interested parties.

## **Outcome 7: Employment**

Total number of strategies planned: 3

Number that were highly effective:

Number that were somewhat effective:

Number that were ineffective:

Number that were not evaluated: 3

Number that were not implemented:

### **Achievements for Outcome 7:**

The Shire did not recruit any new employees during 2016/17 and as such is not placed to comment on such actions during the period. The Shire does not have any employees with a disability, however where a person may develop a disability, the Shire has consultants in place who will be able to assist in making changes to enable valuable staff members to continue working where possible.

## **Agents and Contractors**

### **How you informed Agents and Contractors about your DAIP:**

Provided a link to the DAIP on your website

### **How Agents and Contractors report progress of outcomes to you:**

We have not requested agencies and contractors to report to us.

### **Significant DAIP strategies undertaken by your organisation's Agents and Contractors:**

## **Challenges**

### **Challenges you experienced with strategies that were planned but not implemented:**

Nil

**Other information about the challenges your organisation faced:**

## SHIRE OF MORAWA



## DISABILITY ACCESS AND INCLUSION PLAN JUNE 2013-2018 Reviewed June 2014

This plan is available in alternative formats such as large print, electronic format (disk or emailed), on request.

# **Disability Access and Inclusion Plan for the Shire of Morawa**

## **1.0 Background**

### **1.1 The Shire of Morawa**

The Shire of Morawa is situated in the North Midlands area due North of Perth and East South East of Geraldton. It is joined by the Shires of Mullewa to the North, Perenjori to the South, Mingenew and Three Springs to the West and Yalgoo to the East.

Morawa townsite is approximately 370 km by road North of Perth (via Three Springs) and 180 km from Geraldton. The townsite is 114 kms east of the coastal town of Dongara.

The population of Morawa townsite is estimated at 600 people and 460 for the rest of the Shire. The population has been declining over recent years (up until 1991) but has remained stable since. About 3% of the population are Aboriginal.

The Shire has a total area of 352,800 ha, (3,528 km<sup>2</sup>) consisting of agricultural and pastoral land, mining leases, Crown land and reserves and the townsites of Morawa, Canna, Gutha, Pintharuka and Koolanooka. Agriculture in the region consists of mixed farming practises, wheat and other cereals, wool, sheep, cattle and pigs, lupins, course grains, sandalwood, emus, goats, flowers, eucalyptus oil mallees and tea trees.

Substantial mining exploration has occurred in the east of the Shire, including dolomite. There is the Koolanooka Minesite has become operational again as part of the Midwest Iron and Steel project.

**In 2011 Morawa town was announced as a Super town to provide support as a sub-regional centre to the region. Broad community consultation was carried out to provide input into producing the Morawa Super-town growth and Implementation Plan. The plan includes built form and public realm strategies to address all the communities' needs for the future.**

### **1.2 Functions, facilities and services provided by the Shire of Morawa**

The Shire of Morawa provides;

#### **Services to properties including-**

- Construction and maintenance of shire owned roads, buildings, footpaths, walk trails, rubbish collection and disposal, caring of trees, street lighting, and bushfire control.

**Services to community include-**

- Provision and maintenance of recreation grounds, playing areas, and reserves, management of community centre, library and information services.

**Regulatory services include-**

- Planning, building and ranger services. Planning of roads and subdivisions in accordance with the town planning scheme, building approvals for construction, additions and alterations. Ranger services, including enforcement of local laws, dog, litter and pools/spas inspections.

**General Administration including-**

- The provision of general information to the public, rates notices, vehicle licensing.

**Process of Government including-**

- Ordinary and special council meetings, committee meetings, electors meetings and election of councilors.

**1.3 People with a disability in the Shire of Morawa**

There is a small estimate of people with disability living within the Shire. The ABS figures were inconclusive of the number of people with disability in the Shire, however the officers, council and community are aware there are people with disability who live in the community,

**1.4 Planning for better access**

The Western Australian Disability Services Act (1993) requires all Local Governments to develop and implement a Disability Access and Inclusion Plan (DAIP) to ensure that people with disability have equal access to facilities and services.

Other legislation underpinning access and inclusion includes the Western Australia Equal Opportunity Act (1984) and the Commonwealth Disability Discrimination Act 1992 (DDA), both of which make discrimination on the basis of a persons disability illegal.

Since the adoption of the Disability Services Plan, the Shire has implemented many initiatives and made significant progress towards better access within the Shire of Morawa, these are as follows;

**Improvement of existing functions, facilities and services to meet the needs of people with a disability.**

- Talking books positioned in a clearly designated and easily accessible section of the library.

- Building surveyors and planners have assisted in increasing disability access awareness of developers, and the introduction of disabled access to all newly constructed or altered public buildings, including playground and recreational areas.

**Opportunities provided for people with a disability to participate in public consultations, grievance mechanisms and decision making processes are provided.**

- Council services, functions and facilities are available on request in large print, and computer disc alternative formats.
- Council ensured that voting for municipal elections takes place in accessible buildings and that alternative voting arrangement is available where required.

## **2.0 Access and Inclusion Policy Statement**

The Shire of Morawa is committed to ensuring that the community is an accessible community for people with disability, their families and carers, via the following;

- The Shire of Morawa believes that people with disability, their families and carers who live in country areas should be supported to remain in the community of their choice.
- The Shire of Morawa is committed to consulting with people with disability, their families and carers and, where required, disability organisations to ensure that barriers to access are addressed appropriately.
- The Shire of Morawa is committed to ensuring that its agents and contractors work towards the desired outcomes in the Disability Access and Inclusion Plan.

The Shire is also committed to achieving the seven standards of its disability access and inclusion plan which are as follows;

1. Provide a means of ensuring that people with disability have the same opportunities as others to access the services of, and any event organised by the Shire of Morawa.
2. Provide a means of ensuring that people with disability have the same opportunities as others to access buildings and other facilities of the Shire of Morawa.
3. Provide a means of ensuring that people with disability receive information from the Shire in a format that will enable them to access information as readily as others are able to.
4. Provide a means of ensuring that people with disability receive the same level and quality of service from the staff of the Shire of Morawa.
5. Provide a means of ensuring that people with disability have the same opportunities as others to make complaints to the Shire of Morawa.
6. Provide a means of ensuring that people with disability have the same opportunities as others to participate in any public consultation with the Shire of Morawa.

7. People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

### 3.0 Strategies to Improve Access and Inclusion

The Shire of Morawa is committed to achieving the following outcomes.

Timeliness of these outcomes is addressed in the implementation table in section five (5) of this DAIP document.

**The a number of the strategies listed in the listed outcomes in the plan have been reported as completed, but remain in the plan to provide a reminder of service delivery within the whole of the community**

#### Outcome 1

People with disability have the same opportunities as other people to access the services of, and any events organised by a public authority.

Strategies
Ensure people with disability are provided with an opportunity to comment on access to services.
Make library technology as accessible as possible.
Council will ensure that any events are organised so that they are accessible to people with disability.
Council will ensure that all policies and practices that govern the operation of Council facilities, functions, and services are consistent with Council Policy regarding access.

#### Outcome 2

People with disability have the same opportunities as other people to access the buildings and other facilities of a public authority.

Strategies
Ensure all buildings and facilities are physically accessible to people with disability.
Ensure that all new or redevelopment works provide access to people with disability, where practicable.
Ensure adequate ACROD parking to meet the demand of people with disability in terms of quantity, quality, and location.
Ensure that parks and reserves are accessible.
Ensure that public toilets meet the associated accessibility standards.

#### Outcome 3

People with disability receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.

<b>Strategies</b>
Improve community awareness that Council information can be made available in alternative formats upon request, such as large print..
Improve staff awareness of accessible information needs and how to obtain information in other formats.
Ensure that the Shires website meets contemporary and universal design practices.

#### **Outcome 4**

People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority.

<b>Strategies</b>
Improve staff awareness of disability and access issues and improve skills to provide good service to people with disability.
Improve the awareness of new staff and new Councilors about disability and access issues.
When required, Council will seek expert advice from the disability field on how to meet the access needs of people with disability.

#### **Outcome 5**

People with disability have the same opportunities as other people to make complaints to a public authority.

<b>Strategies</b>
Council will ensure that current grievance mechanisms are accessible for people with disability and are acted upon.

#### **Outcome 6**

People with disability have the same opportunities as other people to participate in any public consultation by a public authority.

<b>Strategies</b>
Improve community awareness about the consultation process in place.
Improve access for people with disability to the established consultative process of Council.
Seek broad range of views on disability and access issues from the local community.
Commit to ongoing monitoring of the DAIP to ensure implementation and satisfactory outcomes.

#### **Outcome 7**

People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

<b>Strategies</b>
Use inclusive recruitment practices.
Improve methods of attracting, recruiting and retaining people with disability
Work with key disability employment support provider(s) to employ a person with a disability

## **4.0 Development of the Disability Access and Inclusion Plan**

### **4.1 Responsibility for the planning process**

Two (2) council officers were given responsibility to oversee the development and implementation, review and evaluation of the plan and efforts have been made to include the participation of a person with a disability.

### **4.2 Community consultation**

In 2006,2013 and in 2014 (to include outcome 7) the Shire of Morawa undertook to review its Disability Services Plan (1999), and consult with key stakeholders to draft a new Disability Access and Inclusion Plan to guide further improvements for access and inclusion.

The process included:

- Examination of the initial Disability Services Plan and review to see what has been achieved and what still needs work
- Examination of other council documents and strategies
- Investigation of current good practice in access and inclusion
- Consultation with key staff; and
- Consultation with the community
- Advertising in the Western Australian Newspaper and the local paper.

The community was advised that Council was developing a disability access and inclusion plan to address the barriers that people with disability and their families experience in accessing council functions, facilities and services, and invited to contact Council officers in June 2007,2011, 2013 and again in 2014 to discuss and submit comments on the DAIP (2007).

### **4.3 Findings of the consultation**

While the review and consultation noted a level of achievement in improving access it also identified a range of barriers that requires redress. These include:

- Processes of Council may not be as accessible as possible
- Events may not always be held in a manner and location that best facilitates the participation of people with disability.
- Staff may be uninformed or lacking in confidence to adequately provide the same level of service to people with disability

The identification of these barriers informed the development of strategies in the Disability Access and Inclusion Plan. The barriers have been prioritised in order of importance, which assists setting timeframes for the completion of strategies to overcome these access barriers.

### **4.4 Responsibility for implementing the DAIP**

Implementation of the DAIP is the responsibility of all areas of the Shire of Morawa. The Disability Services Act (1993) requires all public authorities to take all practical measures to ensure that the DAIP is implemented by its officers, employees, agents and contractors.

### **4.5 Communication of the plan to staff and people with disability**

The community has been advised through the Annual Electors report, the local media (newspaper) that copies of the plan are available to the community upon request and in alternative formats if required.

The Shire of Morawa website also provides a copy of the plan.

As plans are amended Shire employees and the community will be advised of the availability of updated plans, using the above methods.

### **4.6 Review and evaluation mechanisms**

The Disability Service Act requires that DAIP's be reviewed at least every five years. The DAIP Implementation Plan can be amended more frequently to reflect advancements of access and inclusion issues. Whenever the DAIP is amended, a copy of the amended plan must be lodged with the Disability Services Commission.

### **Monitoring and reviewing**

The DAIP will be reviewed annually for progress and implementation with all progress and recommended changes reported to council.

### **Evaluation**

An evaluation will occur as part of a five yearly review of the DAIP. Community, staff and elected members will be consulted as part of the evaluation and Implementation Plans will be amended based on the feedback received. Copies of the amended Implementation Plan, once endorsed by council, will be available to the community in alternative formats.

### **4.7 Reporting of DAIP**

The Disability Services Act requires the Shire to report on the implementation of its DAIP in its annual report outlining:

- Progress towards the desired outcomes of its DAIP.
- Progress of its agents and contractors towards meeting the seven desired outcomes.
- The strategies used to inform agents and contractors of its DAIP.

## **5.0 Implementation Plan**

The Implementation Plan details the task, timelines and responsibilities for each strategy to be implemented in 2012-2018 to progress the strategies of the DAIP.

It is intended that the Implementation Plan will be updated annually through Council's operations, to progress the achievements of all the strategies over the duration of the five year plan.

## Outcome 1

People with disability have the same opportunities as other people to access the services of, and any events organised by a public authority.

Strategy	Task	Timeline	Responsibility
Ensure people with disability are provided with an opportunity to comment on access to services.	<ul style="list-style-type: none"> <li>Shire’s Disability Services Coordinator will liaise with contractors, who are developing and implementing the Shire evaluation activities, to increase their awareness of the importance of getting comments on services by people with disability.</li> <li>Develop feedback mechanism for use of all disability services provider to by the Shire.</li> </ul>	August 2012-2017  August 2012 and ongoing	CEO and EHO  CEO and EHO
Make library technology as accessible as possible.	<ul style="list-style-type: none"> <li>Make library technology as accessible as possible</li> </ul>	August 2012 and ongoing	Library Officer
Council will ensure that any events are organised so that they are accessible to people with disability.	<ul style="list-style-type: none"> <li>Ensure the needs of people with disability are planned for and provided by using the checklist provided through the access resource kit as provided by DSC.</li> </ul>	August 2012 ongoing	CEO and EHO
Council will ensure that all policies and practices that govern the operation of Council facilities, functions, and services are consistent with Council Policy regarding access.	<ul style="list-style-type: none"> <li>Ensure all buildings, facilities and services are accessible to people with disability through ongoing review and evaluation using devised checklists and annual audits. Through these audits a report will be generated that clearly identifies improvements to ensure the inclusion and accessibility for everyone. Again using the guide and checklist provided through the access resource kit developed by the DSC.</li> </ul>	September 2012 and ongoing	CEO and EHO

## Outcome 2

People with disability have the same opportunities as other people to access the buildings and other facilities of a public authority.

Strategies	Task	Timeline	Responsibility
Demonstrate a willingness to ensure all buildings and facilities are accessible where practicable, to meet the access standards and any additional need in consideration of people with disability.	<ul style="list-style-type: none"> <li>• Audit and collate information on facilities.</li> <li>• Generate an improvement report.</li> <li>• Complete improvements from report where possible</li> </ul>	October 2007- complete Reviewed 2011 ongoing	CEO and EHO
Ensure that all new or redevelopment works provide access to people with disability, where practicable.	<ul style="list-style-type: none"> <li>• All facilities allow for access for people with physical, cognitive, sensory and psychiatric disability through the application of specific building and planning codes. This includes ramped elevations, rails, and appropriate signage, line marking and raised footholds at intersections where practicable.</li> </ul>	Annually/ Ongoing	CEO and EHO
Ensure adequate ACROD parking to meet the demand of people with disability in terms of quantity, quality, and location.	<ul style="list-style-type: none"> <li>• Undertake an audit of ACROD bays and implement a program to rectify non-compliance. (Checklist, from ART)</li> </ul>	2008 Review 2013 ongoing	CEO and EHO
Ensure that parks and reserves are accessible.	<ul style="list-style-type: none"> <li>• All parks and reserves allow for access for people with physical, cognitive, sensory and psychiatric disability. This includes ramped elevations, rails, and appropriate signage, line marking and raised footholds at intersections where practicable.</li> </ul>	2008/2009 Reviewed 2013 ongoing	CEO and EHO
Ensure that public toilets meet the associated accessibility standards.	<ul style="list-style-type: none"> <li>• Provision of Unisex disabled toilet/s for wheelchair persons visiting the Shires facilities are considered and</li> </ul>	August 2007 Reviewed 2013 ongoing	CEO and EHO

	planned for. The Shire currently has disabled toilet facilities at the Recreation Ground and Town Centre Public Toilets.		
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### Outcome 3

People with disability receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.

Strategies	Task	Timeline	Responsibility
Improve community awareness that Council information can be made available in alternative formats upon request, such as large print, and audio.	<ul style="list-style-type: none"> <li>• Ensure all documents carry a notation regarding availability in alternative formats</li> <li>• Advise the community via local newspaper, radio, newsletters that other formats are available via electronic and audible formats.</li> </ul>	August 2007 Reviewed 2013 ongoing  August 2007 Reviewed 2013 ongoing	CEO and EHO
Improve staff awareness of accessible information needs and how to obtain information in other formats.	<ul style="list-style-type: none"> <li>• Make accessible information guidelines available on the internet</li> <li>• Develop an accessible information policy</li> <li>• Conduct accessible information training and include as part of the induction of new staff.</li> </ul>	August 2007 Reviewed 2013 ongoing  August 2007  Reviewed 2013 ongoing  August 2007 and ongoing	CEO and EHO
Ensure that the Shires website meets contemporary and universal design practices.	<ul style="list-style-type: none"> <li>• Redevelop website according to the W3C guidelines as outlined by the state government access guidelines</li> </ul>	March 2008 Reviewed 2013 ongoing	CEO and EHO

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#### Outcome 4

People with disability receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority.

Strategies	Task	Timeline	Responsibility
Improve staff awareness of disability and access issues and improve skills to provide good service to people with disability.	<ul style="list-style-type: none"> <li>Advise staff of minimum requirements</li> <li>Conduct a survey of all staff to determine training needs- completed</li> </ul>	August 2007 Reviewed 2013 ongoing	CEO and EHO
Improve the awareness of new staff and new Councilors about disability and access issues.	<ul style="list-style-type: none"> <li>Provide information and establish training in the induction for new staff and councillors</li> </ul>	October 2007 Reviewed 2013 ongoing	CEO and EHO
When required, Council will seek expert advice from the disability field on how to meet the access needs of people with disability.	<ul style="list-style-type: none"> <li>Keep an updated database on people who can be called upon to ask advice</li> </ul>	September 2007 and ongoing Reviewed 2013 ongoing	Administration Officers

#### Outcome 5

People with disability have the same opportunities as other people to make complaints to a public authority.

Strategies	Task	Timeline	Responsibility
Council will ensure that current grievance mechanisms are accessible for people with disability and are acted upon.	<ul style="list-style-type: none"> <li>Review current mechanisms for access. Consult with people with disability and expert advice.</li> <li>Develop other methods of making complaints, such as web based forms, access to interpreters, advocacy services, and alternative arrangements such as carers, parents, and guardians</li> </ul>	November 2007 Reviewed 2013 ongoing  November 2007 Reviewed 2013 ongoing	CEO and EHO

	<ul style="list-style-type: none"> <li>acting as advocates.</li> <li>Promote accessible complaints mechanisms to the community.</li> </ul>	November 2007 Reviewed 2013 ongoing	CEO and EHO
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## Outcome 6

People with disability have the same opportunities as other people to participate in any public consultation by a public authority.

Strategies	Task	Timeline	Responsibility
Improve community awareness about the consultation process in place.	<ul style="list-style-type: none"> <li>Promote the existence and role/purpose of the DAIP to the community.</li> <li>Shire representatives to meet regularly to discuss and review DAIP and processes used to develop DAI policies, and make improvements where possible.</li> </ul>	August 2007 Reviewed 2013 ongoing  August 2007 and ongoing Reviewed 2013 ongoing	CEO and EHO  CEO and EHO
Improve access for people with disability to the established consultative process of Council.	<ul style="list-style-type: none"> <li>Consult with people with disability using a range of mediums, including survey, focus groups, interviews, on a regular basis.</li> </ul>	September 2007 and ongoing Reviewed 2013 ongoing	CEO and EHO
Seek broad range of views on disability and access issues from the local community.	<ul style="list-style-type: none"> <li>Include appropriate questions about access and inclusion in general Shire surveys and consultative events.</li> <li>Actively pursue ideas and thoughts from people with disability.</li> </ul>	September 2007 and ongoing Reviewed 2013 ongoing August 2007 and ongoing Reviewed 2013	CEO and EHO  CEO and EHO

		ongoing	
Commit to ongoing monitoring of the DAIP to ensure implementation and satisfactory outcomes.	<ul style="list-style-type: none"> <li>The shire will regularly monitor the progress of the plan and be involved in the annual reviews.</li> </ul>	July 2008 Reviewed 2013 ongoing	CEO and EHO

## Outcome 7

People with disability have the same opportunities as other people to obtain and maintain employment with a public authority.

Strategies	Task	Timeline	Responsibility
1. Use inclusive recruitment practices.	1.1 Make sure job advertisements are in an accessible format(12 or 14pt, Arial 1.2 Include Equal employment opportunity statement in the advert. For example ' promotes a workplace that actively seeks to include, welcome and value unique contributions from culturally diverse backgrounds to apply for the job.' 1.3 Make sure the interview is held in an accessible venue	End June 2014 As above  As above	CEO and EHO  CEO and EHO  CEO and EHO
2. Improve methods of attracting, recruiting and retaining people with disability	2.1 Examine methods of Recruitment. 2.2 Assess current percentage of employees disability 2.3 Carryout survey to gain feedback to improve methods listed opposite	End June 2014 End June 2014 End July 2014	CEO and EHO CEO and EHO CEO and EHO
3. Work with key disability employment support provider(s) to employ a person with a disability	3.1 Check Disability Employment Service providers within 15 km radius 3.2 Seek assistance to develop a flexible job description 3.3 Seek assistance with advertising,	End Aug 2104	CEO and EHO  CEO and EHO

	interview and employment requirements including reasonable adjustment		
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<i>Item No/ Subject:</i>	<b>7.2.3.3 – Industrial Land Development</b>
<i>Date of Meeting:</i>	<b>20 May 2017</b>
<i>Date &amp; Author:</i>	<b>2 May 2017 – Executive Manager Development &amp; Administration - Samantha Appleton</b>
<i>Responsible Officer:</i>	<b>Executive Manager Development &amp; Administration – Samantha Appleton</b>
<i>Applicant/Proponent:</i>	<b>Mr Brad Harris - Porter Consulting Engineers</b>
<i>File Number:</i>	<b>CP.ACQ.1</b>
<i>Previous minute/s &amp; Reference:</i>	<b>23 February 2017</b>

**SUMMARY**

The purpose of this report is for Council provide engineering design approval for stage 1 of the Morawa Light Industrial Area.

**DECLARATION OF INTEREST**

Nil

**ATTACHMENTS**

- 7.2.3.3A - Letter from Porter Consulting Engineers
- 7.2.3.3B - Plans for Stage 1 of the Morawa LIA

**BACKGROUND INFORMATION**

The development of industrial land for future use is being undertaken jointly, by Landcorp and Porter Consulting Engineers. Following consideration of Stage 1 of the development at February’s ordinary meeting of Council, plans are now presented for the approval of Council for Stage 1.

**COMMENT**

Council adoption of the plans will allow the project to be “shovel ready” for a time when the need to progress the development is identified.

The development chosen at the February meeting will allow this stage of the development to proceed without the need for an elevated water tank to be provided to service the subdivision.

The drawings detail construction works to be done and infrastructure to be installed. The two roads in the new subdivision are Club Road which has been extended through to the Morawa Yalgoo Road and Kapor Road which runs off Club Road to the east.

Of concern in the design are proposed modifications to the Tilley's Siding intersection with Morawa Yalgoo Road opposite to the intersection of Club Road and Morawa Yalgoo Road. The letter accompanying the plans refers to the modification of an existing island in the Tilley Siding intersection and states that the lease of the siding has expired. At present Council is likely to consider a planning application to extend the life of the siding and a change of use with the proposed taking over of the siding by Brookfield Rail. This may impact the proposed modifications.

As a result of this and some other issues raised in the accompanying letter Mr Brad Harris from Porter Engineering Consultants will speak to the meeting by phone to address these and any potential issues to assist in providing information for a resolution for the May meeting.

### **COMMUNITY CONSULTATION**

Nil

### **COUNCILLOR CONSULTATION**

Briefing Forum – 16 February 2016

### **STATUTORY ENVIRONMENT**

Local Government Act 1995

### **FINANCIAL IMPLICATIONS**

Nil

### **STRATEGIC IMPLICATIONS**

Shire of Morawa Strategic Community Plan

1.4 Provide essential services and infrastructure to support population growth.

### **RISK MANAGEMENT**

Nil

### **VOTING REQUIREMENTS**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

Approve the design for Stage One of the Light Industrial Area Subdivision as presented.

## **COUNCIL RESOLUTION**

**1705009**                      **Moved:        Cr Stokes**  
   **Seconded: Cr Carslake**

### **1. Council requires further investigation and advice regarding:**

- **The Morawa-Yalgoo Road intersection upgrade – all widening has been kept to the northern side and the island from the existing Siding Road has been modified such that it does not have an acceleration lane anymore, as the agreement for this road access has expired due to ceasing of operations. The widening allows for the required left and right turn passing traffic.**
- **Drainage – a temporary drainage basin is provided at end of Stage 1. Drainage from the long term development ends up in the bottom south east corner of the development as this matter would appear to have potential impact on the airport.**

**2. Once the further investigation has been conducted and the advice received regarding Point 1, the design for Stage One of the Light Industrial Area Subdivision is to be re-presented to Council for approval.**

**CARRIED 5/0**

### **Reason for Variation to Officer's Recommendation**

An amendment has been made to the Officer Recommendation to ensure some foreseeable problems may be corrected.

Our Ref: BIH/MEG/L167.17  
Job No: 11-1-4

13 April 2017

Shire of Morawa  
PO Box 14  
MORAWA, WA 6623

**Attention: Samantha Appleton**

Dear Samantha

**LIA SUBDIVISION LOT 37 YALGOO ROAD, MORAWA  
DESIGN APPROVAL - WAPC No. 144788 (expired)**

On behalf of Landcorp we submit a pdf set of design drawings for the construction of siteworks, roads, drains, water reticulation, underground power and communications for the above project for your approval. If you require an A3 hard copy set to be mailed through to the Shire we can provide.

At this stage the construction timeframe is subject to funding and Business Case approval and we have been requested to get the project shovel ready and obtain the necessary Authority approvals.

In regard to the project, we note the following:

- Earthworks to lots are minimal, other than clearing to enable lot development.
- The water main extension is required up Club Road and is as per new Stage 1 layout agreed with the Shire and connection back to Evans/Solomon St. No elevated water tank is therefore required for Stage 1.
- The internal roads are proposed as previously agreed with Shire officers to be 9m wide with 1.2m shoulders and 2 coat seal allowed for subdivision area. There was previous discussions where the area of sealing may be reduced, and if this is permitted please advise the extent of where sealing is required.
- Intersections are not proposed to be asphalted.
- The intersection of Club Road/Kapor St has been designed to allow a RAV 4 vehicle to turn in from Morawa-Yalgoos Rd. It can turn out but not lane correct as there is available sight distance and traffic volumes are expected to be low. If widening is required to cater for a lane correct turning movement, please confirm.
- The Morawa-Yalgoos Road intersection upgrade– we have kept all the widening to the northern side and modified the island from the existing Siding Road such that it does not have an acceleration lane anymore – as I do not think it is operating and the agreement for this road access I think has expired. The widening allows for the required left and right turn passing traffic.
- Drainage – a temporary drainage basin is provided at end of Stage 1 as previously discussed. Drainage from the long term development end up in the bottom south east corner of the development. If the Shire would prefer flatter batters (1 in 6) with a larger basin area and no fence, we can accommodate this and make this change.

Your early review and approval of the design would be appreciated. Please advise if you require any additional information or plans.

Yours faithfully



**BRAD HARRIS  
MANAGING DIRECTOR**

Cc Landcorp, Robert Fenn



Level 2 Kishorn Court  
58 Kishorn Road  
Mount Pleasant WA 6153

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Canning Bridge WA 6153

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Email: office@portereng.com.au  
www.portereng.com.au

# MORAWA LIA MORAWA - STAGE 1

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LANDCORP



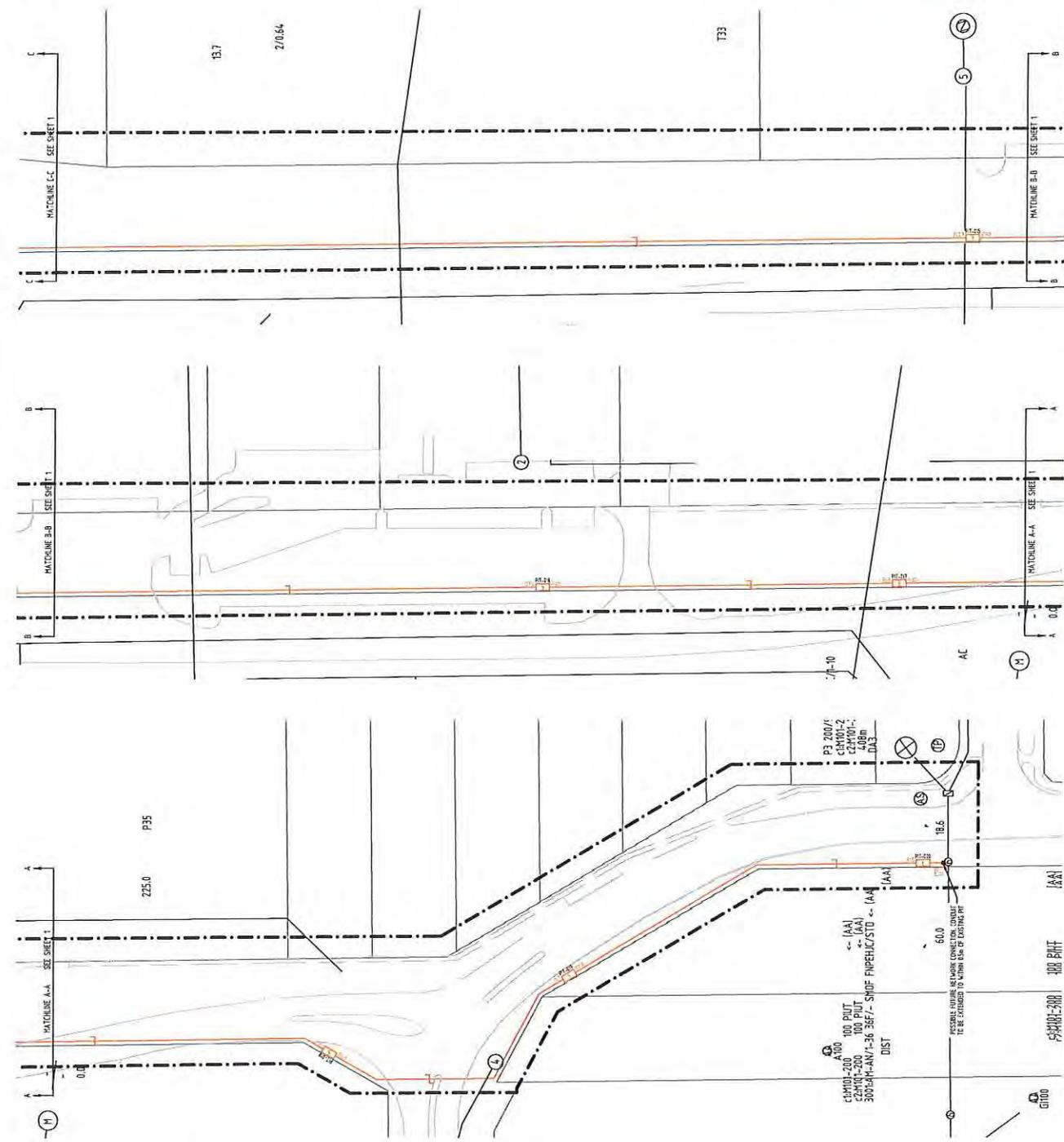
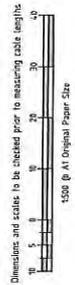
10/08/19 Pty Ltd ACN 671 071 148 as trustee for the Consulting Engineers Unit Trust  
Trading as Porter Consulting Engineers ABN 76 636 316 395

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www.portereng.com.au

JOB No. 11-1-4-1





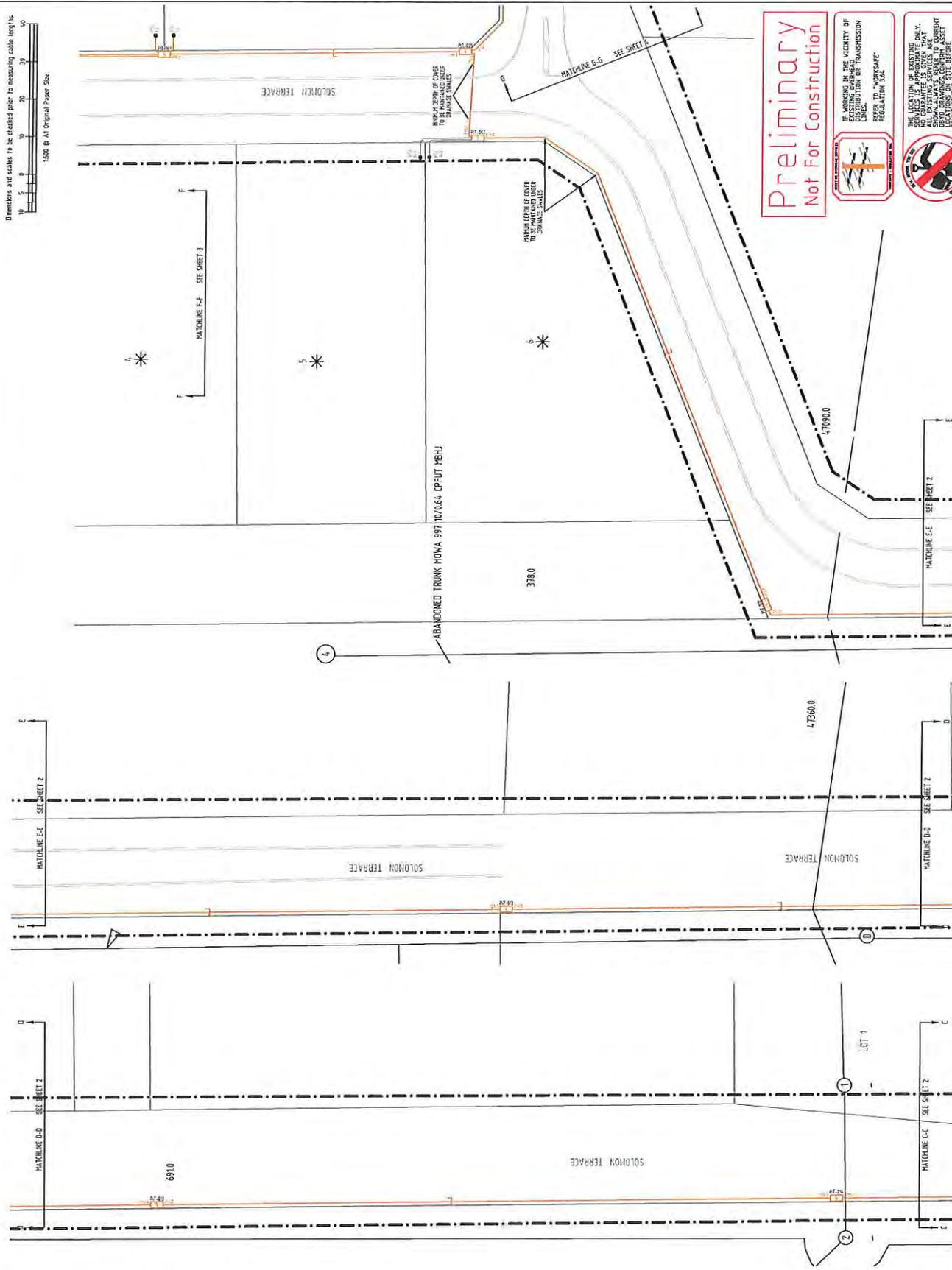


**SPECIFIC NOTES**

- 17. REFER TO DETAIL & DIMENSION SHEET FOR COMMUNICATIONS PIT AND PIPE AND PIPE DESIGN NOTES AND DETAIL DIMENSIONS.
- 18. THE TELEPHONE CABLES IN THESE LOTS BELONG TO THE TELEPHONE COMPANY AND ARE NOT TO BE REMOVED OR DISCONNECTED WITHOUT THE PT AND PIPE DESIGN PROVIDER'S PERMISSION.

**LEGEND**

- SCHEME BOUNDARY
- PROPOSED RETAINING WALL
- EXISTING TELSTRA CONDUIT
- COMMUNICATIONS CONDUIT CONSTRUCTED IN A PREVIOUS STAGE
- COMMUNICATIONS CONDUIT (CURRENT STAGE)
- COMMUNICATIONS PIT CONSTRUCTED IN A PREVIOUS STAGE
- PIT TYPE "X" AS INDICATED BELOW
- TYPE 1 COMMUNICATIONS PIT (650mm x 280mm x 550mm)
- TYPE 2 COMMUNICATIONS PIT (1050mm x 450mm x 650mm)
- TYPE 3 COMMUNICATIONS PIT (1350mm x 550mm x 650mm)
- TYPE 4 COMMUNICATIONS PIT (1350mm x 550mm x 850mm)
- TYPE 5 COMMUNICATIONS PIT (1350mm x 550mm x 850mm)
- EXISTING TELSTRA PIT
- "M" INDICATES MANHOLE
- 1% FLAT TO DRAINAGE DITCH (DRAIN ZONE REFER TO GENERAL NOTE 1)
- SHARED BOUNDARY SYMBOL



**Preliminary  
Not For Construction**

IF WORKING IN THE VICINITY OF EXISTING OVERHEAD OR TRANSMISSION LINES, REFER TO "WORKSAFE" REGULATION 324.

THE LOCATION OF EXISTING UTILITY SERVICES IS SHOWN FOR INFORMATION ONLY. WE GUARANTEE AS TO THE LOCATION OF EXISTING UTILITY SERVICES. REFER TO CURRENT UTILITY RECORDS FOR THE LOCATION OF EXISTING UTILITY SERVICES. REFER TO "WORKSAFE" REGULATION 324.

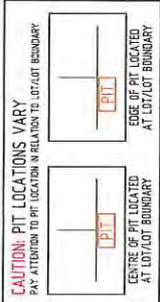
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Checked	BR	Doherty
Drawn	BR	Doherty
Author	BR	Doherty
Project No.	3E17034-11	
Client	3E CONSULTING ENGINEERS	

LOT 37 YALGOO ROAD  
MORAWA  
LIA - STAGE 1  
COMMUNICATIONS PIT & PIPE LAYOUT  
7 LIGHT INDUSTRIAL LOTS

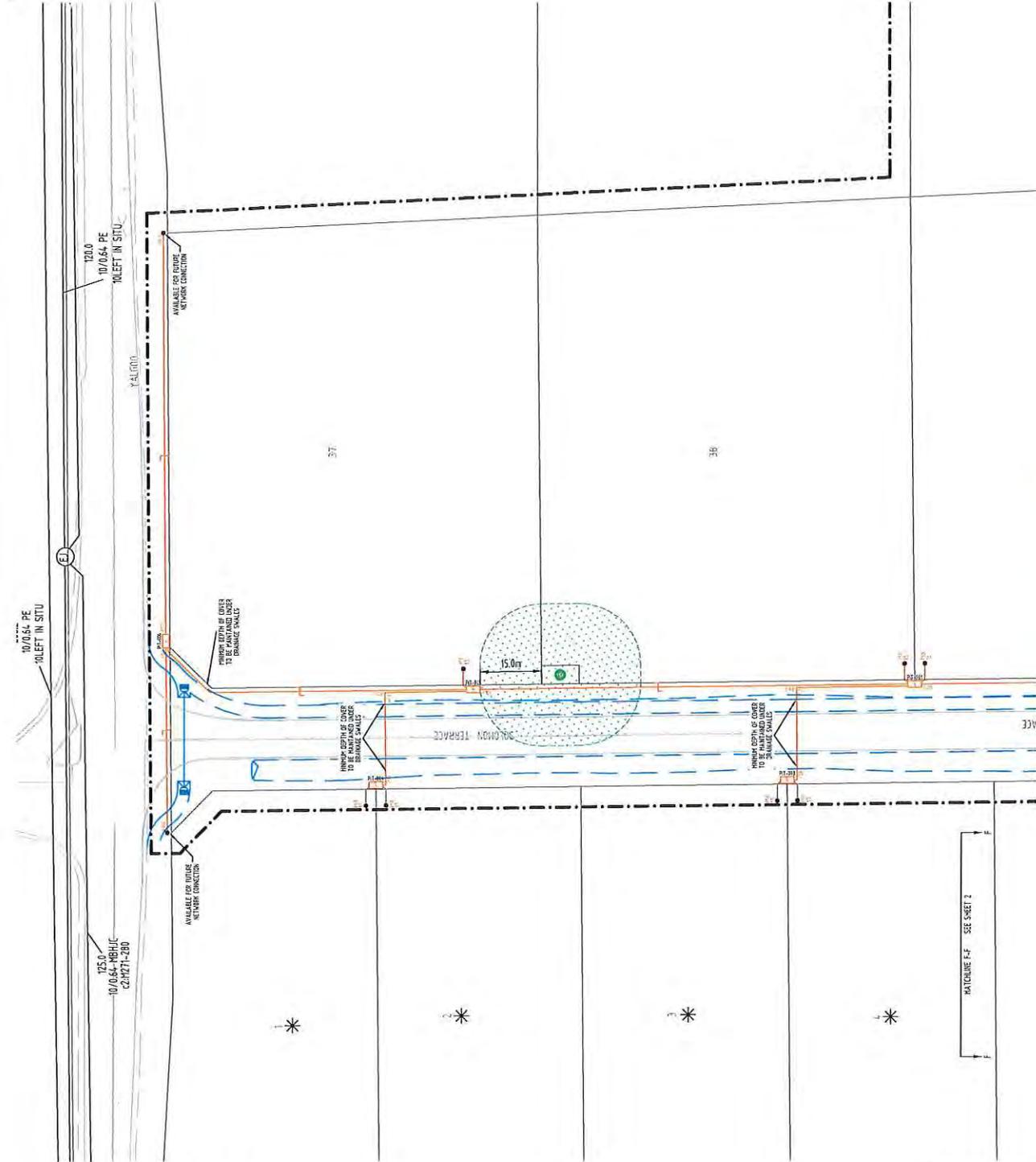
Site: Level 2, Cedar Street  
22 St George's Ter Perth WA 6000  
Tel: 9438 3333 Fax: 9438 3355  
Email: info@3e.com.au  
3E CONSULTING ENGINEERS PTY LTD  
The use of this drawing is limited to the project and site for which it was prepared. It is not to be used for any other project or site without the written consent of 3E CONSULTING ENGINEERS PTY LTD. The use of this drawing for any other project or site is strictly prohibited.

**3E CONSULTING ENGINEERS PTY LTD**  
Electrical Engineering Excellence

NO	DATE	BY	DESCRIPTION
1		BR	ISSUED FOR CONSTRUCTION
2		BR	ISSUED FOR CONSTRUCTION
3		BR	ISSUED FOR CONSTRUCTION
4		BR	ISSUED FOR CONSTRUCTION
5		BR	ISSUED FOR CONSTRUCTION

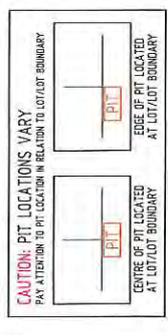


Dimensions and scales to be checked prior to measuring cable lengths  
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 1:500 @ A1 Original Paper Size



**SPECIFIC NOTES**  
 11. REFER TO DETAIL & DIAGRAM SHEET FOR COMMUNICATIONS PIT AND PPE DESIGN GENERAL NOTES AND DETAIL DIAGRAMS  
 12. THE ELECTRICAL PROVIDER FOR 7 LIGHT INDUSTRIAL LOTS WHILST THE PIT AND PPE DESIGN PROVIDES FOR 10 LIGHT INDUSTRIAL LOTS

- LEGEND**
- SCHEME BOUNDARY
  - PROPOSED RETAINING WALL
  - EXISTING TELETRA CONDUIT
  - COMMUNICATIONS CONDUIT CONSTRUCTED IN A PREVIOUS STAGE
  - COMMUNICATIONS CONDUIT (CURRENT STAGE)
  - COMMUNICATIONS PIT CONSTRUCTED IN A PREVIOUS STAGE  
 PIT TYPE 'X' AS INDICATED BELOW
  - TYPE 2 COMMUNICATIONS PIT  
 650mm x 280mm x 650mm
  - TYPE 3 COMMUNICATIONS PIT  
 750mm x 450mm x 650mm
  - TYPE 4 COMMUNICATIONS PIT  
 1050mm x 550mm x 650mm
  - TYPE 5 COMMUNICATIONS PIT  
 1050mm x 550mm x 300mm
  - EXISTING TELETRA PIT  
 (PIT INDICATES HANDLE)
  - 5m EARLY POTENTIAL BASE (EPRI ZONE)  
 REFER TO GENERAL NOTE 11
  - SHARED TRENCH SYMBOL



IF WORKING IN THE VICINITY OF EXISTING OVERHEAD TRANSMISSION LINES, REFER TO "WORKSAFE" REGULATION 334.

THE LOCATION OF EXISTING NO. 1000V LINES IS SHOWN. NO GUARANTEE IS GIVEN THAT SUCH LINES WILL BE DISCOVERED. ALWAYS REFER TO CURRENT LOCAL/STATE OR SITE BEFORE COMMENCEMENT OF WORK. REFER TO WORKSAFE REGULATION 334.

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Checked	BR	10-04-2021
Technical Approval	BR	10-04-2021
Local Authority	BR	10-04-2021
City Council	BR	10-04-2021

Lot 37 YALGOOD ROAD  
 MORAWA  
 LIA - STAGE 1  
 COMMUNICATIONS PIT & PPE LAYOUT  
 7 LIGHT INDUSTRIAL LOTS

Drawn: BR  
 Checked: BR  
 Technical Approval: BR  
 Local Authority: BR  
 City Council: BR

Project No: 3E7034-11  
 Rev: A

Scale 1:500  
 27 S. George's Terrace, Perth WA 6000  
 Tel: 9438 3000 Fax: 9438 3025  
 Email: info@3e.com.au

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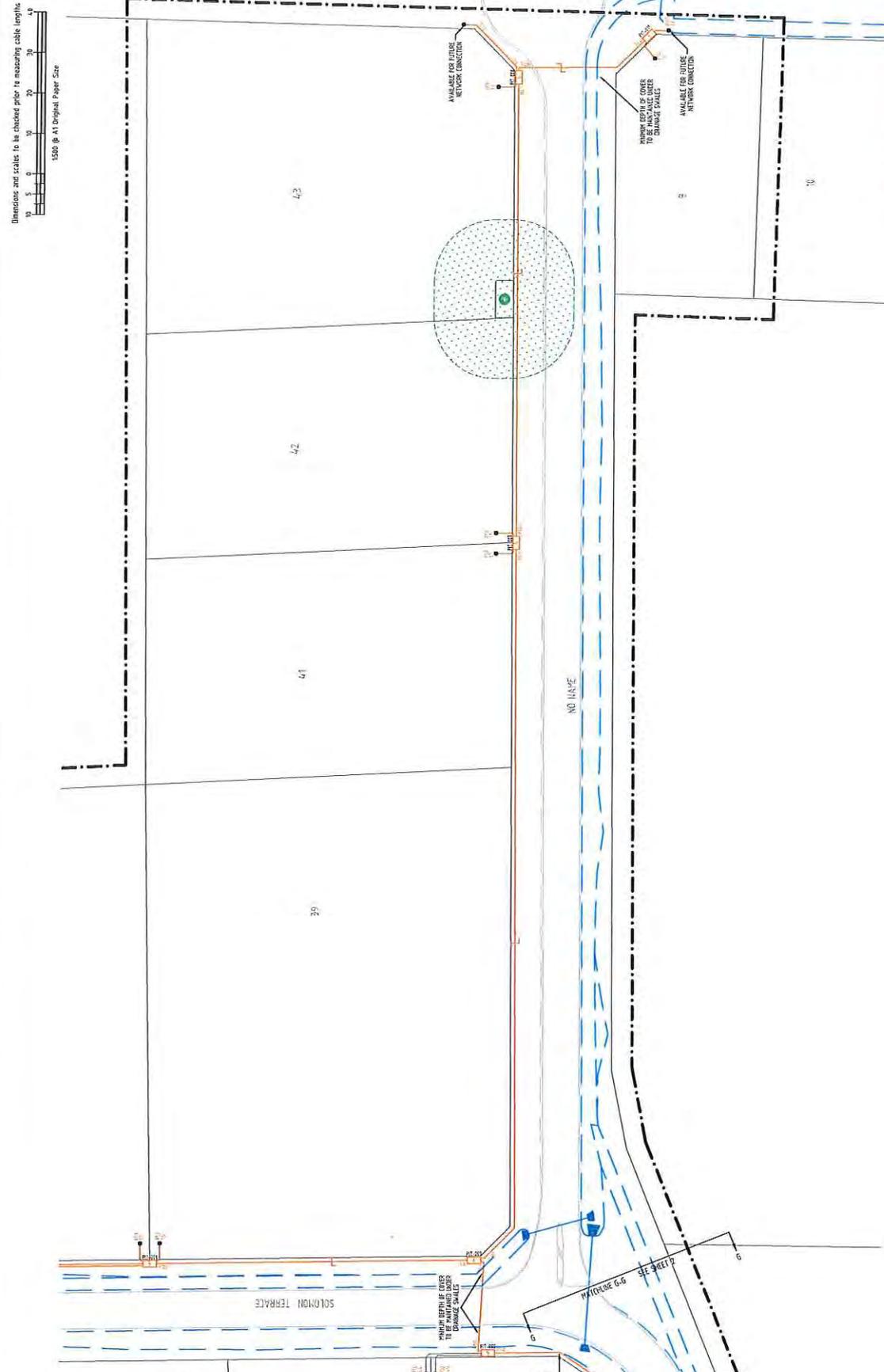
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A	ISSUED FOR CONSTRUCTION		BR	BR		

**SPECIFIC NOTES**

- REFER TO DETAIL & DIAGRAM SHEET FOR COMMUNICATIONS PIT AND PIPE DESIGN GENERAL NOTES AND DETAIL DIMENSIONS
- THESE DIMENSIONS APPLY TO ALL INDUSTRIAL LOTS UNLESS THE PIT AND PIPE DESIGN PROVIDES FOR 13 LIGHT INDUSTRIAL LOTS

**LEGEND**

- SCHEME BOUNDARY
- PROPOSED RETAINING WALL
- EXISTING TELSTRA CONDUIT
- COMMUNICATIONS CONDUIT CONSTRUCTED IN A PREVIOUS STAGE
- COMMUNICATIONS CONDUIT (CURRENT STAGE)
- COMMUNICATIONS PIT CONSTRUCTED IN A PREVIOUS STAGE
- COMMUNICATIONS PIT TYPE "X" AS INDICATED BELOW
- TYPE 1 COMMUNICATIONS PIT (650mm x 280mm x 505mm)
- TYPE 2 COMMUNICATIONS PIT (700mm x 450mm x 650mm)
- TYPE 3 COMMUNICATIONS PIT (800mm x 450mm x 650mm)
- TYPE 4 COMMUNICATIONS PIT (800mm x 550mm x 850mm)
- TYPE 5 COMMUNICATIONS PIT (800mm x 550mm x 850mm)
- EXISTING TELSTRA PIT
- "M" INDICATES MANHOLE
- "S" INDICATES TELSTRA PIT
- "E" IS A 10% PROTECTIVE ZONE (EPH) ZONE REFER TO GENERAL NOTE 11
- SHARED TRENCH SYMBOL



**CAUTION: PIT LOCATIONS VARY**  
 PAY ATTENTION TO PIT LOCATION IN RELATION TO LOT/LOT BOUNDARY

**IF WORKING IN THE VICINITY OF EXISTING OVERHEAD TRANSMISSION LINES, REFER TO "WORKSAFE" REGULATION 314**

**THE LOCATION OF EXISTING NO GUARANTEE IS GIVEN THAT SUBSIDIARY SERVICES REFER TO CURRENT LOCALITY AND UTILITIES. CONSULT WITH THE RELEVANT COMMERCIAL OF WORK.**  
 REFER TO "WORKSAFE" REGULATION 315

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Checked By	PT	14.02.2017
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Local Authority	XXXXXX	W.P.E. No.
City Council	XXXXXX	COVER

**3E CONSULTING ENGINEERS PTY LTD**  
 Electrical Engineering Excellence

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Checked By	PT	14.02.2017
Table A/B/C/D	XXXXXX	APPROVE
Local Authority	XXXXXX	W.P.E. No.
City Council	XXXXXX	COVER

LOT 37 YALGOO ROAD  
 MORAWA  
 LIA - STAGE 1  
 COMMUNICATIONS PIT & PIPE LAYOUT  
 7 LIGHT INDUSTRIAL LOTS  
 Project No: 3E17034-11  
 Page: A



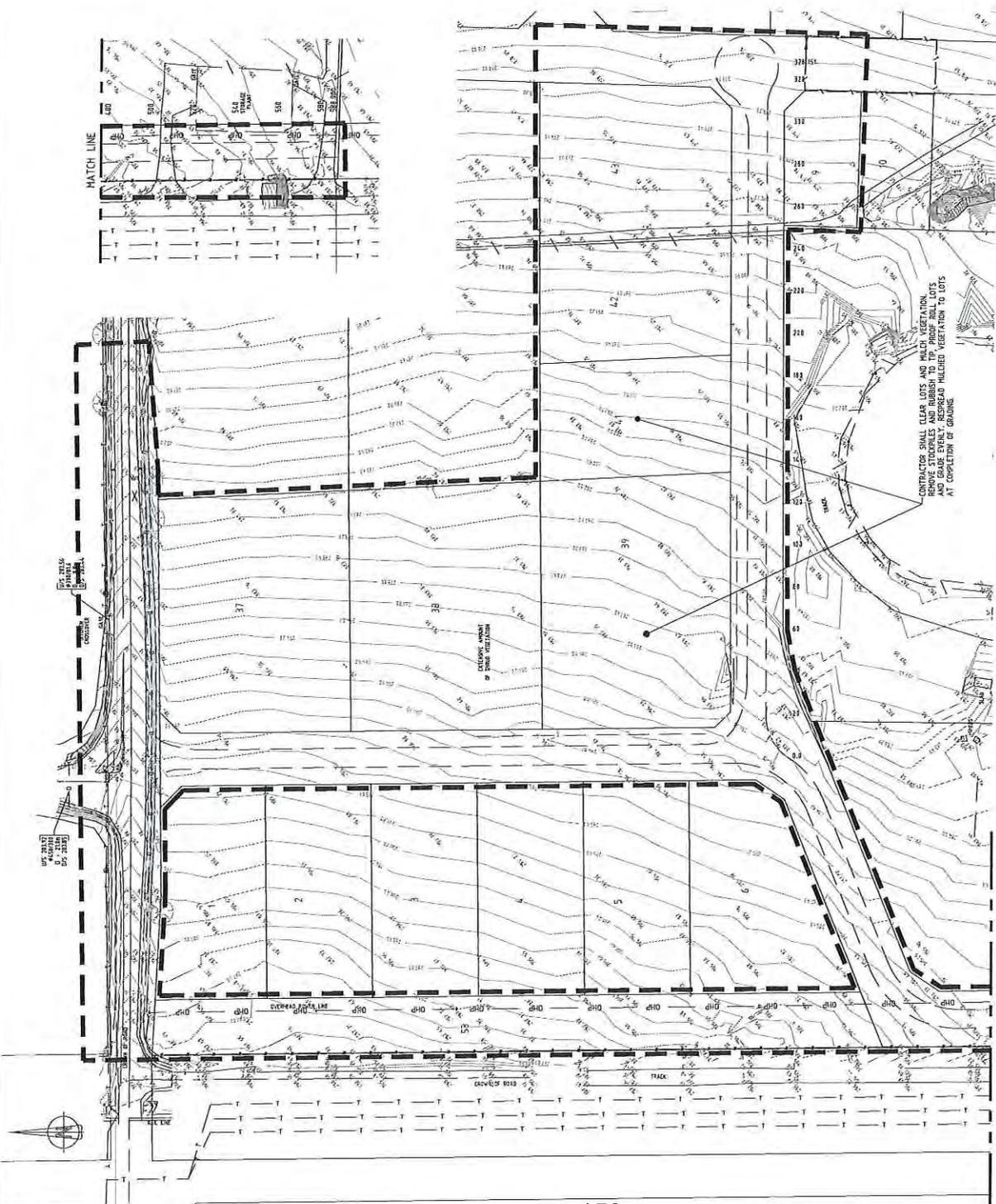
**SITWORKS NOTES**

1. VERTICAL DATUM - AUSTRALIAN HEIGHT DATUM (AHD)
2. HORIZONTAL DATUM - MGA95 ZONE 50
3. EXISTING SURVEY/CONTOURS FROM SITE SURVEY BY BROOK & WATSON
4. SERVICES, SUCH AS SEWER, WATER, GAS, COMMUNICATIONS, ELECTRICITY AND DRAINAGE MAY BE ENCOUNTERED DURING CONSTRUCTION OF THE WORKS. SERVICES INFORMATION SHOWN ON DRAWINGS IS INDICATIVE ONLY AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ALL SUCH SERVICES SHALL BE OBTAINED FROM THE RELEVANT AUTHORITIES BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL CO-ORDINATE THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES PRIOR TO COMMENCEMENT OF WORK. ANY CONFLICTS ARE TO BE REPORTED TO THE SUPERINTENDENT IMMEDIATELY.
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE WORKING ENVIRONMENT FOR THE LOCATION OF THE WORKS WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT AND WORK SAFE WA REGULATIONS, WHICH COPIES SHALL BE OBTAINED FROM THE RELEVANT AUTHORITIES BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL LIMIT ACCESS TO THE WORKS TO THE SITEWORKS BOUNDARY. EXISTING VEGETATION OUTSIDE OF BOUNDARY TO BE PROTECTED.
8. THE CONTRACTOR SHALL OBTAIN ALL APPROVALS FROM THE LOCAL AUTHORITY FOR THE DUST MANAGEMENT PLAN PRIOR TO ANY WORKS STARTING ON SITE.
9. DUST SUPPRESSION METHODS SHALL BE APPLIED BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATION.
10. ALL TREES SHALL REMAIN UNDISTURBED UNLESS SPECIFICALLY NOTED ON THE PLANS OR ADVISED BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE EPC-100 SITE, ALL BUSHES INCLUDED BUT NOT LIMITED TO: CAR BUCKIES, DRUMS, TIC, WITHIN SITEWORKS BOUNDARY TO AN APPROVED DISPOSAL SITE.
11. ALL SITES, INTERNAL FENCES, HARVESTING AREAS, IRRIGATION PIPES AND SIMILAR STRUCTURES ON-SITE SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OFF-SITE.
12. THE CONTRACTOR SHALL COMPLETE ALL WORKS AS REQUIRED IN THE GEOTECHNICAL REPORT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.

**LEGEND**

- EXISTING GROUND CONTOUR
- EXISTING GROUND LEVELS
- SITEWORKS BOUNDARY
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- EXISTING FENCE
- EXISTING TREE TO BE REMOVED
- EXISTING TELESTRA CABLE
- EXISTING WATER MAIN
- EXISTING POWER LINE
- EXISTING DRAINAGE LINE
- PROPOSED 1.8m CYCLONE FENCE

**NOTE:**  
 DURING SUBCONTRACTOR WORKS, OR AT ANY OTHER TIME, A FORM OR SUSPECTED FORM OF AND BE LOCATED, THE CONTRACTOR SHALL BE ADVISED IMMEDIATELY TO THE SUPERINTENDENT.  
 - WITHOUT DISTURBING THE IMMEDIATE VICINITY, CLEARLY MARK THE PROPERTY BOUNDARY OF THE SITES.  
 - WHERE POSSIBLE, AND WHERE NECESSARY, THE SITE SHALL BE ADVISED TO THE SUPERINTENDENT BY A MEMBER OF THE PUBLIC SERVICE OR POLICE.



**DIAL BEFORE YOU DIG**  
 www.youdig.com.au

**MORAWA LIA**  
**MORAWA - STAGE 1**

**PORTER**  
 Consulting Engineers

**LANDCORP**

**SITWORKS PLAN**

DATE	13/03/2015	BY	DAVID BISHOP
DATE	11-14/1/100	BY	DAVID BISHOP
DATE	11-14/1/100	BY	DAVID BISHOP
DATE	11-14/1/100	BY	DAVID BISHOP

MAPC No. - 14,4788



NOTE:  
 THIS PLAN IS FOR THE  
 SITE 200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

MORAWA-YALGOO RD

CLUB ROAD

KAPOR STREET

CLUB ROAD

CLUB ROAD

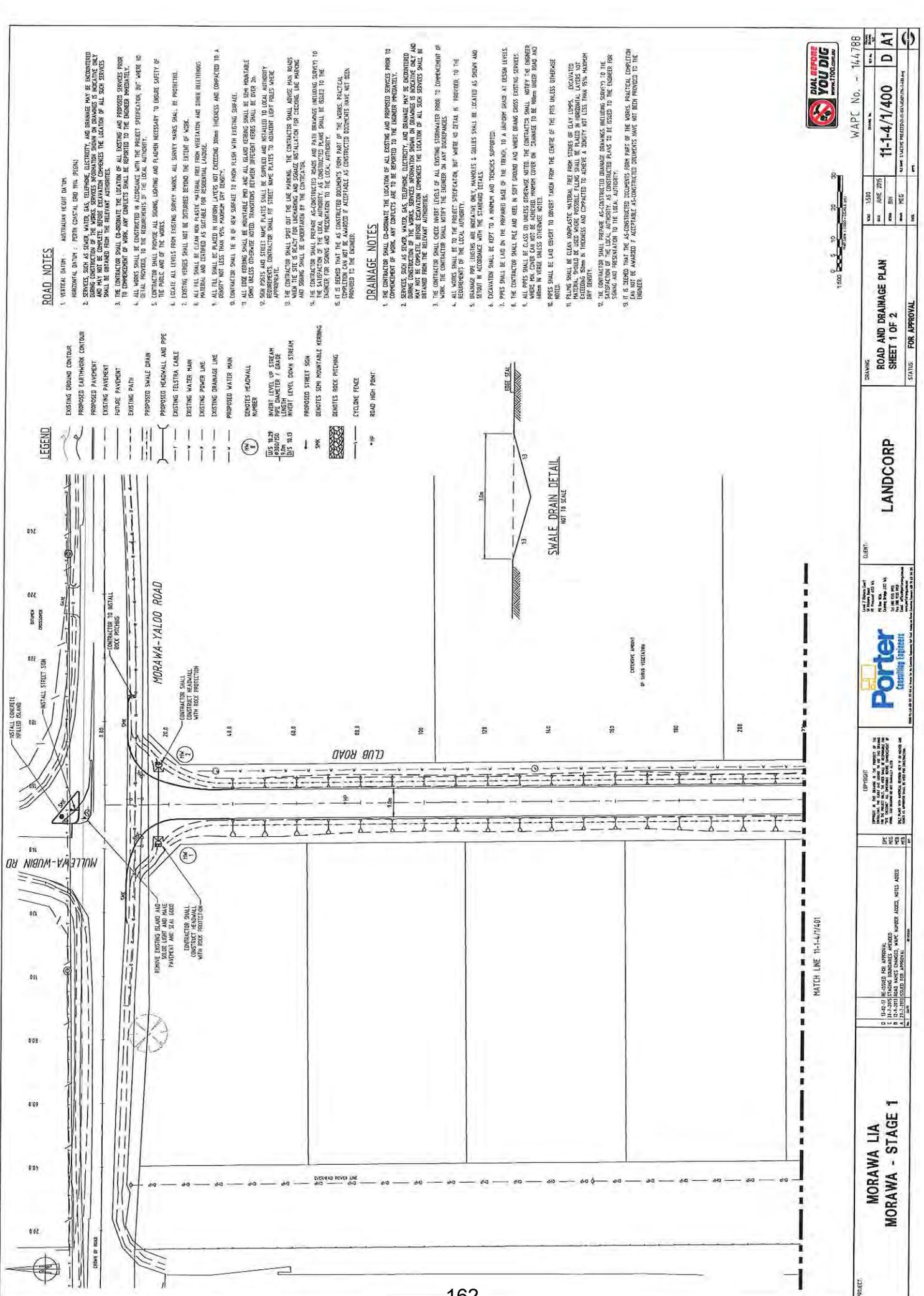
TIPPING WAY



WATER RETICULATION DETAILS  
 WAPC No : 14/788 (EXPIRED)  
 SUB FILE :  
 MAIN EXT FILE :  
 PLAN :

THIS PLAN IS ACCEPTED AS COMPLYING WITH OVERALL SCHEME PLANNING.  
 COMPLIANCE WITH RELEVANT MANUALS REMAINS THE RESPONSIBILITY OF THE CONSULTING ENGINEERS.  
 NO WORKS ARE TO COMMENCE ON SITE UNTIL STARTUP ARRANGEMENTS HAVE BEEN MADE WITH THE RELEVANT WORKS INSPECTOR. SEE DEVELOPER'S MANUAL FOR CONTACT DETAILS.  
 FOR MANAGER LAND SERVICING

PROJECT		MORAWA LIA		MORAWA - STAGE 1	
DRAWING		LANDCORP		CLIENT	
DATE	11-1-4/1/301	DATE	11-1-4/1/301	DATE	11-1-4/1/301
BY	PEG	BY	PEG	BY	PEG
DATE		DATE		DATE	
SCALE		SCALE		SCALE	
STATUS	FOR APPROVAL	STATUS	FOR APPROVAL	STATUS	FOR APPROVAL
COPYRIGHT:		COPYRIGHT:		COPYRIGHT:	
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.		All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.		All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.	
APPROVED FOR SUBMISSION TO THE APPLICABLE LOCAL GOVERNMENT:		APPROVED FOR SUBMISSION TO THE APPLICABLE LOCAL GOVERNMENT:		APPROVED FOR SUBMISSION TO THE APPLICABLE LOCAL GOVERNMENT:	
DATE:		DATE:		DATE:	
BY:		BY:		BY:	



**ROAD NOTES**

1. VERTICAL DATUM - AUSTRALIAN HEIGHT DATUM.
2. EXISTING ROAD SURF SHALL BE MAINTAINED TO ORIGINAL FINISH LEVEL UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL CO-ORDINATE THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES PRIOR TO COMMENCEMENT OF WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
4. ALL SERVICES SHALL BE PROTECTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION, BUT WHERE NO SPECIFIC PROTECTION IS PROVIDED THE CONTRACTOR SHALL PROVIDE PROTECTION TO THE SATISFACTION OF THE LOCAL AUTHORITY.
5. CONTRACTOR SHALL PROTECT ALL SIGNING, LIGHTING AND FLAGGING NECESSARY TO ENSURE SAFETY OF THE PUBLIC AND OF THE WORKS.
6. EXISTING TREES SHALL NOT BE DISTURBED BEYOND THE EXTENT OF WORK.
7. EXISTING TREES SHALL NOT BE REMOVED UNLESS NECESSARY TO PROTECT THE PUBLIC AND OF THE WORKS.
8. ALL TALL TREES SHALL BE PROTECTED BY A PROTECTIVE FENCE TO BE INSTALLED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
9. ALL TALL TREES SHALL BE PROTECTED BY A PROTECTIVE FENCE TO BE INSTALLED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
10. CONTRACTOR SHALL FIT A 100mm DIA. RIBBON TO ALL TALL TREES EXCEEDING 30mm THICKNESS AND COMPACTED TO A DENSITY NOT LESS THAN 95% MAXIMUM DRY DENSITY.
11. ALL TREE BRANCHES SHALL BE REMOVED TO A MINIMUM OF 100mm FROM THE PROPOSED ROADWAY.
12. SOIL PILES AND STREET WARE PLATES SHALL BE SUBMITTED AND APPROVED TO LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
13. THE CONTRACTOR SHALL PROVIDE A 100mm DIA. RIBBON TO ALL TALL TREES EXCEEDING 30mm THICKNESS AND COMPACTED TO A DENSITY NOT LESS THAN 95% MAXIMUM DRY DENSITY.
14. THE CONTRACTOR SHALL PROVIDE A 100mm DIA. RIBBON TO ALL TALL TREES EXCEEDING 30mm THICKNESS AND COMPACTED TO A DENSITY NOT LESS THAN 95% MAXIMUM DRY DENSITY.
15. IT IS DEEMED THAT THE AS-CONSTRUCTED DOCUMENTS FORM PART OF THE WORKS. PRACTICAL CONSTRUCTION SHALL BE AWARDED IF ACCEPTABLE AS CONSTRUCTED DOCUMENTS HAVE NOT BEEN PROVIDED TO THE ENGINEER.

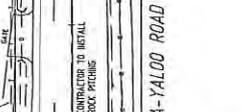
**DRAINAGE NOTES**

1. THE CONTRACTOR SHALL CO-ORDINATE THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES PRIOR TO COMMENCEMENT OF WORK. ANY CONFLICTS ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
2. EXISTING SERVICES SHALL BE MAINTAINED TO ORIGINAL FINISH LEVEL UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL CO-ORDINATE THE LOCATION OF ALL EXISTING AND PROPOSED SERVICES PRIOR TO COMMENCEMENT OF WORK. ANY CONFLICTS ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
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**LEGEND**

- EXISTING GROUND CONTOUR
- PROPOSED EARTHWORK CONTOUR
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED SWALE DRAIN
- EXISTING ELECTRICAL CABLE
- EXISTING WATER MAIN
- EXISTING DRAINAGE LINE
- PROPOSED WATER MAIN
- IDENTIFY HEADWALL NUMBER
- INVERT LEVEL UP STREAM
- PIPE DIAMETER / GRADE
- INVERT LEVEL DOWN STREAM
- PROPOSED STREET SIGN
- IDENTIFY SIGN MOUNTABLE KERBING
- IDENTIFY ROCK PITCHING
- CYCLONE FENCE
- ROAD HIGH POINT

**SWALE DRAIN DETAIL**



MATCH LINE 11-4/17401

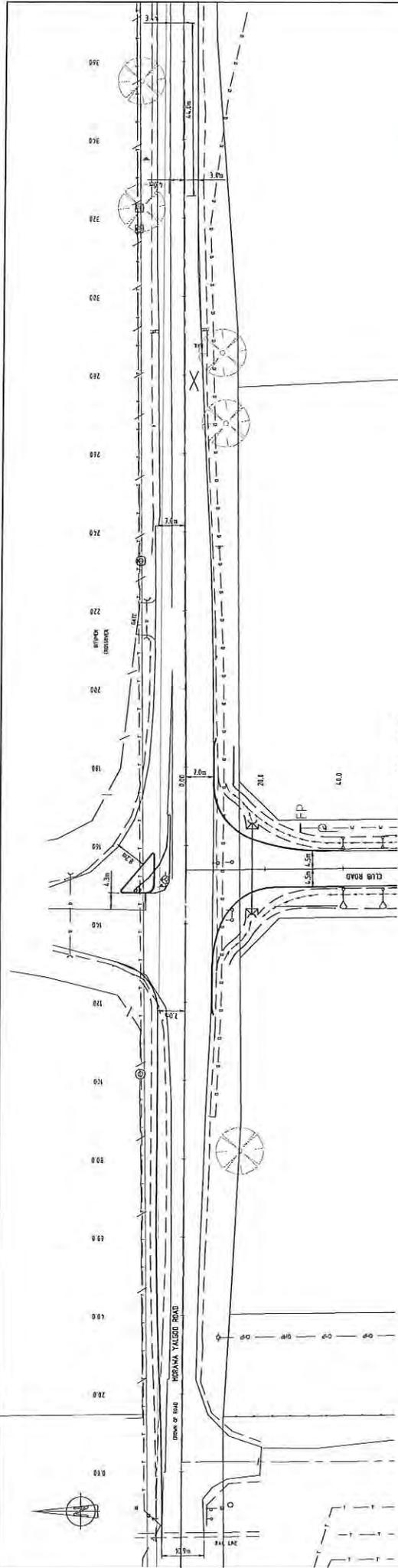


WAPC No. - 144788

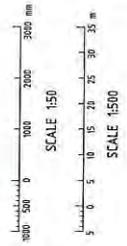
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	MORAWA - STAGE 1	
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	DATE OF APPROVAL:	DATE OF ISSUE:
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	SHEET 1 OF 2	
STATUS:	FOR APPROVAL	
	FOR APPROVAL	
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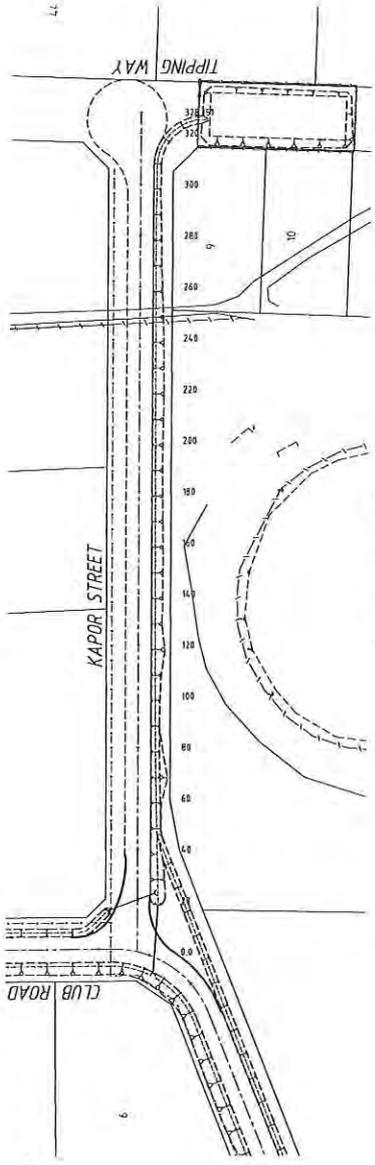




MORAWA YALGOO ROAD  
SCALE 1:500



Vertical Curve K value	Grade	DATUM 780.0	LHS CARRIAGEWAY DESIGN LEVEL	RHS CARRIAGEWAY DESIGN LEVEL	DESIGN SURFACE PEGGED CL LEVEL	NATURAL SURFACE PEGGED CL LEVEL	PEGGED CL CHANGE	HORIZ. ALIGNMENT	CROSSFALL
	-1.53%		287.927	287.927	287.927	288.551	0.624		
	-2.18%		287.539	287.539	287.539	287.851	0.312		
	-1.87%		287.151	287.151	287.151	287.463	0.312		
	-1.87%		286.763	286.763	286.763	287.075	0.312		
	-1.78%		286.375	286.375	286.375	286.687	0.312		
	-1.78%		285.987	285.987	285.987	286.299	0.312		
	-1.78%		285.599	285.599	285.599	285.911	0.312		
	-1.78%		285.211	285.211	285.211	285.523	0.312		
	-2.63%		284.823	284.823	284.823	285.135	0.312		
	-2.63%		284.435	284.435	284.435	284.747	0.312		
	-2.63%		284.047	284.047	284.047	284.359	0.312		
	-1.88%		283.659	283.659	283.659	283.971	0.312		
	-1.88%		283.271	283.271	283.271	283.583	0.312		
	-1.88%		282.883	282.883	282.883	283.195	0.312		
	-1.88%		282.495	282.495	282.495	282.807	0.312		
	-2.04%		282.107	282.107	282.107	282.419	0.312		
	-2.04%		281.719	281.719	281.719	282.031	0.312		
	-2.04%		281.331	281.331	281.331	281.643	0.312		
	-2.04%		280.943	280.943	280.943	281.255	0.312		
	-2.04%		280.555	280.555	280.555	280.867	0.312		
	-2.04%		280.167	280.167	280.167	280.479	0.312		
	-2.04%		279.779	279.779	279.779	280.091	0.312		
	-2.04%		279.391	279.391	279.391	279.703	0.312		
	-2.04%		279.003	279.003	279.003	279.315	0.312		
	-2.04%		278.615	278.615	278.615	278.927	0.312		
	-2.04%		278.227	278.227	278.227	278.539	0.312		
	-2.04%		277.839	277.839	277.839	278.151	0.312		
	-2.04%		277.451	277.451	277.451	277.763	0.312		
	-2.18%		277.063	277.063	277.063	277.375	0.312		
	-2.18%		276.675	276.675	276.675	276.987	0.312		
	-2.18%		276.287	276.287	276.287	276.599	0.312		
	-2.18%		275.899	275.899	275.899	276.211	0.312		
	-2.18%		275.511	275.511	275.511	275.823	0.312		
	-2.18%		275.123	275.123	275.123	275.435	0.312		
	-2.18%		274.735	274.735	274.735	275.047	0.312		
	-2.18%		274.347	274.347	274.347	274.659	0.312		
	-2.18%		273.959	273.959	273.959	274.271	0.312		
	-2.18%		273.571	273.571	273.571	273.883	0.312		
	-2.18%		273.183	273.183	273.183	273.495	0.312		
	-2.18%		272.795	272.795	272.795	273.107	0.312		
	-2.18%		272.407	272.407	272.407	272.719	0.312		
	-2.18%		272.019	272.019	272.019	272.331	0.312		
	-2.18%		271.631	271.631	271.631	271.943	0.312		
	-2.18%		271.243	271.243	271.243	271.555	0.312		
	-2.18%		270.855	270.855	270.855	271.167	0.312		
	-2.18%		270.467	270.467	270.467	270.779	0.312		
	-2.18%		270.079	270.079	270.079	270.391	0.312		
	-2.18%		269.691	269.691	269.691	270.003	0.312		
	-2.18%		269.303	269.303	269.303	269.615	0.312		
	-2.18%		268.915	268.915	268.915	269.227	0.312		
	-2.18%		268.527	268.527	268.527	268.839	0.312		
	-2.18%		268.139	268.139	268.139	268.451	0.312		
	-2.18%		267.751	267.751	267.751	268.063	0.312		
	-2.18%		267.363	267.363	267.363	267.675	0.312		
	-2.18%		266.975	266.975	266.975	267.287	0.312		
	-2.18%		266.587	266.587	266.587	266.899	0.312		
	-2.18%		266.199	266.199	266.199	266.511	0.312		
	-2.18%		265.811	265.811	265.811	266.123	0.312		
	-2.18%		265.423	265.423	265.423	265.735	0.312		
	-2.18%		265.035	265.035	265.035	265.347	0.312		
	-2.18%		264.647	264.647	264.647	264.959	0.312		
	-2.18%		264.259	264.259	264.259	264.571	0.312		
	-2.18%		263.871	263.871	263.871	264.183	0.312		
	-2.18%		263.483	263.483	263.483	263.795	0.312		
	-2.18%		263.095	263.095	263.095	263.407	0.312		
	-2.18%		262.707	262.707	262.707	263.019	0.312		
	-2.18%		262.319	262.319	262.319	262.631	0.312		
	-2.18%		261.931	261.931	261.931	262.243	0.312		
	-2.18%		261.543	261.543	261.543	261.855	0.312		
	-2.18%		261.155	261.155	261.155	261.467	0.312		
	-2.18%		260.767	260.767	260.767	261.079	0.312		
	-2.18%		260.379	260.379	260.379	260.691	0.312		
	-2.18%		259.991	259.991	259.991	260.303	0.312		
	-2.18%		259.603	259.603	259.603	259.915	0.312		
	-2.18%		259.215	259.215	259.215	259.527	0.312		
	-2.18%		258.827	258.827	258.827	259.139	0.312		
	-2.18%		258.439	258.439	258.439	258.751	0.312		
	-2.18%		258.051	258.051	258.051	258.363	0.312		
	-2.18%		257.663	257.663	257.663	257.975	0.312		
	-2.18%		257.275	257.275	257.275	257.587	0.312		
	-2.18%		256.887	256.887	256.887	257.199	0.312		
	-2.18%		256.499	256.499	256.499	256.811	0.312		
	-2.18%		256.111	256.111	256.111	256.423	0.312		
	-2.18%		255.723	255.723	255.723	256.035	0.312		
	-2.18%		255.335	255.335	255.335	255.647	0.312		
	-2.18%		254.947	254.947	254.947	255.259	0.312		
	-2.18%		254.559	254.559	254.559	254.871	0.312		
	-2.18%		254.171	254.171	254.171	254.483	0.312		
	-2.18%		253.783	253.783	253.783	254.095	0.312		
	-2.18%		253.395	253.395	253.395	253.707	0.312		
	-2.18%		253.007	253.007	253.007	253.319	0.312		
	-2.18%		252.619	252.619	252.619	252.931	0.312		
	-2.18%		252.231	252.231	252.231	252.543	0.312		
	-2.18%		251.843	251.843	251.843	252.155	0.312		
	-2.18%		251.455	251.455	251.455	251.767	0.312		
	-2.18%		251.067	251.067	251.067	251.379	0.312		
	-2.18%		250.679	250.679	250.679	250.991	0.312		
	-2.18%		250.291	250.291	250.291	250.603	0.312		
	-2.18%		249.903	249.903	249.903	250.215	0.312		
	-2.18%		249.515	249.515	249.515	249.827	0.312		
	-2.18%		249.127	249.127	249.127	249.439	0.312		
	-2.18%		248.739	248.739	248.739	249.051	0.312		
	-2.18%		248.351	248.351	248.351	248.663	0.312		
	-2.18%		247.963	247.963	247.963	248.275	0.312		
	-2.18%		247.575	247.575	247.575	247.887	0.312		
	-2.18%		247.187	247.187	247.187	247.499	0.312		
	-2.18%		246.799	246.799	246.799	247.111	0.312		
	-2.18%		246.411	246.411	246.411	246.723	0.312		
	-2.18%		246.023	246.023	246.023	246.335	0.312		
	-2.18%		245.635	245.635	245.635	245.947	0.312		
	-2.18%		245.247	245.247	245.247	245.559	0.312		
	-2.18%		244.859	244.859	244.859	245.171	0.312		
	-2.18%		244.471	244.471	244.471	244.783	0.312		
	-2.18%		244.083	244.083	244.083	244.395	0.312		
	-2.18%		243.695	243.695	243.695	244.007	0.312		
	-2.18%		243.307	243.307	243.307	243.619	0.312		
	-2.18%		242.919	242.919	242.919	243.231	0.312		
	-2.18%		242.531	242.531	242.531	242.843	0.312		
	-2.18%		242.143	242.143	242.143	242.455	0.312		
	-2.18%		241.755						



KAPOR STREET LAYOUT  
SCALE: 1/8"=1'-0"

DATUM 278.0

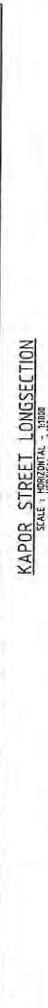
Vertical Curve  
K value  
K=13.0

Grade  
-1.84%

Vertical Curve  
K value  
K=13.0

Grade  
-2.67%

STATION	LEFT GUTTER DESIGN LEVEL	RIGHT GUTTER DESIGN LEVEL	DESIGN SURFACE PEGGED CL LEVEL	NATURAL SURFACE PEGGED CL LEVEL	PEGGED CL CHAINAGE
0+00	288.61	288.61	288.61	288.61	0.00
0+10	288.61	288.61	288.61	288.61	10.00
0+20	288.61	288.61	288.61	288.61	20.00
0+30	288.61	288.61	288.61	288.61	30.00
0+40	288.61	288.61	288.61	288.61	40.00
0+50	288.61	288.61	288.61	288.61	50.00
0+60	288.61	288.61	288.61	288.61	60.00
0+70	288.61	288.61	288.61	288.61	70.00
0+80	288.61	288.61	288.61	288.61	80.00
0+90	288.61	288.61	288.61	288.61	90.00
1+00	288.61	288.61	288.61	288.61	100.00
1+10	288.61	288.61	288.61	288.61	110.00
1+20	288.61	288.61	288.61	288.61	120.00
1+30	288.61	288.61	288.61	288.61	130.00
1+40	288.61	288.61	288.61	288.61	140.00
1+50	288.61	288.61	288.61	288.61	150.00
1+60	288.61	288.61	288.61	288.61	160.00
1+70	288.61	288.61	288.61	288.61	170.00
1+80	288.61	288.61	288.61	288.61	180.00
1+90	288.61	288.61	288.61	288.61	190.00
2+00	288.61	288.61	288.61	288.61	200.00
2+10	288.61	288.61	288.61	288.61	210.00
2+20	288.61	288.61	288.61	288.61	220.00
2+30	288.61	288.61	288.61	288.61	230.00
2+40	288.61	288.61	288.61	288.61	240.00
2+50	288.61	288.61	288.61	288.61	250.00
2+60	288.61	288.61	288.61	288.61	260.00
2+70	288.61	288.61	288.61	288.61	270.00
2+80	288.61	288.61	288.61	288.61	280.00
2+90	288.61	288.61	288.61	288.61	290.00
3+00	288.61	288.61	288.61	288.61	300.00
3+10	288.61	288.61	288.61	288.61	310.00
3+20	288.61	288.61	288.61	288.61	320.00
3+30	288.61	288.61	288.61	288.61	330.00
3+40	288.61	288.61	288.61	288.61	340.00
3+50	288.61	288.61	288.61	288.61	350.00
3+60	288.61	288.61	288.61	288.61	360.00
3+70	288.61	288.61	288.61	288.61	370.00
3+80	288.61	288.61	288.61	288.61	380.00
3+90	288.61	288.61	288.61	288.61	390.00
4+00	288.61	288.61	288.61	288.61	400.00
4+10	288.61	288.61	288.61	288.61	410.00
4+20	288.61	288.61	288.61	288.61	420.00
4+30	288.61	288.61	288.61	288.61	430.00
4+40	288.61	288.61	288.61	288.61	440.00
4+50	288.61	288.61	288.61	288.61	450.00
4+60	288.61	288.61	288.61	288.61	460.00
4+70	288.61	288.61	288.61	288.61	470.00
4+80	288.61	288.61	288.61	288.61	480.00
4+90	288.61	288.61	288.61	288.61	490.00
5+00	288.61	288.61	288.61	288.61	500.00
5+10	288.61	288.61	288.61	288.61	510.00
5+20	288.61	288.61	288.61	288.61	520.00
5+30	288.61	288.61	288.61	288.61	530.00
5+40	288.61	288.61	288.61	288.61	540.00
5+50	288.61	288.61	288.61	288.61	550.00
5+60	288.61	288.61	288.61	288.61	560.00
5+70	288.61	288.61	288.61	288.61	570.00
5+80	288.61	288.61	288.61	288.61	580.00
5+90	288.61	288.61	288.61	288.61	590.00
6+00	288.61	288.61	288.61	288.61	600.00
6+10	288.61	288.61	288.61	288.61	610.00
6+20	288.61	288.61	288.61	288.61	620.00
6+30	288.61	288.61	288.61	288.61	630.00
6+40	288.61	288.61	288.61	288.61	640.00
6+50	288.61	288.61	288.61	288.61	650.00
6+60	288.61	288.61	288.61	288.61	660.00
6+70	288.61	288.61	288.61	288.61	670.00
6+80	288.61	288.61	288.61	288.61	680.00
6+90	288.61	288.61	288.61	288.61	690.00
7+00	288.61	288.61	288.61	288.61	700.00
7+10	288.61	288.61	288.61	288.61	710.00
7+20	288.61	288.61	288.61	288.61	720.00
7+30	288.61	288.61	288.61	288.61	730.00
7+40	288.61	288.61	288.61	288.61	740.00
7+50	288.61	288.61	288.61	288.61	750.00
7+60	288.61	288.61	288.61	288.61	760.00
7+70	288.61	288.61	288.61	288.61	770.00
7+80	288.61	288.61	288.61	288.61	780.00
7+90	288.61	288.61	288.61	288.61	790.00
8+00	288.61	288.61	288.61	288.61	800.00
8+10	288.61	288.61	288.61	288.61	810.00
8+20	288.61	288.61	288.61	288.61	820.00
8+30	288.61	288.61	288.61	288.61	830.00
8+40	288.61	288.61	288.61	288.61	840.00
8+50	288.61	288.61	288.61	288.61	850.00
8+60	288.61	288.61	288.61	288.61	860.00
8+70	288.61	288.61	288.61	288.61	870.00
8+80	288.61	288.61	288.61	288.61	880.00
8+90	288.61	288.61	288.61	288.61	890.00
9+00	288.61	288.61	288.61	288.61	900.00
9+10	288.61	288.61	288.61	288.61	910.00
9+20	288.61	288.61	288.61	288.61	920.00
9+30	288.61	288.61	288.61	288.61	930.00
9+40	288.61	288.61	288.61	288.61	940.00
9+50	288.61	288.61	288.61	288.61	950.00
9+60	288.61	288.61	288.61	288.61	960.00
9+70	288.61	288.61	288.61	288.61	970.00
9+80	288.61	288.61	288.61	288.61	980.00
9+90	288.61	288.61	288.61	288.61	990.00
10+00	288.61	288.61	288.61	288.61	1000.00



KAPOR STREET LONGSECTION  
SCALE: 1/8"=1'-0" (VERTICAL 1"=10')



WAPC No. - 14.4788

	<b>MORAWA LIA</b> <b>MORAWA - STAGE 1</b>		<b>LANDCORP</b>	<b>KAPOR STREET LAYOUT AND LONGITUDINAL SECTION PLAN</b>	DRAWING NO. <b>11-1-4/1/414</b>	DATE <b>JUNE 2015</b>	SCALE <b>B A1</b>
	PROJECT: MORAWA LIA - STAGE 1	CLIENT: LANDCORP	DRAWING NO. 11-1-4/1/414	DATE: JUNE 2015	DRAWING: B A1	DRAWING: B A1	DRAWING: B A1





CENTERLINE DATA  
 X = 440435.987  
 Y = 676979.509  
 Z = 320.637

DATUM RL 281.0

DESIGN	EXISTING	OFFSET
69.8	69.8	0.0
70.0	70.0	0.0
70.2	70.2	0.0
70.4	70.4	0.0
70.6	70.6	0.0
70.8	70.8	0.0
71.0	71.0	0.0
71.2	71.2	0.0
71.4	71.4	0.0
71.6	71.6	0.0
71.8	71.8	0.0
72.0	72.0	0.0
72.2	72.2	0.0
72.4	72.4	0.0
72.6	72.6	0.0
72.8	72.8	0.0
73.0	73.0	0.0
73.2	73.2	0.0
73.4	73.4	0.0
73.6	73.6	0.0
73.8	73.8	0.0
74.0	74.0	0.0
74.2	74.2	0.0
74.4	74.4	0.0
74.6	74.6	0.0
74.8	74.8	0.0
75.0	75.0	0.0
75.2	75.2	0.0
75.4	75.4	0.0
75.6	75.6	0.0
75.8	75.8	0.0
76.0	76.0	0.0
76.2	76.2	0.0
76.4	76.4	0.0
76.6	76.6	0.0
76.8	76.8	0.0
77.0	77.0	0.0
77.2	77.2	0.0
77.4	77.4	0.0
77.6	77.6	0.0
77.8	77.8	0.0
78.0	78.0	0.0
78.2	78.2	0.0
78.4	78.4	0.0
78.6	78.6	0.0
78.8	78.8	0.0
79.0	79.0	0.0
79.2	79.2	0.0
79.4	79.4	0.0
79.6	79.6	0.0
79.8	79.8	0.0
80.0	80.0	0.0

CHAINAGE 100.000

CENTERLINE DATA  
 X = 443395.987  
 Y = 676979.509  
 Z = 320.637

DATUM RL 281.0

DESIGN	EXISTING	OFFSET
80.0	80.0	0.0
80.2	80.2	0.0
80.4	80.4	0.0
80.6	80.6	0.0
80.8	80.8	0.0
81.0	81.0	0.0
81.2	81.2	0.0
81.4	81.4	0.0
81.6	81.6	0.0
81.8	81.8	0.0
82.0	82.0	0.0
82.2	82.2	0.0
82.4	82.4	0.0
82.6	82.6	0.0
82.8	82.8	0.0
83.0	83.0	0.0
83.2	83.2	0.0
83.4	83.4	0.0
83.6	83.6	0.0
83.8	83.8	0.0
84.0	84.0	0.0
84.2	84.2	0.0
84.4	84.4	0.0
84.6	84.6	0.0
84.8	84.8	0.0
85.0	85.0	0.0
85.2	85.2	0.0
85.4	85.4	0.0
85.6	85.6	0.0
85.8	85.8	0.0
86.0	86.0	0.0
86.2	86.2	0.0
86.4	86.4	0.0
86.6	86.6	0.0
86.8	86.8	0.0
87.0	87.0	0.0
87.2	87.2	0.0
87.4	87.4	0.0
87.6	87.6	0.0
87.8	87.8	0.0
88.0	88.0	0.0
88.2	88.2	0.0
88.4	88.4	0.0
88.6	88.6	0.0
88.8	88.8	0.0
89.0	89.0	0.0
89.2	89.2	0.0
89.4	89.4	0.0
89.6	89.6	0.0
89.8	89.8	0.0
90.0	90.0	0.0

CHAINAGE 80.000

CENTERLINE DATA  
 X = 443395.987  
 Y = 676979.509  
 Z = 320.637

DATUM RL 281.0

DESIGN	EXISTING	OFFSET
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80.2	80.2	0.0
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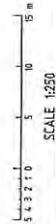
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MORAWA LIA  
 MORAWA - STAGE 1

PROJECT

DATE: 11-14-11

BY: [Signature]

LANDCORP

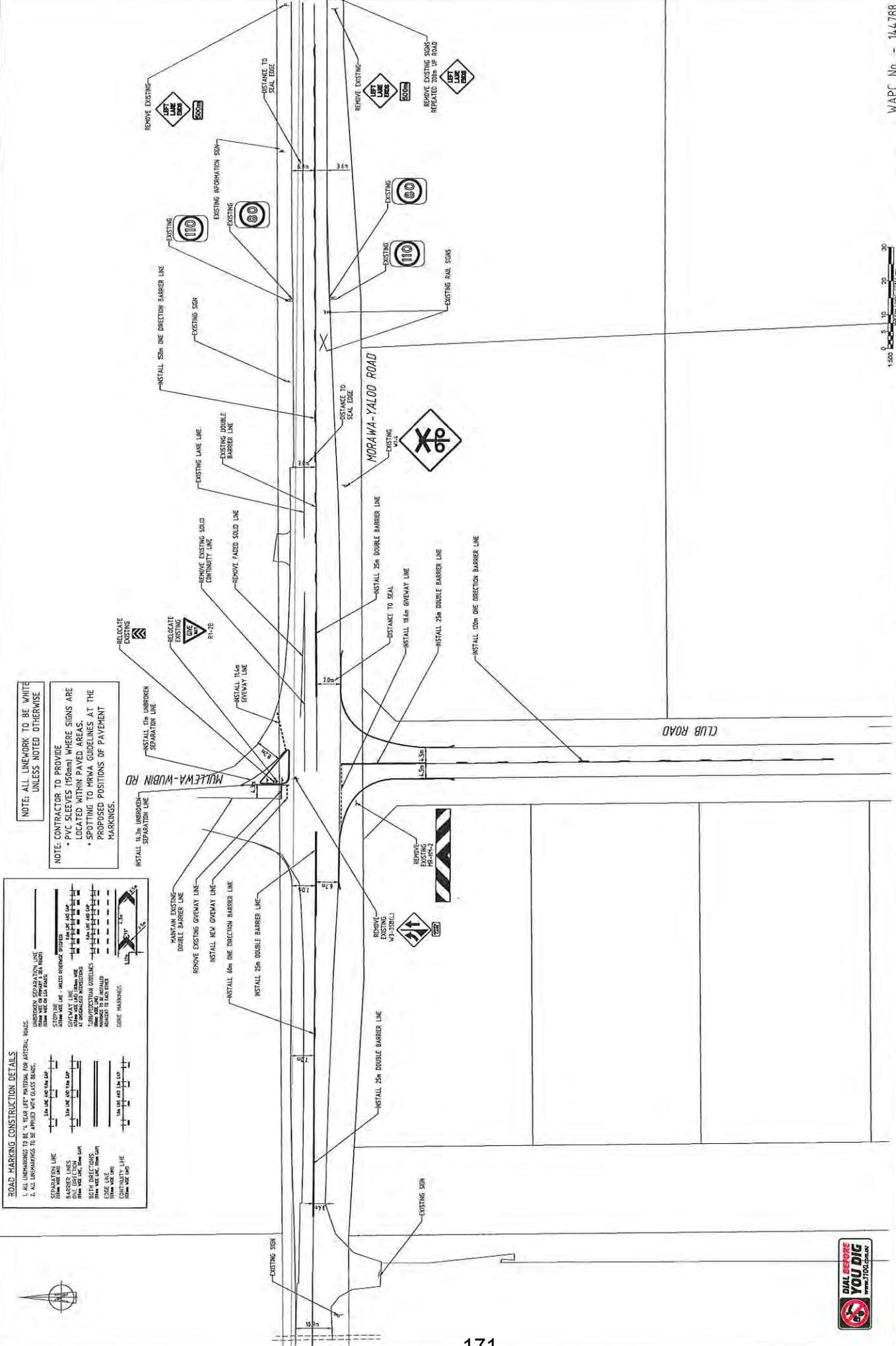
ROAD 18' CROSS SECTIONS

DATE: JUNE 2015

WAPC NO. - 14-788

PROJECT	DATE	BY	DATE	DATE	DATE	DATE
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LANDCORP	ROAD 18' CROSS SECTIONS	FOR APPROVAL				



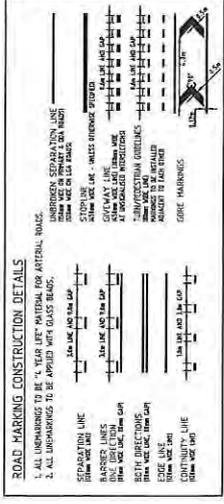


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DRAWN BY:		REG		DATE:	
CHECKED BY:		REG		DATE:	
SCALE:		1:1		DATE:	
DRAWING NO:		11-1-4/1450		DRAWING NO:	
SHEET NO:		1 OF 2		SHEET NO:	
STATUS:		FOR APPROVAL		STATUS:	
CLIENT:		LANDCORP		CLIENT:	
DESIGNER:		PORTER CONSULTING ENGINEERS		DESIGNER:	
APPROVED BY:				APPROVED BY:	
DATE:		11-1-4/1450		DATE:	
SCALE:		1:1		SCALE:	
DRAWING NO:		11-1-4/1450		DRAWING NO:	
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STATUS:		FOR APPROVAL		STATUS:	
WAPC NO:		144788		WAPC NO:	

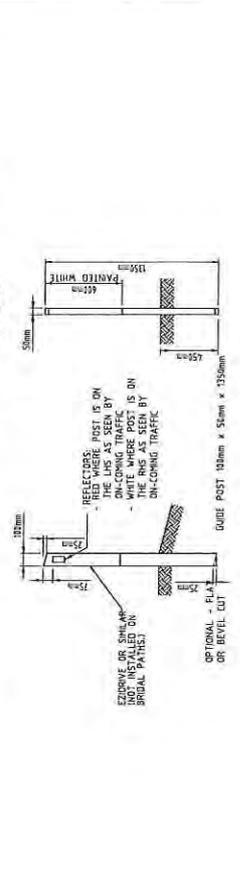
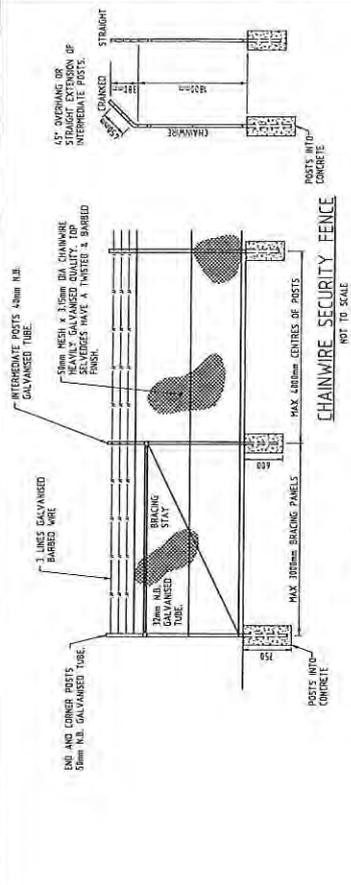
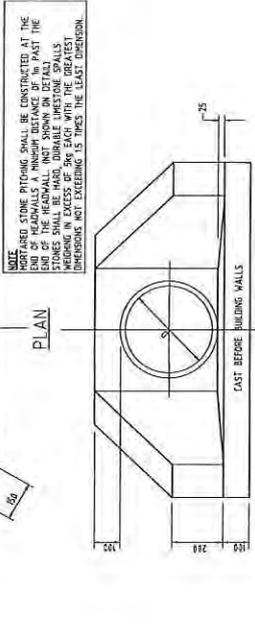
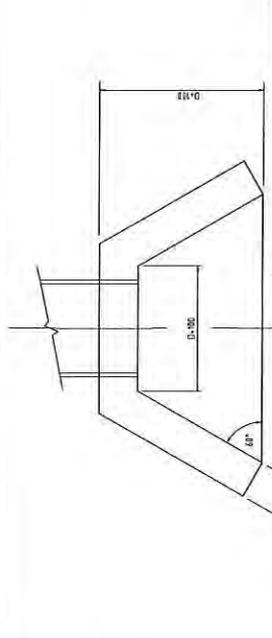
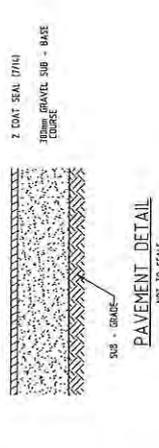
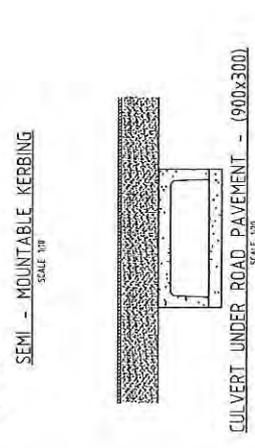
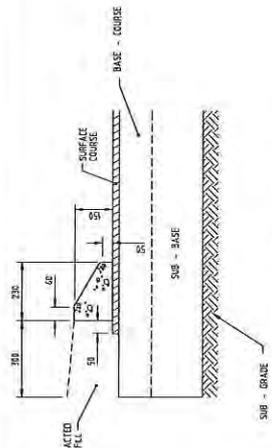
**NOTE: ALL LINENWORK TO BE WHITE UNLESS NOTED OTHERWISE**

**NOTE: CONTRACTOR TO PROVIDE PVC SLEEVES (50mm) WHERE SIGNS ARE LOCATED WITHIN PAVED AREAS.**

- SPOTTING TO MKVA GUIDELINES AT THE PROPOSED POSITIONS OF PAVEMENT MARKINGS.



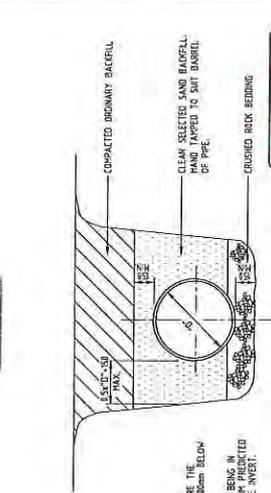
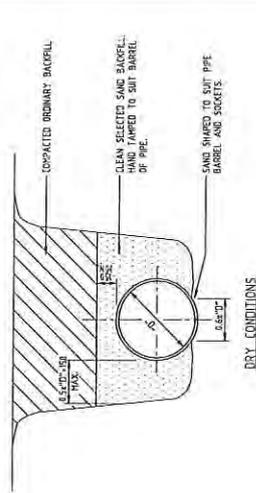




**TYPICAL GUIDE POST DETAIL**  
SCALE 1/10

GUIDE POST INSTALLATION SHALL BE IN ACCORDANCE WITH AS 3174.2 (1994) CLAUSE 3.2.4.2 TO 3.2.4.4.

1. ON BOTH SIDES OF ROAD - SPACINGS SHALL BE: CURVES < 150m - 150m x 200mm; SPACING = 120m x 150m; CURVES > 150m - 200mm.



**PIPE BEDDING NOTES**

- DRY CONDITIONS SHALL BE SAND SOIL WHERE THE PIPE INVERT IS AT LEAST 1.5m ABOVE THE NATURAL SURFACE.
- WET CONDITIONS SHALL BE CONSIDERED AS BEING IN ROCK, CLAY OR SAND WHERE THE MAXIMUM PREDICTED G.W.L. IS HIGHER THAN 300mm BELOW PIPE INVERT.
- SUB-SOIL DRAINAGE PIPES SHALL BE Laid WITH SLOTS DOWN.
- WHERE PIPES ARE BEDDED ON CRUSHED ROCK, THE CRUSHED ROCK SHALL BE AT LEAST 150mm BELOW THE MANHOLES, COLLARS & OTHER DRAINAGE STRUCTURES DOWNSTREAM.



WAPC No. - 14.4.788

PROJECT:	MORAWA LIA MORAWA - STAGE 1	CLIENT:	LANDCORP	FOR APPROVAL
DESIGNER:	PORTER CONSULTANTS 115-120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000			

<i>Item No/ Subject:</i>	<b>7.2.3.4 Advertising of Local Planning Scheme</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>2 May 2017- Executive Manager Development &amp; Administration - Samantha Appleton</b>
<i>Responsible Officer:</i>	<b>Executive Manager Development &amp; Administration – Samantha Appleton</b>
<i>Applicant/Proponent:</i>	<b>Executive Manager Development &amp; Administration – Samantha Appleton</b>
<i>File Number:</i>	<b>ADM 0610</b>
<i>Previous minute/s &amp; Reference:</i>	<b>Ordinary Council Meeting - 19 December 2016</b>

### **SUMMARY**

The final draft documents have been prepared for Town Planning Scheme No3 including local planning strategy (LPS), schemes and associated planning policies.

Council will be required to adopt the draft Local Planning Scheme no. 3 for purposes of public advertising.

### **DECLARATION OF INTEREST**

Nil

### **ATTACHMENTS**

7.2.3.4A - New Local Planning Scheme Documents

7.2.3.4B - New Local Planning Scheme Documents

7.2.3.4C - New Local Planning Scheme Documents

### **BACKGROUND**

The Shire has received funding via the Department of Planning's Northern Planning Projects funding scheme to assist with the preparation of a new Local Planning Strategy and Scheme for the District. This grant covers the consultancy costs associated with the preparation of the new Local Planning Scheme and associated documents.

The Town Planning Scheme has been developed to comply with the Model Scheme Text requirements for all new schemes being prepared within the state of Western Australia.

The Shire of Morawa Local Planning Scheme No. 2 was gazetted on 21 May 2007.

The objectives of the Scheme provided to TPG and adopted by Council as the objectives for the new scheme were developed to be broad enough to deliver the vision and objectives of the Shire of Morawa SuperTowns Growth Plan.

The general aims of the new local planning scheme identified were to:

- zone sufficient land for residential purposes to accommodate a population of upwards of 2,500 people and encourage diversity in housing choice;
- provide sufficient zoned land for commercial, retail, industrial and civic uses, suitable to service the long term growth of the District;
- support a robust and innovative economy with a range of local employment opportunities;
- implement strategic planning for the municipality, including the recommendations of the Shire's local planning strategy and relevant State strategies;
- reserve certain portions of land required for public purposes;
- zone the balance of the land within the Scheme Area for purposes described in the Scheme as recommended by the Shire's local planning strategy;
- define the uses and types of development to be permitted on land within the Scheme Area;
- control and regulate the development and use of land throughout the District; and
- the preservation of places and objects of natural beauty, cultural and indigenous heritage significance, or other scientific interest.

Following Council consideration to adopt the Draft Local Planning Scheme for advertising, the document will be forwarded to the Western Australian Planning Commission (WAPC) for consent to advertise. Once the WAPC's consent to advertise the documents has been granted, draft Local Planning Scheme No. 3 will be forwarded to the Environmental Protection Authority (EPA) for formal assessment. Following the EPA's assessment, the documents will be publicly advertised for a period of not less than 90 days. A notice will be placed on the Shire's notice board, Shire's website and in the Morawa Scene/Mid West Times advertising the documents for public inspection, in accordance with the requirements of the Town Planning Regulations 1967.

### **COMMENT**

The draft Local Planning Scheme No. 3 has been prepared in response to the issues identified and documented within the Shire's draft Local Planning Strategy and the Growth and implementation plan. The key differences between the draft Local Planning Scheme No. 3 and the Shire's existing Town Planning Scheme No. 2 text are summarised below:

- The new Scheme is based on the Model Scheme Text as required by the WAPC;
- Incorporation of new land use zones and definitions.

## **Scheme Maps**

The key modifications undertaken to the Scheme Maps include:

- Incorporation of the new freight road
- Alteration of the R-Code densities
- Incorporation of Mixed Use zones in the Solomon Terrace/Valentine Street area and town centre.
- Permitting potential residential subdivision (subject to structure plan guidance) for large lots located along the northern side of Evans Street.
- Reviewing and rationalise the zoning for the smaller town sites including Canna and Gutha

## **Draft Local Planning Strategy**

The draft Local Planning Strategy incorporates the Shire of Morawa Growth and Implementation Plan. The strategy establishes the vision, objectives, strategic plan and actions required to implement the Strategy.

It also encapsulates the relevant background review material and justification to support the Strategy, including the State, regional and local planning context, local profile of the community and an analysis of key issues facing the Shire.

The vision for land use planning and development of the Shire over the next 10 to 15 years is articulated in the strategy.

The draft Local Planning strategy has already been submitted to the WA Planning Commission for consideration prior to the public consultation period.

## **STATUTORY ENVIRONMENT**

### **PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015 - REG 65**

#### **65 . Review of local planning scheme**

- (1) A local government must carry out a review of each local planning scheme prepared by the local government —
  - (a) in the 5<sup>th</sup> year after the scheme is published in the *Gazette* under section 87(3) of the Act; and
  - (b) in the 5<sup>th</sup> year after the completion of each review carried out under this Division.
- (2) Subregulation (1) applies to a local planning scheme that was published in the *Gazette* more than 5 years before the commencement of this regulation as if it were published in the *Gazette* on the day that is 3 years before the day on which this regulation comes into operation.
- (3) The review must consider whether the local planning scheme is up-to-date and complies with these regulations.
- (4) The review may be undertaken in conjunction with the preparation of a consolidation of a scheme under Part 5 Division 5 of the Act.

**PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES)  
REGULATIONS 2015 - REG 11**

11. Requirement for local planning strategy for local planning scheme

- (1) A local government must prepare a local planning strategy in accordance with this Part for each local planning scheme that is approved for land within the district of the local government.
- (2) A local planning strategy must —
  - (a) set out the long-term planning directions for the local government; an
  - (b) apply any State or regional planning policy that is relevant to the strategy; and
  - (c) provide the rationale for any zoning or classification of land under the local planning scheme.
- (3) A local planning strategy may be prepared concurrently with the local planning scheme to which it relates.

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

The development of the Draft Scheme has been funded by the Supertowns program.

**STRATEGIC IMPLICATIONS**

Shire of Morawa Community Strategic Plan

4.3 A local government that is respected, professional and accountable.

**RISK MANAGEMENT**

Shire of Morawa Risk Management Framework

Achieve effective corporate governance and adherence to relevant statutory, regulatory and compliance obligations.

**VOTING REQUIREMENTS**

Absolute Majority

**OFFICER'S RECOMMENDATION**

That Council:

1. Supports the Draft Local Planning Scheme no. 3 as presented;
2. Forwards the Draft Local Planning Scheme to the Western Australian Planning Commission for endorsement; and
3. Advertise the availability of the Draft Local Planning Scheme to members of the public for a period of not less than 90 days from the date of notice upon approval of the strategy by the Western Australian Planning Commission.



# SHIRE OF MORAWA

## LOCAL PLANNING SCHEME NO. 3

*Updated to Include AMD*

**[INSERT/DELETE AS NEEDED]**

### DISCLAIMER

This is a copy of the Local Planning Scheme produced from an electronic version of the Scheme held and maintained by the Department of Planning. Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a legal version of the Scheme.

Please advise the Department of Planning of any errors or omissions in this document.

**LOCAL PLANNING SCHEME GAZETTAL DATE: [INSERT DATE]**

## SHIRE OF MORAWA LOCAL PLANNING SCHEME NO. 3- AMENDMENTS

AMD NO.	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	

# SCHEME DETAILS

## SHIRE OF MORAWA

### LOCAL PLANNING SCHEME NO. 3

The Shire of **Morawa** under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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## Part 1 - Preliminary

### 1. Citation

This local planning scheme is the Shire of Morawa Local Planning Scheme No. 3 (“the Scheme”).

### 2. Commencement

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

### 3. Scheme revoked

The following local planning scheme is revoked -

Shire of Morawa Local Planning Scheme No. 2 District Scheme. Gazetted 21 May 2007.

### 4. Notes do not form part of Scheme

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

### 5. Responsibility for Scheme

The Shire of Morawa is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

### 6. Scheme area

This Scheme applies to the area shown on the Scheme Map.

### 7. Contents of Scheme

(1) In addition to the provisions set out in this document (the ***scheme text***), this Scheme includes the following -

- (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2); and
- (b) the Scheme Map (sheets 1 – 4).

(2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

## **8. Purposes of Scheme**

The purposes of this Scheme are to -

- (a) set out the local government's planning aims and intentions for the Scheme area; and
- (b) set aside land as local reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans, activity centre plans and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters referred to in Schedule 7 of the Act.

## **9. Aims of Scheme**

The aims of this Scheme are -

- a) zone sufficient land for residential purposes to accommodate a population of upwards of 2,500;
- b) provide sufficient zoned land for commercial, retail, industrial and civic uses, suitable to service the long term growth of the District;
- c) support a robust and innovative economy with a range of local employment opportunities;
- d) implement strategic planning for the municipality, including the recommendations of the Shire's local planning strategy and relevant State strategies;
- e) reserve certain portions of land required for public purposes;
- f) zone the balance of the land within the Scheme Area for purposes described in the Scheme as recommended by the Shire's local planning strategy;
- g) define the uses and types of development to be permitted on land within the Scheme Area;
- h) control and regulate the development and use of land throughout the District;
- i) the preservation of places and objects of natural beauty, cultural and indigenous heritage significance, or other scientific interest; and
- j) promote and safeguard the cultural heritage of the Shire by –

- i. identifying, protecting and conserving those places which are of significance to Morawa's cultural heritage;
- ii. encouraging development that is in harmony with the cultural heritage value of heritage place or area; and
- iii. promoting public awareness of cultural heritage generally.

**10. Relationship with local laws**

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

**11. Relationship with other local planning schemes**

There are no other Schemes of the Shire of Morawa which apply to the Scheme area.

**12. Relationship with region planning scheme**

There are no region planning schemes which apply to the Scheme area.

## Part 2 - Reserves

### 13. Regional Reserves

- (1) There are no Regional Reserves in the Scheme area.

### 14. Local reserves

- (1) In this clause -

**Department of Main Roads** means the department principally assisting in the administration of the *Main Roads Act 1930*;

**Western Australian Road Hierarchy** means the document of that name available on the website maintained by the Department of Main Roads.

- (2) Local reserves are shown on the Scheme Map according to the legend on the Scheme Map.
- (3) The objectives of each local reserve are as follows -

**Table 1 Reserve objectives**

Reserve name	Objectives
Public Open Space	<ul style="list-style-type: none"><li>To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152.</li><li>To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.</li></ul>
Public Purposes	<ul style="list-style-type: none"><li>To provide for a range of essential physical and community infrastructure.</li></ul>
Railways	<ul style="list-style-type: none"><li>To set aside land required for passenger rail and rail freight services.</li></ul>

### 15. Additional uses for local reserves

There are no additional uses for land in local reserves that apply to this Scheme.

## Part 3 - Zones and use of land

### 16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows -

**Table 3 Zone objectives**

Zone name	Objectives
Commercial	<ul style="list-style-type: none"> <li>• To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres.</li> <li>• To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.</li> <li>• To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.</li> <li>• To implement the Town Centre Design Guidelines Local Planning Policy to guide suitable forms of development and improvements within the town centre.</li> </ul>
Mixed Use	<ul style="list-style-type: none"> <li>• To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.</li> <li>• To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.</li> </ul>
Residential	<ul style="list-style-type: none"> <li>• To provide for a range of housing and a choice of residential densities to meet the needs of the community.</li> <li>• To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.</li> <li>• To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</li> </ul>
General Industry	<ul style="list-style-type: none"> <li>• To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.</li> <li>• To accommodate industry that would not otherwise comply with the performance standards of light industry.</li> <li>• Seek to manage impacts such as noise, dust and odour within the zone.</li> </ul>
Light Industry	<ul style="list-style-type: none"> <li>• To provide for a range of industrial uses and service industries generally compatible with urban areas, that cannot be located in commercial zones.</li> <li>• To ensure that where any development adjoins zoned or developed residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity.</li> </ul>

Rural Residential	<ul style="list-style-type: none"> <li>To provide for lot sizes in the range of 1 ha to 4 ha.</li> <li>To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.</li> <li>To set aside areas for the retention of vegetation and landform or other features which distinguish the land.</li> </ul>
Rural	<ul style="list-style-type: none"> <li>To provide for the maintenance or enhancement of specific local rural character.</li> <li>To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use.</li> <li>To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.</li> <li>To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.</li> <li>To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</li> </ul>
Rural Townsite	<ul style="list-style-type: none"> <li>To provide for a range of land uses that would typically be found in a small country town.</li> </ul>
Special Use	<ul style="list-style-type: none"> <li>To facilitate special categories of land use which do not sit comfortably within any other zone.</li> <li>To enable the Council to impose specific conditions associated with the special use.</li> </ul>

## 17. Zoning table

The zoning table for this Scheme is as follows -

**Table 4 - Zoning Table**

Use Classes	Commercial	Mixed Use	Residential	General Industry	Light Industry	Rural Residential	Rural	Rural Townsite	Special Use
abattoir	X	X	X	A	X	X	A	X	Refer to Schedule 4
agriculture – extensive	X	X	X	X	X	X	P	X	
agriculture - intensive	X	X	X	X	X	X	D	X	

agroforestry	X	X	X	X	X	X	D	X
animal establishment	X	X	X	X	X	X	P	X
animal husbandry – intensive	X	X	X	X	X	X	D	X
bed and breakfast	D	A	A	X	X	A	D	D
betting agency	A	X	X	X	X	X	X	X
caravan park	X	X	X	X	X	X	A	A
caretaker's dwelling	D	D	X	D	D	X	D	D
child care premises	A	X	A	X	X	X	X	A
civic use	P	D	D	X	X	X	D	D
club premises	D	X	X	D	X	X	X	D
community purpose	D	D	A	X	X	X	D	D
consulting rooms	P	D	A	X	X	X	X	D
dwelling – aged or dependent persons'	D	P	P	X	X	P	P	D
dwelling – ancillary	D	P	P	X	X	P	P	D
dwelling – single	D	P	P	X	X	P	P	D
dwelling – grouped	D	P	P	X	X	X	X	X
dwelling – multiple	P	P	P	X	X	X	X	X
education establishment	D	D	A	D	D	X	A	A
exhibition centre	D	D	X	X	X	X	X	D
family day care	D	A	A	X	X	A	X	A
fast food outlet	A	X	X	X	X	X	X	X
fuel depot	X	X	X	P	D	X	D	X
home business	D	D	D	X	X	D	D	D
home occupation	P	P	P	X	X	P	P	P
hotel	A	A	X	X	X	X	X	X
industry – cottage	D	D	D	X	P	D	D	D
industry – extractive	X	X	X	A	X	X	A	X

industry – general	X	X	X	P	X	X	X	X
industry – hazardous	X	X	X	A	X	X	X	X
industry – light	X	X	X	P	P	X	X	X
Industry – mining	X	X	X	X	X	X	D*	X
industry – rural	X	X	X	D	X	X	P	D**
industry – service	A	X	X	P	P	X	X	X
lunch bar	D	X	X	D	D	X	X	X
market	D	A	X	X	X	X	X	X
medical centre	P	A	A	X	X	X	X	X
motel	A	A	X	X	X	X	X	A
motor vehicle repair	X	X	X	P	D	X	X	X
office	P	P	X	X	X	X	X	X
piggery	X	X	X	X	X	X	A	X
place of worship	D	A	A	X	X	X	X	A
plantation	X	X	X	X	X	X	D	X
plant nursery	D	D	X	X	P	X	X	X
poultry farm	X	X	X	X	X	X	A	X
public work	D	D	D	D	D	D	D	D
recreation – private	D	X	X	X	D	X	X	X
residential building	X	D	D	X	X	X	X	X
restaurant	P	A	X	X	X	X	X	D
roadhouse	A	X	X	D	D	X	A	A
rural pursuit	X	X	X	X	X	D	P	X
service station	D	X	X	D	D	X	D	D
shop	P	X	X	X	X	X	X	X
showroom	P	D	X	D	D	X	X	X
tavern	A	X	X	X	X	X	X	X
telecommunications infrastructure	A	A	A	D	A	A	A	A

trade display	D	X	X	P	D	X	X	D	
transient workforce accommodation	X	X	A	X	X	X	A	X	
transport depot	X	X	X	D	D	X	X	X	
tree farm – carbon sequestration	X	X	X	X	X	X	D	X	
tree farm - other	X	X	X	X	X	X	D	X	
veterinary centre	A	X	X	P	D	X	D	A	
warehouse	X	X	X	P	P	X	X	X	
wind or solar energy facility	X	X	X	X	X	X	A	X	

\* 'Mining' covered by the *Mining Act 1978* is exempt from the requirement for planning approval and will be determined in accordance with the *Mining Act 1978*.

\*\* Refer to Rural Town site in Table 10 for further information.

## 18. Interpreting zoning table

- (1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.
- (2) The symbols used in the zoning table have the following meanings -
  - P means that the use is permitted if it complies with any relevant development standards and requirements of this Scheme;
  - I means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of this Scheme;
  - D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
  - A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions;
  - X means that the use is not permitted by this Scheme.

- Note: 1. The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. For development on land that does not require development approval see clause 61 of the deemed provisions.
2. In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.
- (3) A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
- (4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table -
- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or
  - (b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
  - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- (5) If a use of land is identified in a zone as being a class P or class I use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- (6) If a use of land is identified in a zone as being a class X use, the local government must refuse an application for development approval for that use in that zone unless -
- (a) the development approval application relates to land that is being used for a non-conforming use; and
  - (b) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use.
- (7) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land -
- (a) a structure plan;
  - (b) an activity centre plan;
  - (c) a local development plan;

## 19. Additional uses

- (1) Table 5 sets out -
- classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
  - the conditions that apply to that additional use.

**Table 5 - Specified additional uses for zoned land in Scheme area**

No.	Description of land	Additional use	Conditions
1.	Lot 428 Evans Street, Morawa	Transient Workforce Accommodation	As determined by Council.
2.	Lots 29 and 30 Valentine Street, Morawa	Truck Depot	As determined by Council.

- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

## 20. Restricted uses

There are no restricted uses which apply to this Scheme.

## 21. Special use zones

- (1) Table 7 sets out -
- special use zones for specified land that are in addition to the zones in the zoning table; and
  - the classes of special use that are permissible in that zone; and
  - the conditions that apply in respect of the special uses.

**Table 7 - Special use zones in Scheme area**

No.	Description of land	Special use	Conditions
1.	Lot 425 (Reserve 33537) White Avenue, Morawa	<ul style="list-style-type: none"><li>Caravan Park</li><li>Transient Workforce Accommodation</li></ul>	As determined by Council
2.	Lot 557 (Reserve 403492) Caulfield Road, Morawa	<ul style="list-style-type: none"><li>Aged or Dependant Persons Dwelling</li><li>Caretakers Dwelling</li><li>Residential Building</li><li>Transient Workforce</li></ul>	As determined by Council

		Accommodation <ul style="list-style-type: none"> <li>• Tourist Accommodation</li> <li>• Grouped Dwelling</li> <li>• Multiple Dwelling</li> </ul>	
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- (2) A person must not use any land, or any structure or buildings on land, in a special use zone except for a class of use that is permissible in that zone and subject to the conditions that apply to that use.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

## 22. Non-conforming uses

- (1) Unless specifically provided, this Scheme does not prevent -
- (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
  - (b) the carrying out of development on land if -
    - (i) before the commencement of this Scheme, the development was lawfully approved; and
    - (ii) the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if -
- (a) the non-conforming use of the land is discontinued; and
  - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government -
- (a) purchases the land; or
  - (b) pays compensation to the owner of the land in relation to the non-conforming use.

## 23. Changes to non-conforming use

- (1) A person must not, without development approval-
- (a) alter or extend a non-conforming use of land; or
  - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or

- (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or
  - (d) change the use of land from a non-conforming use to another use that is not permitted by the Scheme.
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
  - (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use -
    - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
    - (b) is closer to the intended purpose of the zone in which the land is situated.

**24. Register of non-conforming uses**

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following -
  - (a) a description of each area of land that is being used for a non-conforming use;
  - (b) a description of any building on the land;
  - (c) a description of the non-conforming use;
  - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government -
  - (a) must ensure that the register is kept up-to-date; and
  - (b) must make a copy of the register available for public inspection during business hours at the offices of the local government; and
  - (c) may publish a copy of the register on the website of the local government.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

## Part 4 - General development requirements

### 25. R-Codes

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government -
  - (a) must make a copy of the R-Codes available for public inspection during business hours at the offices of the local government; and
  - (b) may publish a copy of the R-Codes on the website of the local government.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause (3).

### 26. Modification of R-Codes

- (1) In areas coded R10/30, the development standards of the R10 Code shall apply, except that the Council may permit development to the density and standards of the R30 Code only if:
  - a) The development is connected to reticulated sewerage;
  - b) The lot has a minimum area of 1,000m<sup>2</sup>; and
  - c) The Council, after following the advertising procedures in Clause 6.3 is satisfied there will not be any adverse impacts on local amenity

### 27. State Planning Policy 3.6 to be read as part of Scheme

- (1) *State Planning Policy 3.6 - Development Contributions for Infrastructure*, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government -
  - (a) must make a copy of State Planning Policy 3.6 available for public inspection during business hours at the offices of the local government; and
  - (b) may publish a copy of State Planning Policy 3.6 on the website of the local government.

### 28. Modification of State Planning Policy 3.6

There are no modifications to State Planning Policy 3.6.

### 29. Other State planning policies to be read as part of Scheme

There are no other State planning policies that are to be read as part of the Scheme.

### 30. Modification of State planning policies

There are no modifications to a State planning policy that, under clause 29 is to be read as part of the Scheme.

### 31. Environmental conditions

There are no environmental conditions imposed under the Environmental Protection Act 1986 that apply to this Scheme

### 32. Additional site and development requirements

- (1) Table 10 sets out requirements relating to development that are additional to those set out in the R-Codes, activity centre plans, local development plans or State or local planning policies.

**Table 10 - Additional requirements that apply to land in Scheme area**

No.	Description of land	Requirement
1	Commercial Zone	<p><b>Residential use</b> The local government shall generally only support a residential use within the Town Centre zone where it is combined with a commercial use e.g. hotel, or where the residential use is to occupy a floor level or portion of the site where it is impracticable or inappropriate to establish a commercial use such as a shop or office.</p> <p><b>Consideration of Planning Approval</b> In considering an application for planning approval within the Centre zone, the local government shall have regard to the Town Centre Design Guidelines as adopted by Council</p>
2	Mixed Use zone	<p><b>Consideration of Planning Approval</b> In considering an application for planning approval within the Mixed-Use zone, the local government shall have regard to the Town Centre Design Guidelines as adopted by Council</p>
3	General Industry zone	<p><b>Development Standard</b> The development of industry within the General Industrial Zone shall be subject to the following requirements –</p> <ol style="list-style-type: none"> <li>a) Screening of work and service areas shall be subject to the discretion of Council.</li> <li>b) All unloading and loading of materials, parking and the operation of all business associated with industry shall take place within the boundaries of the site.</li> <li>c) Minimum fencing standards shall be 1.8m security fence.</li> <li>d) New buildings proposed adjacent to the Residential Zone shall be compatible in scale, materials and appearance with the residential development and will not affect the amenity of the adjacent Residential</li> </ol>

		Zone by reason of the emission of light noise, electrical interface, vibration, smell, fumes, smoke, vapour, steam soot, ash, dust, waste water or other waste products.
4	Rural Residential zone	<p><b>General Provision</b></p> <p>Before making provision for a Rural-Residential zone the local government will require the owners or developers of the land to provide a submission in support of the proposed rezoning and such submission shall include:</p> <ol style="list-style-type: none"> <li>a) A statement as to the purpose or intent for which the zone is being created and the reasons for selecting the particular area the subject of the proposed zone;</li> <li>b) A plan showing contours as two metre intervals and any physical features such as existing buildings, rock outcrops, tree or groups of trees, water features and any significant improvements;</li> <li>c) Information regarding the method whereby it is proposed to provide a potable water supply to each lot;</li> <li>d) In the absence of a Rural Strategy or recommendations contained within the Local Planning Strategy, it will be the responsibility of each applicant for rezoning to Rural Residential to prepare a land capability and suitability assessment to the satisfaction of the Council and in accordance with the Commission's Policy and Guidelines;</li> <li>e) Requirements relating to fire management planning as outlined in any applicable State or local policy.</li> </ol> <p>A Subdivision Guide Plan is to be prepared for a specific are zoned Rural-Residential showing, amongst other things:</p> <ol style="list-style-type: none"> <li>a) The proposed ultimate subdivision including lot sizes and dimensions;</li> <li>b) Areas to be set aside for public open space, pedestrian accessways, horse trails, community facilities, etc as may be considered appropriate;</li> <li>c) Those physical features it is intended to conserve;</li> <li>d) The proposed staging of the subdivision where relevant.</li> </ol> <p>The specific land use and development provisions applicable to each Rural-Residential zone shall be laid down in Schedule 4.</p> <p><b>Development Standards</b></p> <ol style="list-style-type: none"> <li>a) Not more than one dwelling per lot shall be permitted but the local government may, at its discretion, permit an ancillary accommodation in addition to a single dwelling.</li> <li>b) No indigenous vegetation of trees shall be destroyed or cleared except, but subject to the landowner obtaining the prior consent</li> </ol>

		<p>in writing of the local government, where vegetation is dead, diseased or where the clearing is required for the purpose of firebreak, dwelling, outbuildings, fence and/or driveway.</p> <p>c) In order to enhance the rural amenity of the land in areas the local government considers deficient in tree cover it may require as a condition of any planning consent the planting of such trees and/or groups of trees and species as specified by the local government.</p> <p>d) The keeping of horses, sheep, goats and other grazing animals shall be subject to the prior approval of the local government. The landowner shall be responsible to implement appropriate measures to prevent noises, odour, dust pollution or soil erosion to the satisfaction of the Council.</p>
4a	Rural Residential Zone Lots 90, 91, 92, 93, 94, 271 and Neagle Street Lots 136, 137, 138, 139, 140, 141.	<p><b>Special Provisions</b></p> <p>a) With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council.</p> <p>b) Notwithstanding anything else contained in the Scheme, Council may take appropriate action necessary to reduce or eliminate adverse effects on the environment caused solely or partly by stocking of animals or development on any lot. Proposals for the keeping of stock must be accompanied by a statement of the measures proposed to be introduced to maintain soil stability.</p> <p>c) Pig farming will not be permitted.</p>
4b	Rural Residential Zone Portion of Lot 1 Victoria Location 3925 Waddilove Road (as shown on the Scheme Map)	<p><b>Special Provisions</b></p> <p>a) The minimum lot size shall be 2 hectares.</p> <p>b) Subdivision of the lots shall be in accordance with a Subdivision Guide Plan approved by Council. Once the land is subdivided in accordance with an approved Subdivision Guide Plan then Council shall not support further subdivision.</p> <p>c) With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council.</p> <p>d) Notwithstanding anything else contained in the Scheme, Council may take appropriate action necessary to reduce or eliminate adverse affects on the environment caused solely or partly by stocking animals or development on any lot. Proposals for the keeping of stock must be accompanied by a statement of the measures proposed to</p>

		<p>be introduced to maintain soil stability.</p> <p>e) Pig farming will not be permitted.</p> <p>f) Prior to commencement of any development on any lot, Council will require the preparation of a tree planting and maintenance program with the intent of rehabilitating and revegetating the land without restricting approved activities/operations.</p> <p>g) All trees and remnant native vegetation shall be protected from grazing stock, and Council may require fencing to ensure protection is maintained.</p> <p>h) No building shall be constructed in such a manner of such materials that it would, in the opinion of Council, impact adversely on the rural amenity of the area.</p> <p>i) No development or land use activity shall impede in the way of the natural and existing drainage pattern of the land.</p> <p>j) All contour banks shall be protected from any development or land use activity, and Council may require fencing and/or other methods as determined by Council to ensure protection is maintained.</p>
5	Rural zone	<p><b>Development Standards</b></p> <p>No clearing of vegetation: Except for:</p> <p>a) Establishment of a firebreak required to comply with a regulation or by-law, or</p> <p>b) Provision of access to a building site, or</p> <p>c) The area of building, or</p> <p>d) Agricultural cropping</p> <p>Not more than 2,000m<sup>2</sup> on any lot shall be cleared of indigenous trees or substantial vegetation. If the Council is satisfied upon receipt of a submission the clearing of an area greater than 2,000m<sup>2</sup> will not adversely affect the amenity, environmental values, character and landscape qualities of the locality it may approve such land to be cleared subject to conditions as may be required by the Council.</p> <p><b>Subdivision</b></p> <p>Having regard to the prime agricultural importance of land in the zone, the Council will only support further subdivision of existing lots where:</p> <p>a) The lots have already been physically divided by significant natural or man-made features which preclude the continued operation of a farming property as a single unit (unless adjoining land could be similarly subdivided and thereby, by the process of precedent, lead to an undesirable pattern of landuse in the area or in lots too small for uses compatible with the prevailing use in the area or in ribbon development alongside roads).</p> <p>b) The lots are for farm adjustment;</p> <p>c) The lots are for specific uses such as recreation facilities or public utilities; or</p>

		<p>d) The lots are required for the establishment of uses ancillary to the rural use of the land or are required for the travelling public and tourists (such as service station and motels).</p> <p><b>Homestead lots</b> Notwithstanding the above, the Council may support a subdivision application to excise a homestead lot, containing an existing farm residence, within the Rural zone subject to:</p> <p>a) There having been a decline in population over two intercensal periods in the Census Collection District within which the subject land is located;</p> <p>b) Any such homestead lot being between 4ha and 20ha in size, excluding any battleaxe leg; and</p> <p>c) Any such homestead lot having its own frontage and constructed vehicular access, to a constructed road.</p>
6	Rural Townsite zone	<p><b>Rural Industry</b> A 'Rural Industry' may only be permitted within a Rural Townsite zone to the extent that it supports grain receival operations.</p> <p><b>General Requirements</b> Council shall have regard to any recommendations contained in its Local Planning Strategy to guide decision making in relation to land use and development with respect to land contained within the Rural Townsite zone.</p>

- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, an activity centre plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails.

**33. Additional site and development requirements for areas covered by structure plan, activity centre plan or local development plan**

There are no additional requirements that apply to this Scheme.

**34. Variations to site and development requirements**

- (1) In this clause -
- additional site and development requirements*** means requirements set out in clauses 32 and 33.
- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government considers appropriate.

- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or in an area adjoining the site of the development the local government must -
  - (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64 of the deemed provisions; and
  - (b) have regard to any expressed views prior to making its determination to grant development approval under this clause.
  
- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that -
  - (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and
  - (b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

### **35. Restrictive covenants**

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
  
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant
  - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
  - (b) the local government must not grant development approval for the construction of the residential dwelling unless it gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

## Part 5 - Special control areas

### 36. Special control areas

- (1) Special control areas are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The purpose, objectives and additional provisions that apply to each special control area is set out in the Table.

**Table 12 - Special control areas in Scheme area**

Name of area	Purpose	Objectives	Additional provisions
DA 1	Lot 1 Evans Street, Lot 90 Valentine Street and Lot 91 to 94 Evans Street, Morawa		<ol style="list-style-type: none"> <li>1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development.</li> <li>2. Land uses classified on the Structure Plan apply in accordance with clause 6.2.6.3.</li> </ol>

## Part 6 - Terms referred to in Scheme

### Division 1 - General definitions used in Scheme

#### 37. Terms used

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows -

<b>building envelope</b>	means the area of land within which all buildings and effluent disposal facilities on a lot must be contained.
<b>building height</b>	in relation to a building - (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes.
<b>cabin</b>	means a dwelling forming part of a tourist development or caravan park that is - (a) an individual unit other than a chalet; and (b) designed to provide short-term accommodation for guests.
<b>chalet</b>	means a dwelling forming part of a tourist development or caravan park that is - (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and (b) designed to provide short-term accommodation for guests.
<b>commencement day</b>	means the day this Scheme comes into effect under section 87(4) of the Act.
<b>commercial vehicle</b>	means a vehicle, whether licenced or not, that has a gross vehicle mass of greater than 4.5 tonnes including - (a) a utility, van, truck, tractor, bus or earthmoving equipment; and (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a).
<b>floor area</b>	has meaning given in the Building Code.
<b>frontage</b>	in relation to a building - (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces.
<b>incidental use</b>	means a use of premises which is consequent on, or naturally attaching, appertaining or relating to, the predominant use
<b>minerals</b>	has the meaning given in the <i>Mining Act 1978</i> section 8(1).

<b>net lettable area or nla</b>	means the area of all floors within the internal finished surfaces of permanent walls but does not include the following areas - (a) stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas; (b) lobbies between lifts facing other lifts serving the same floor; (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building; (d) areas set aside for the provision of facilities or services to the floor or building where those facilities are not for the exclusive use of occupiers of the floor or building.
<b>non-conforming use</b>	has the meaning given in the <i>Planning and Development Act 2005</i> section 172.
<b>plot ratio</b>	means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.
<b>precinct</b>	means a definable area where particular planning policies, guidelines or standards apply.
<b>predominant use</b>	means the primary use of premises to which all other uses carried out on the premises are incidental.
<b>retail</b>	means the sale or hire of goods or services to the public.
<b>short-term accommodation</b>	means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period.
<b>wall height</b>	in relation to a wall of a building – (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or (b) if the building is used for purposes other than residential purposes, means the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet.
<b>wholesale</b>	means the sale of goods or materials to be sold by others.

- (2) A word or expression that is not defined in this Scheme -
- (a) has the meaning it has in the *Planning and Development Act 2005*; or
  - (b) if it is not defined in that Act - has the same meaning as it has in the R-Codes.

## Division 2 - Land use terms used in Scheme

### 38. Land use terms used

If this Scheme refers to a category of land use that is listed in this provision, the meaning of that land use is as follows -

<b>abattoir</b>	means premises used commercially for the slaughtering of animals for the purposes of consumption as food products.
<b>agriculture - extensive</b>	means premises used for the raising of stock or crops including outbuildings and earthworks, but does not include agriculture - intensive or animal husbandry - intensive.
<b>agriculture - intensive</b>	means premises used for commercial production purposes, including outbuildings and earthworks, associated with any of the following - (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts; (b) the establishment and operation of plant or fruit nurseries; (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); (d) aquaculture.
<b>animal establishment</b>	means premises used for the breeding, boarding, training or caring of animals for commercial purposes but does not include animal husbandry - intensive or veterinary centre.
<b>animal husbandry - intensive</b>	means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) or other livestock in feedlots, sheds or rotational pens.
<b>bed and breakfast</b>	means a dwelling - (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and (b) containing not more than 2 guest bedrooms.
<b>betting agency</b>	means an office or totalisator agency established under the <i>Racing and Wagering Western Australia Act 2003</i> .
<b>caravan park</b>	means premises that are a caravan park as defined in the <i>Caravan Parks and Camping Grounds Act 1995</i> section 5 (1).
<b>caretaker's dwelling</b>	means a dwelling on the same site as a building, operation or plant, and occupied by a supervisor of that building, operation or plant.
<b>car park</b>	means premises used primarily for parking vehicles whether open to the public or not but does not include - (a) any part of a public road used for parking or for a taxi rank; or (b) any premises in which cars are displayed for sale.

<b>child care premises</b>	means premises where - (a) an education and care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> Section 5(1), other than a family day care service as defined in that section, is provided; or (b) a child care service as defined in the <i>Child Care Services Act 2007</i> section 4 is provided.
<b>civic use</b>	means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes.
<b>club premises</b>	means premises used by a legally constituted club or association or other body of persons united by a common interest.
<b>community purpose</b>	means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.
<b>consulting rooms</b>	means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
<b>educational establishment</b>	means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution.
<b>exhibition centre</b>	means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum.
<b>family day care</b>	means premises where a family day care service as defined in the <i>Education and Care Services National Law (Western Australia)</i> is provided.
<b>fast food outlet/ lunch bar</b>	means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten - (a) without further preparation; and (b) primarily off the premises.
<b>fuel depot</b>	means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used - (a) as a service station; or (b) for the sale of fuel by retail into a vehicle for use by the vehicle.

**home business**

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession -

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50 m<sup>2</sup>; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

**home occupation**

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that -

- (a) does not involve employing a person who is not a member of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20 m<sup>2</sup>; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2 m<sup>2</sup>; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not -
  - (i) require a greater number of parking spaces than normally required for a single dwelling; or
  - (ii) result in an increase in traffic volume in the neighbourhood; and
- (g) does not involve the presence, use or calling of a vehicle more than 4.5 tonnes tare weight; and
- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

**hotel**

means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises.

<b>industry</b>	means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes - (a) the storage of goods; (b) the work of administration or accounting; (c) the selling of goods by wholesale or retail; (d) the provision of amenities for employees; (e) incidental purposes.
<b>industry - extractive</b>	means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes - (a) the processing of raw materials including crushing, screening, washing, blending or grading; (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration.
<b>industry - light</b>	means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.
<b>industry - primary production</b>	means premises used - (a) to carry out a primary production business as that term is defined in the <i>Income Tax Assessment Act 1997</i> (Commonwealth) section 995-1; or (b) for a workshop servicing plant or equipment used in primary production businesses.
<b>liquor store - large</b>	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of more than 300 m <sup>2</sup> .
<b>liquor store - small</b>	means premises the subject of a liquor store licence granted under the <i>Liquor Control Act 1988</i> with a net lettable area of not more than 300 m <sup>2</sup> .
<b>market</b>	means premises used for the display and sale of goods from stalls by independent vendors.
<b>medical centre</b>	means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.
<b>motel</b>	means premises, which may be licensed under the <i>Liquor Control Act 1988</i> - (a) used to accommodate guests in a manner similar to a hotel; and (b) with specific provision for the accommodation of guests with motor vehicles.
<b>motor vehicle repair</b>	means premises used for or in connection with - (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or (b) repairs to tyres other than recapping or retreading of tyres.

<b>office</b>	means premises used for administration, clerical, technical, professional or similar business activities.
<b>place of worship</b>	means premises used for religious activities such as a chapel, church, mosque, synagogue or temple.
<b>recreation - private</b>	means premises that are - (a) used for indoor or outdoor leisure, recreation or sport; and (b) not usually open to the public without charge.
<b>restaurant/cafe</b>	means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the <i>Liquor Control Act 1988</i> .
<b>road house</b>	means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services - (a) a full range of automotive repair services; (b) wrecking, panel beating and spray painting services; (c) transport depot facilities; (d) short-term accommodation for guests; (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies.
<b>rural pursuit/hobby farm</b>	means any premises, other than premises used for agriculture - extensive or agriculture - intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household - (a) the rearing, agistment, stabling or training of animals; (b) the keeping of bees; (c) the sale of produce grown solely on the premises.
<b>service station</b>	means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for - (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles.
<b>shop</b>	means premises other than a bulky goods showroom, a liquor store large or a liquor store - small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services.
<b>tavern</b>	means premises the subject of a tavern licence granted under the <i>Liquor Control Act 1988</i> .
<b>telecommunications infrastructure</b>	means premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network.
<b>trade display</b>	means premises used for the display of trade goods and equipment for the purpose of advertisement.

<b>transport depot</b>	means premises used primarily for the parking or garaging of 3 or more commercial vehicles including - (a) any ancillary maintenance or refuelling of those vehicles; and (b) any ancillary storage of goods brought to the premises by those vehicles; and (c) the transfer of goods or persons from one vehicle to another.
<b>tree farm</b>	means land used commercially for tree production where trees are planted in blocks of more than one hectare, including land in respect of which a carbon right is registered under the <i>Carbon Rights Act 2003</i> section 5.
<b>veterinary centre</b>	means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders.
<b>warehouse/ storage</b>	means premises including indoor or outdoor facilities used for (a) the storage of goods, equipment, plant or materials; or (b) the display or the sale by wholesale of goods.
<b>wind farm</b>	means premises used to generate electricity by wind force and any associated turbine, building or other structure but does not include anemometers or turbines used primarily to supply electricity for a domestic property or for private rural use.
<b>wind or solar energy facility</b>	Wind or solar energy facility means premises used to generate electricity by wind force, or solar power and includes any turbine, panel, building or other structure used in, or in conjunction with, the generation of electricity by wind force or solar but does not include turbines or panels used principally to supply electricity for a domestic property, rural use of the land or anemometers.
<b>winery</b>	means premises used for the production of viticultural produce and associated sale of the produce.
<b>workforce accommodation</b>	means premises, which may include modular or relocatable buildings, used - (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

## Schedule A - Supplemental provisions to the deemed provisions

These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Clause 61(1)(k) - the erection or extension of a single house on a lot if a single house is a permitted (“P”) use in the zone where the R Codes do not apply, in which that lot is located and where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:

- (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*;  
or
- (ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or
- (iii) included on a heritage list prepared in accordance with this Scheme; or
- (iv) within an area designated under the Scheme as a heritage area; or
- (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;

Clause 61(1)(l) - the erection or extension of an outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool on the same lot as a single house if a single house is a permitted (“P”) in the zone where the R Codes do not apply and where the development standards set out in the scheme for that particular zone (including boundary setbacks) are satisfied, unless the development is located in a place that is:

- (i) entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*;  
or
- (ii) the subject of an order under the *Heritage of Western Australia Act 1990* Part 6; or
- (iii) included on a heritage list prepared in accordance with this Scheme; or
- (iv) within an area designated under the Scheme as a heritage area; or
- (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;

Clause 61(1)(m) - The signage and advertisements contained in Schedule 1 of this Scheme do not require development approval.

**Schedule 1 – Signage and advertisements for which development approval is not required (Schedule 2, cl.56(h) *Planning and Development (Local Planning Schemes) Regulations 2015*)**

Land Use and/or Development	Exempted Sign Type and Number	Maximum Area
Dwellings	One professional nameplate as appropriate	0.2m <sup>2</sup>
Home Business or Home Occupation	One advertisement describing the nature of the home business or home occupation	0.2m <sup>2</sup>
Places of Worship, Meeting Halls and Places of Public Assembly	One advertisement detailing the function and/or the activities of the institution concerned.	0.2m <sup>2</sup>
Shops, Showrooms, Office and other commercial uses appropriate within Town Centre	All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 5 metres from the ground floor level of the building subject to compliance with the requirements of the Signs Hoarding and Bill Posting Local Laws.	Not applicable.
Industrial and Warehouse Premises	<p>A maximum of four advertisements applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building and excluding signs which are connected to a pole, wall, or other building.</p> <p>A maximum of two freestanding advertisement signs not exceeding 5 metres</p>	<p>Total area of such advertisements are not to exceed 15m<sup>2</sup>.</p> <p>Maximum permissible total area is not to exceed 10m<sup>2</sup></p>

	in height above ground level.	and individual advertisement signs are not to exceed 6m <sup>2</sup> .
Sporting clubs, ovals and sporting complexes	All signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	Not applicable.
Public Places and Reserves	<p>(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of Government, a public authority or local government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body, and</p> <p>(b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the local government, and</p> <p>(c) Advertisement signs (illuminated or non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>

	a Statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon railway station.	No sign is to exceed 2m <sup>2</sup> in area.
Advertisements within Buildings	All advertisements placed or displayed within buildings, which cannot ordinarily be seen by a person outside of those buildings.	Not applicable.
All classes of buildings other than single family dwellings	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m <sup>2</sup>
<b>Temporary Signs</b>	<b>EXEMPTED SIGN TYPE AND NUMBER (All non-illuminated unless otherwise stated)</b>	<b>Maximum Area</b>
Building Construction Sites (advertisement signs displayed only for the duration of the construction) as follows:		
(a) Dwellings	One advertisement per street frontage details of the project and the contractors undertaking the construction work.	2m <sup>2</sup>
(b) Multiple dwellings, shops, commercial and industrial	One sign as for (a) above.	5m <sup>2</sup>

properties		
Sales of goods or livestock	One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods (or livestock) upon any land within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.	2m <sup>2</sup>
Property transactions  Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows:  (a) Dwellings  (b) Multiple Dwellings, shops, commercial and industrial properties  (c) Large rural properties in excess of five (5) hectares.	One sign per street frontage for each property relating to the Sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.  One sign as for (a) above.  One sign as for (a) above.	Each sign is not to exceed an area of 2m <sup>2</sup>  Each sign is not to exceed an area of 5m <sup>2</sup>  Each sign not to exceed an area of 10m <sup>2</sup> .
Display Homes  Advertisement signs displayed for the period over which homes are on display for public inspection	(a) One sign for each dwelling on display.  (b) In addition to (a) above one sign for each group of dwellings displayed by a	2m <sup>2</sup>  5m <sup>2</sup>

	single project builder giving details of the project building company and details of the range of dwellings on display.	
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## Schedule 2 – Minimum setback from boundaries

ZONE	STREET	REAR	SIDE	MINIMUM LANDSCAPING REQUIREMENT
Town Centre	In accordance with Town Centre Design Guidelines			<ol style="list-style-type: none"> <li>1. Canopy shade trees at the rate of 1 tree for every 4 open air parking bays.</li> <li>2. Screen landscaping as required by Council.</li> <li>3. Additional landscaping as required by Council.</li> </ol>
Mixed Use	In accordance with Town Centre Design Guidelines			<ol style="list-style-type: none"> <li>1. Canopy shade trees at the rate of 1 tree for every 4 open air parking bays.</li> <li>2. Screen landscaping as required by Council.</li> <li>3. Additional landscaping as required by Council.</li> </ol>
Residential	To be assessed in accordance with the Residential Design Codes of Australia.			
General Industrial	11m	Subject to Building Code of Australia		3 metre landscape strip abutting all streets.
Light Industrial	7.5m	Subject to Building Code of Australia		3 metre landscape strip abutting all streets.
Rural-Residential	10m	10m	5m	At the discretion of Council.
Rural	20m	25m	15m	At the discretion of Council.
Rural Townsite	At the discretion of Council.			

## Schedule 3 – Car Parking Requirements

Uses		Parking Requirement
1	bed and breakfast	As per Residential Design Codes, plus 1 guest per bedroom.
2	caretaker's dwelling	1 per Dwelling.
3	civic use club premises community purpose exhibition centre place of worship recreation – private	1 per 4m <sup>2</sup> of eating, drinking or lounge area, plus 1 per 4m <sup>2</sup> of public assembly and/or seating area, with other uses as determined by the local government.
4	consulting rooms	4 spaces for per practitioner.
5	education establishment <ul style="list-style-type: none"><li>• Primary School</li><li>• Secondary School</li></ul>	1.25 spaces per classroom 2 spaces per classroom
6	fast food outlet	1 space per 5 m <sup>2</sup> Gross Lessable Area
7	hotel	1 space per bedroom plus 1 space per 2 square metres Bar and Lounge area
8	<ul style="list-style-type: none"><li>• industry – cottage</li><li>• industry – extractive</li><li>• industry – general</li><li>• industry – hazardous</li><li>• industry – light</li><li>• industry – service</li><li>• industry – rural</li></ul>	<ul style="list-style-type: none"><li>• 1 space per 50 m<sup>2</sup> Gross Lessable Area</li><li>• As determined by Council</li><li>• 1 space per 50 m<sup>2</sup> Gross Lessable Area</li><li>• 1 space per employee</li></ul>
9	lunch bar	1 space per 4 persons accommodated
10	medical centre	4 spaces per practitioner
11	motel	1 space per unit plus 1 space per 10 square metres dining room area
12	office	1 space per 40 m <sup>2</sup> Gross Lessable Area with a

		minimum of 2 spaces for each office unit
13	restaurant	1 space per 4 persons accommodated
14	roadhouse	1.5 spaces per service bay plus 1 space per employee plus 1 space per 2 m <sup>2</sup> Bar and Lounge area
15	service station	1.5 spaces per service bay plus 1 space per employee
16	shop	1 space per 15 m <sup>2</sup> GLA
17	showroom	1 space per 60 m <sup>2</sup> GLA
18	tavern	1 space per 2 m <sup>2</sup> Bar and Lounge area
19	transport depot	1 space per employee
20	veterinary centre	6 spaces per practitioner
21	warehouse	1 space per 100 m <sup>2</sup> GLA
22	Any other use	To be determined by the local government

## Schedule 4 – Rural-Residential Zone Special Requirements

Map Reference	Locality Description	Special Requirements
RRes1	Lots 90, 91, 92, 93, 94, 271 and Neagle Street Lots 136, 137, 138, 139, 140, 141.	<p>a) With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council.</p> <p>b) Notwithstanding anything else contained in the Scheme, Council may take appropriate action necessary to reduce or eliminate adverse effects on the environment caused solely or partly by stocking of animals or development on any lot. Proposals for the keeping of stock must be accompanied by a statement of the measures proposed to be introduced to maintain soil stability.</p> <p>c) Pig farming will not be permitted.</p>
RRes2	Portion of Lot 1 Victoria Location 3925 Waddilove Road (as shown on the Scheme Map).	<p>a) The minimum lot size shall be 2 hectares.</p> <p>b) Subdivision of the lots shall be in accordance with a Subdivision Guide Plan approved by Council. Once the land is subdivided in accordance with an approved Subdivision Guide Plan then Council shall not support further subdivision.</p> <p>c) With the intention of preventing overstocking or other practices detrimental to the amenity of the zone, intensive agricultural pursuits and the breeding or keeping of animals for commercial gain shall not be permitted without the approval in writing of Council.</p> <p>d) Notwithstanding anything else contained in the Scheme, Council may take appropriate action necessary to reduce or eliminate adverse affects on the environment caused solely or partly by stocking animals or development on any lot. Proposals for the keeping of stock must be accompanied by a statement of the measures proposed to be introduced to maintain soil stability.</p> <p>e) Pig farming will not be permitted.</p> <p>f) Prior to commencement of any development on any lot, Council will require the preparation of a tree planting and maintenance program with the intent of rehabilitating and revegetating the land without restricting approved activities/operations.</p>

		<ul style="list-style-type: none"> <li data-bbox="794 194 1398 331">g) All trees and remnant native vegetation shall be protected from grazing stock, and Council may require fencing to ensure protection is maintained.</li> <li data-bbox="794 338 1378 474">h) No building shall be constructed in such a manner of such materials that it would, in the opinion of Council, impact adversely on the rural amenity of the area.</li> <li data-bbox="794 481 1401 584">i) No development or land use activity shall impede in the way of the natural and existing drainage pattern of the land.</li> <li data-bbox="794 591 1398 763">j) All contour banks shall be protected from any development or land use activity, and Council may require fencing and/or other methods as determined by Council to ensure protection is maintained.</li> </ul>
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The certification pages for local planning schemes have been updated as follows -

**COUNCIL RESOLUTION TO ADVERTISE LOCAL PLANNING SCHEME**

Adopted by resolution of the Council of the **Shire of Morawa** at the **[INSERT MEETING TYPE]** Meeting of Council held on the **[DATE]**

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**CHIEF EXECUTIVE OFFICER**

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**PRESIDENT/ MAYOR**

**COUNCIL RESOLUTION TO SUPPORT / NOT SUPPORT\* SCHEME FOR APPROVAL**

Council resolved to **support / not support\*** approval of the draft Scheme of the **Shire of Morawa** at the **Ordinary** Meeting of Council held on the **[DATE]**

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

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**CHIEF EXECUTIVE OFFICER**

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**PRESIDENT**

WAPC Recommended for Approval

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**Delegated under S.16 of the Planning  
and Development Act, 2005**

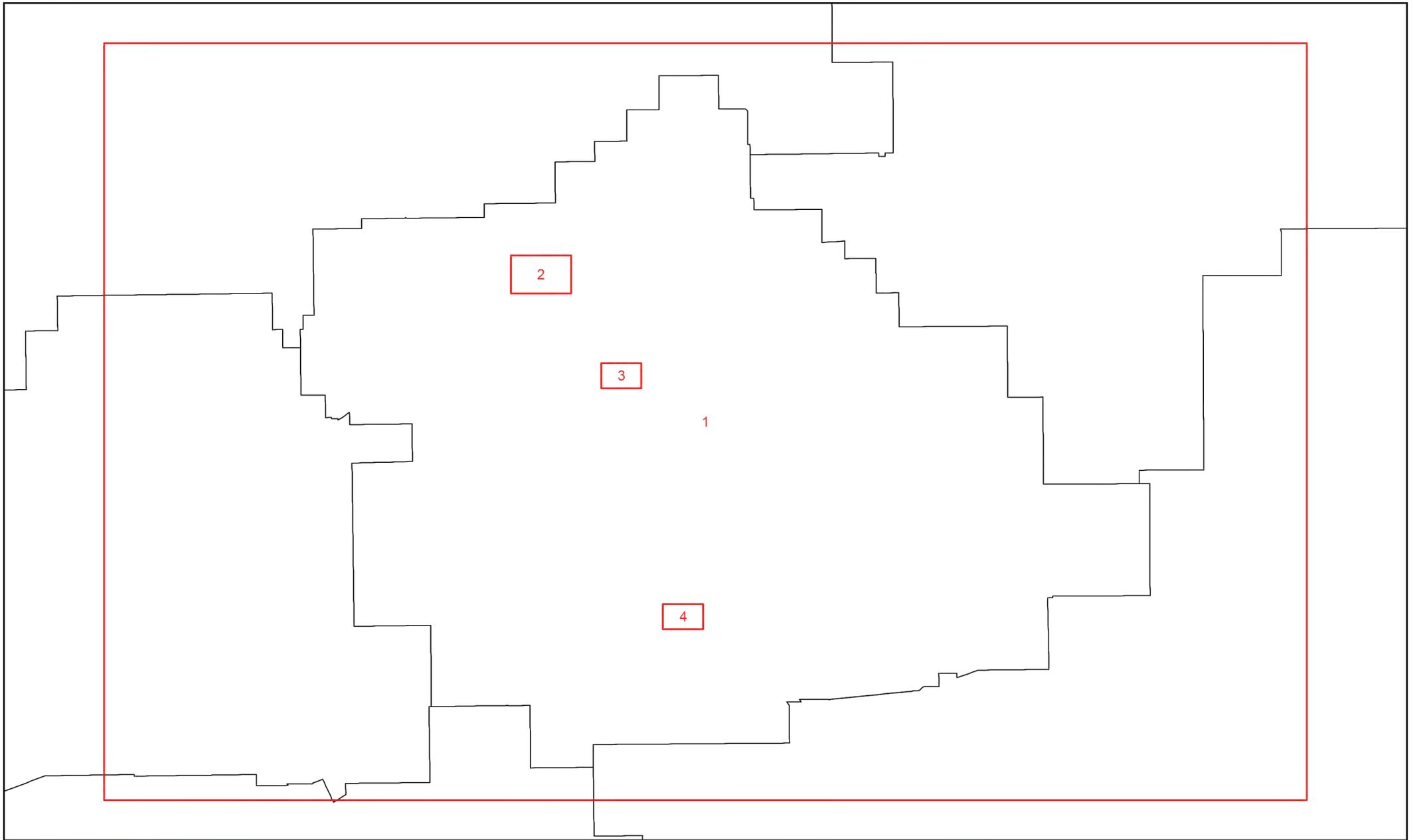
**Date:** \_\_\_\_\_

Approval Granted

---

**MINISTER FOR PLANNING**

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



Produced by Mapping & GeoSpatial Data  
 Department of Planning

Whilst all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this document.

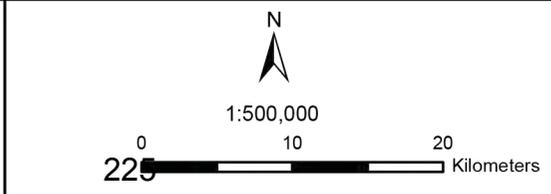
Consultation with the respective local government should be made to view a legal version of the Scheme. Please advise the Department of Planning of any omissions or errors in this document.

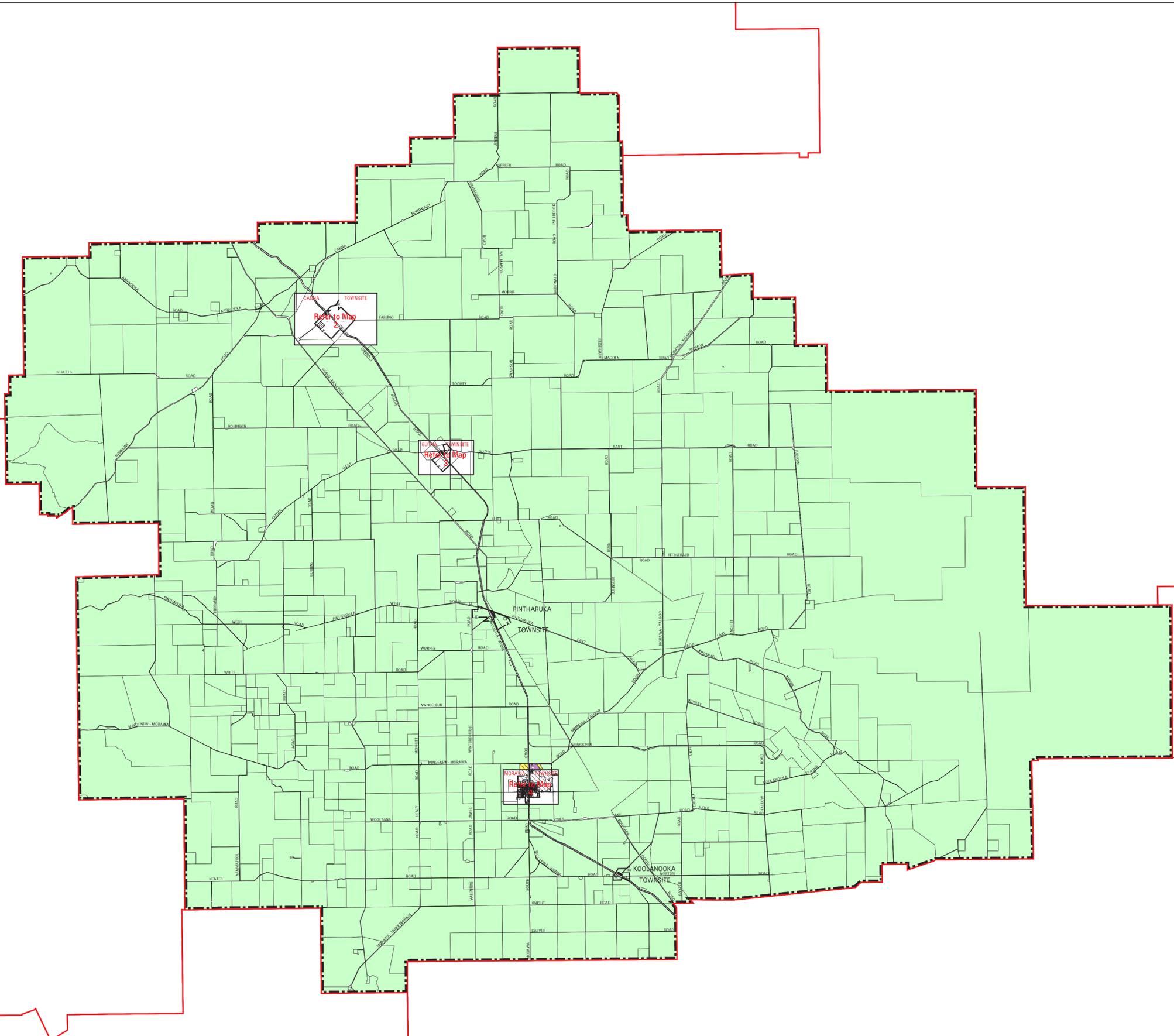
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 Western Australian Land Information Authority  
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**SHIRE OF MORAWA**

LOCAL PLANNING SCHEME NO.3

SHEET INDEX

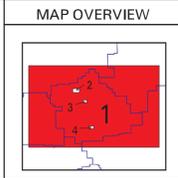




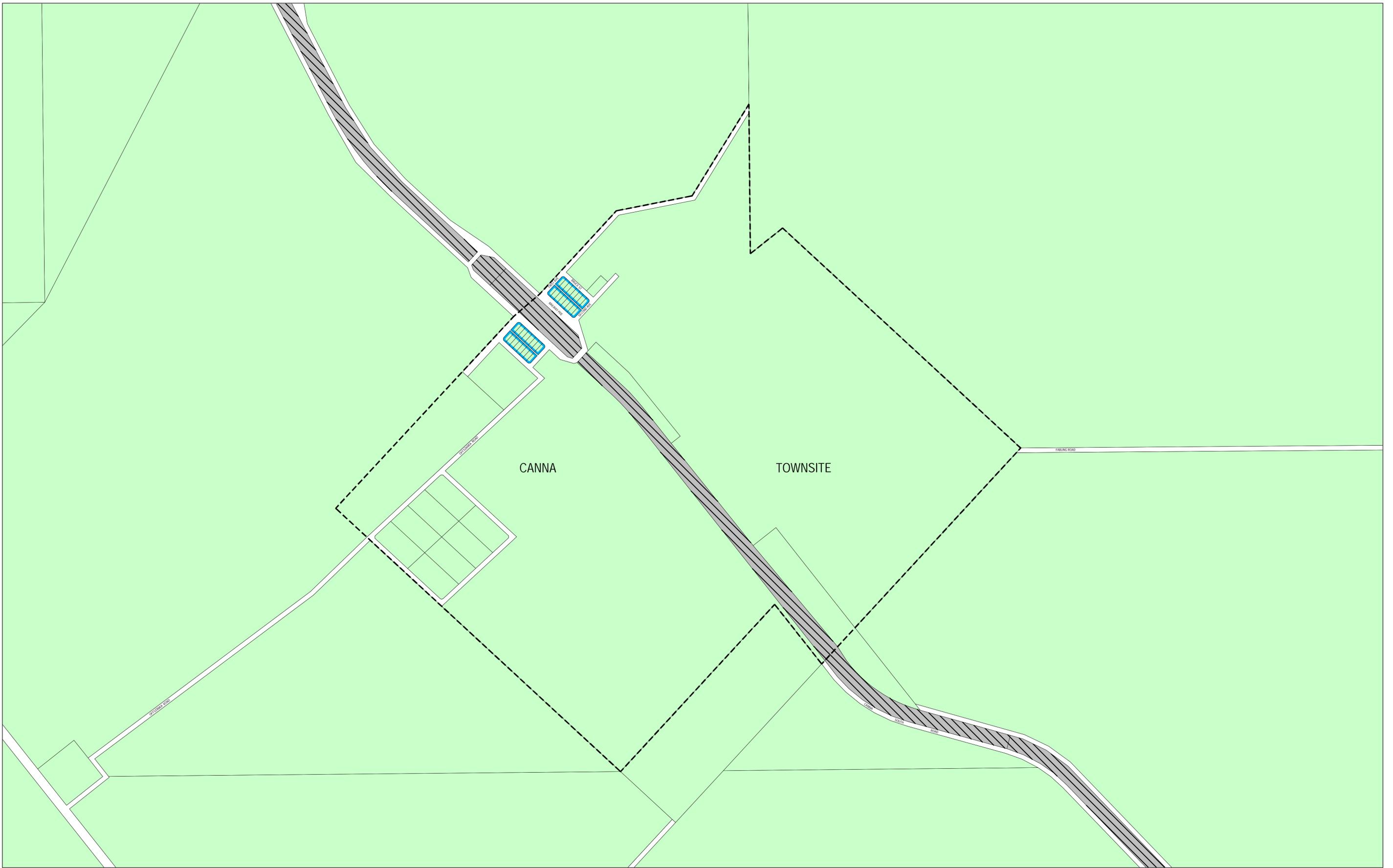
Produced by TPG Town Planning, Urban Design & Heritage.  
 Whilst all care has been taken to accurately portray the current scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.  
 Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the department of Planning of any omissions or errors in the document.

**SHIRE OF MORAWA**  
**LOCAL PLANNING SCHEME NO 3**  
**(DISTRICT SCHEME)**


  
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 0 ——— 5 Km



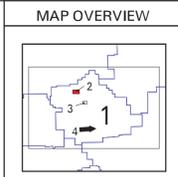
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 G.Gazette:



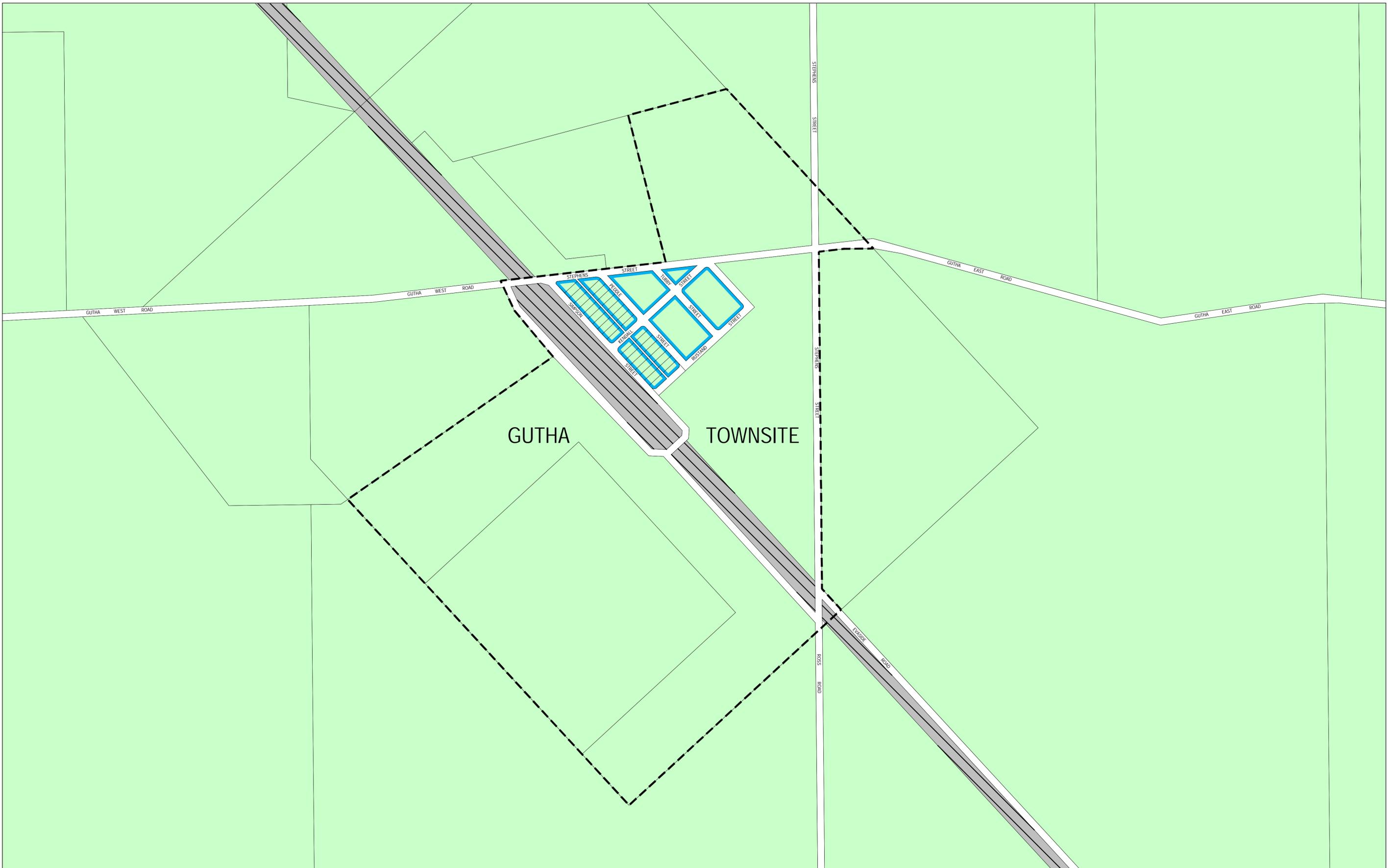
Produced by TPG Town Planning, Urban Design & Heritage.  
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**SHIRE OF MORAWA**  
**LOCAL PLANNING SCHEME NO 3**  
**(DISTRICT SCHEME)**

  
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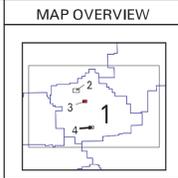
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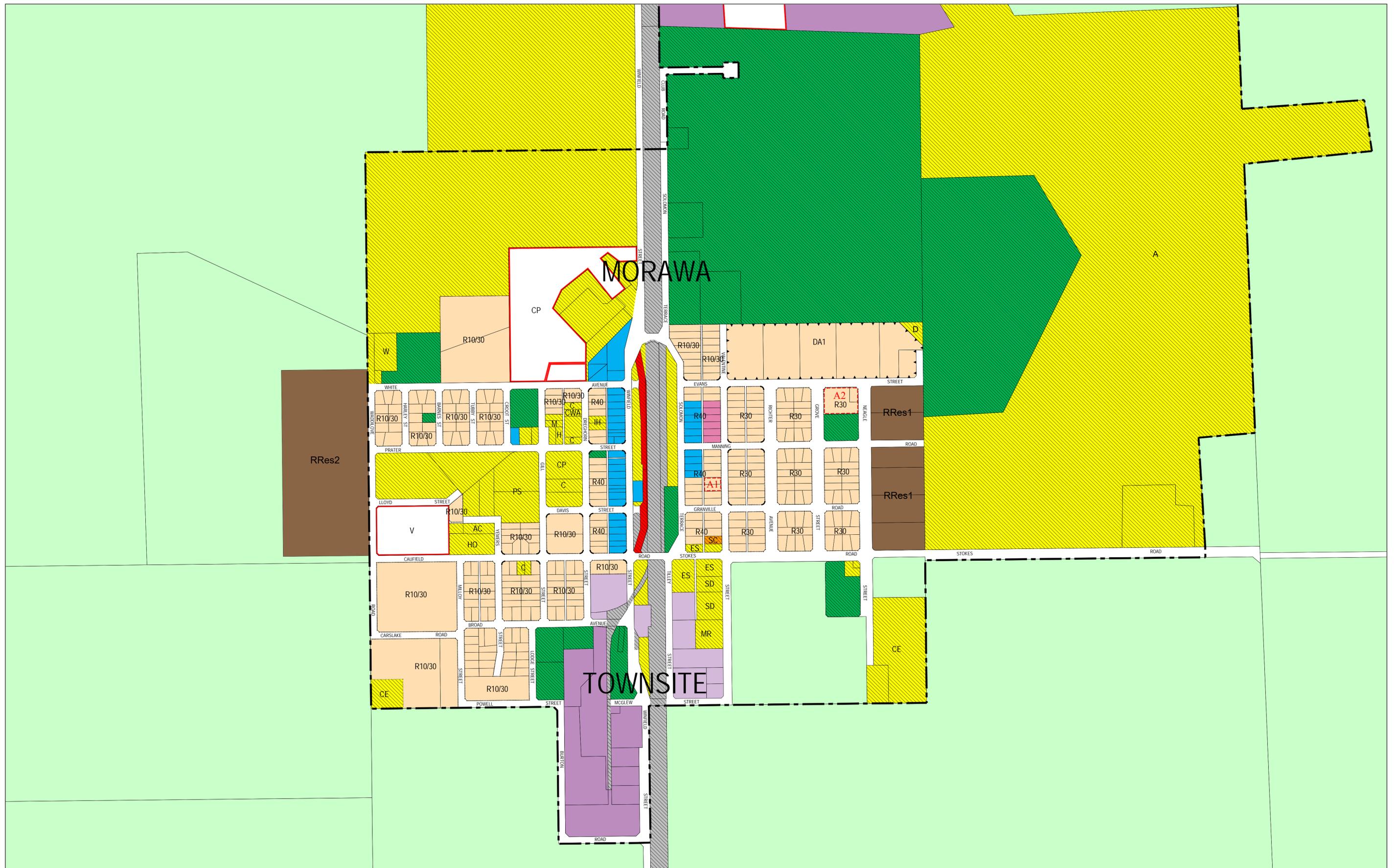
Produced by TPG Town Planning, Urban Design & Heritage.  
 Whilst all care has been taken to accurately portray the current scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.  
 Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the department of Planning of any omissions or errors in the document.

**SHIRE OF MORAWA**  
 LOCAL PLANNING SCHEME NO 3  
 (DISTRICT SCHEME)

  
**SCALE 1:10000**  

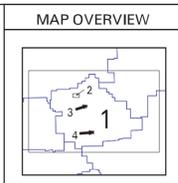
Authorised:  
 Plot date:  
 G.Gazette:  
**LOCAL PLANNING SCHEME MAP No. 3 of 4**



Produced by TPG Town Planning, Urban Design & Heritage.  
 Whilst all care has been taken to accurately portray the current scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.  
 Consultation with the respective Local Government should be made to view a legal version of the Scheme. Please advise the department of Planning of any omissions or errors in the document.

**SHIRE OF MORAWA**  
**LOCAL PLANNING SCHEME NO 3**  
**(DISTRICT SCHEME)**

  
**SCALE 1:10000**  
 0 ————— 250 m



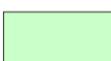
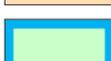
Authorised:  
 Plot date:  
 G.Gazette:

# LEGEND

## LOCAL SCHEME RESERVES

	PRIMARY DISTRIBUTOR ROAD
	PUBLIC OPEN SPACE
	CIVIC & COMMUNITY DENOTED AS FOLLOWS:
SC	SOCIAL CAR FACILITIES
	PUBLIC PURPOSES
	PUBLIC PURPOSES DENOTED AS FOLLOWS:
A	AIRSTRIP
AC	AGED CARE
C	CHURCH
CE	CEMETERY
CP	COMMUNITY PURPOSE
CWA	COUNTRY WOMEN'S ASSOCIATION
D	DRAINAGE
H	HALL
HO	HOSPITAL
IH	INFANT HEALTH
M	MUSEUM
MR	MAIN ROADS DEPOT
PS	PRIMARY SCHOOL
R	RAILWAY PURPOSE
SD	SHIRE DEPOT
W	WATER SUPPLY
	RAILWAY

## ZONES

	RESIDENTIAL		RURAL
	RURAL TOWNSITE		RURAL RESIDENTIAL
	COMMERCIAL		MIXED USE
	SPECIAL USE		GENERAL INDUSTRY
	SPECIAL USE DENOTED AS FOLLOWS:		LIGHT INDUSTRY
CP	CARAVAN PARK		

## OTHER

	R CODES		RURAL RESIDENTIAL AREA (SEE SCHEME TEXT)
	ADDITIONAL USES		NO ZONE
	SCHEME BOUNDARY		
	LOCAL GOVERNMENT BOUNDARY		
	TOWNSITE - LAND ACT		

Version No 1

# Development Guidelines for Places Included on the Heritage List

## Statutory Background

Heritage is what we inherit from previous generations and recognise as something that we want to pass on to future generations. Subiaco has a rich and diverse heritage, which remains as an important link to the area's history and development.

This Policy is made under clauses 4 and 9 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 and applies to the properties that are included on the City of Subiaco's Heritage List.

and supports the Shire's commitment to conserving and enhancing these places. It provides development control principles to guide the assessment of development applications for its heritage places.

## Purpose

- (i) To identify key issues specific to the Heritage Area.
- (ii) To ensure that new development does not reduce the heritage values and character of the Heritage Area or the contributory value of individual places within the Area.

## Application of the Policy

It is acknowledged that there may be other ways to achieve the objectives. Where alternative methods are proposed, the planning permit application should be accompanied by a written explanation that shows how the objectives will be achieved.

Heritage Places should be approached on a case by case basis and there is no 'one-size-fits-all' answer to development. Use the Statement of Significance to inform decisions

## Objectives

- To conserve places of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places.
- To provide improved certainty to landowners and the community about the planning processes for the conservation and protection of heritage places.

## Development Guidelines

### Heritage Significance

Decisions to change a heritage place should be based on an understanding of its cultural significance, which is identified in the Place Record Form, detailed Heritage Assessment or Conservation Management Plan (CMP) and adhere to the following:

- Development should conserve and protect the cultural significance of a heritage place based on respect for the existing building or structure.
- Development should be planned in such a way so as not to diminish the significance of the place, but rather to enhance it. Care for significant fabric requires a cautious approach of changing as much as necessary but as little as possible.
- When the opportunity is available, development should also reveal the significance of a place. For example, reversing previous unsympathetic alterations, which compromised the integrity of the place.

### Demolition

Demolition of significant fabric or a whole place is a permanent and irreversible change that is generally not acceptable and should require the strongest justification. The onus rests with the applicant to provide a clear justification for it. The following development control principles apply to demolition of heritage places in the Shire:

- Generally, the Council will not approve demolition of a heritage building. The Council will not approve demolition based primarily on the grounds that redevelopment is a more attractive economic proposition, or because a building has been neglected.

Where it can be conclusively demonstrated by a suitably qualified professional that the building is beyond repair, both physically and economically, or the significance of the place has been diminished to a degree that it cannot be re-established, demolition may be approved if there is no feasible or prudent alternative.

- Facadism, where only the facade is retained of a significant building and/or structure, is generally not acceptable conservation practice.
- Partial demolition may be supported if it involves elements of little or no cultural heritage significance or those that do not contribute to the significance of the place.

Note: The State Government's Heritage Property Disposal Process (GHPDP) applies where a State Government owned property is proposed to be demolished.

## Change of Use

Ideally heritage places should continue to be used for the purpose for which it was built, or for a use with which it has a long association. However, in some instances adaptive reuse is often the best way to ensure a place is used and valued into the future. Sympathetic adaptation and change of use should be supported in such cases where the following development control principles are met:

- The new use is compatible with the physical conservation of the place and the effects of any change are minimised.
- The existing spaces, room layout and access patterns (or evidence of these i.e. retention of wall nibs and ceiling down stands) are retained.
- New uses to existing rooms and spaces are allocated so as to incorporate and preserve original finishes and fixtures.

## Alterations and Additions

Few places ever survive in a totally unaltered state and most undergo some form of change to meet contemporary needs and the needs of changing owners. Any alterations and additions should therefore strive to complement and not detract from or overwhelm the significance of the heritage place.

- Additions and/or alterations to facades should be avoided, unless restoring an original feature in the original architectural style.
- New additions to a heritage building should not replicate the detail of the original unless the work involves an authentic restoration to original detail.
- New additions should be compatible (able to co-exist) in terms of materials, proportions, mass, height, setback, colour and other details of the heritage place. Compatibility requires additions or alterations to sit well with the original fabric rather than simply copying or mimicking it.
- Additions should be sensitively located to reduce visual impact and generally be located to the rear or less significant elevation or fabric of the building.
- Additions should preserve existing important views of the building and its setting.
- For large additions, the new should be added to the old in a way that it is clearly separated rather than an extension to the original. For example the two may be joined by means of a visually unobtrusive link.

## Commercial Buildings

### Interiors

The following guidelines will only apply to interiors of particular note, such interiors will be identified in the Statement of Significance for the place. However, the following guidelines can be used for those owners seeking guidance on how to maintain the authenticity and valued character

of their heritage place.

- Early floors treatments (i.e. terrazzo and timber), ceiling details (i.e. lathe and plaster; ceiling roses decorative cornices) and wall finishes (i.e. picture rails, wood panelling) should be retained and conserved.
- Historic patterns of access and movement should be retained and conserved (i.e. entrances, hallways).
- New openings in walls between rooms should be avoided. However, where necessary wall nibs and down stands should be retained.

## Front Fences

The dimensions, materiality, detailing and location of original front fences affect the context of a heritage place and often contribute to the significance of the heritage place.

- Original front fences and gates should be retained and conserved where possible.
- When retention of an original fence is not possible the design of a new fence should consider the following issues:
  - the proposed fence complements the style and materiality of the heritage place
  - a level of transparency should be retained
  - A fence that replicates a fence style common to the period and style of the building to which it relates may be appropriate. Appropriate surviving original fences within the nearby area should be undertaken.

## Incidental Development

### Renewable energy systems

The visual setting of the place, particularly of its main frontage and the dominant roof, must be maintained. The system must not detract from the visual presentation of the place to its main street or significant vista.

Fixings and anchor points should, as much as possible, utilise existing points or be located so as to minimise damage to significant fabric

## Maintenance and Conservation Works

The on-going care and maintenance of heritage places is the key to their longevity. A Conservation Management Plan is a useful document for a heritage place, which will clarify the particular opportunities, requirements and constraints associated with managing and maintaining a heritage place. In the absence of such a document the following provisions shall apply to heritage places:

- Repairs to pointing and render should be undertaken in a similar strength, colour, and composition to match existing.

- Paint colours should be selected with a view to presenting the building in a manner consistent with the heritage character of the place. Investigation of previous paint schemes is recommended to discern the treatment of all surfaces, and original paint schemes.
- Previously un-rendered walls should not be rendered. Previously un-painted walls should not be painted.
- Care needs to be taken in alterations to ground levels around existing buildings to ensure that new levels will not negate the function of damp-proof courses or damage vulnerable wall construction.
- Rainwater discharge needs to be terminated well away from walls. This is especially true of older and softer brick walls, and random rubble walls (or similar).
- Roof replacement should be undertaken in a like-for-like manner, where the fabric being replaced is original fabric. For example galvanised sheeting in short lengths is the preferred choice of roofing material for all heritage places that:
  - were originally constructed with corrugated metal roofing in short lengths; or
  - have been covered with corrugated metal roofing in short lengths for most of their life.
- When replacing gutters and downpipes, the original profiles and shapes should be reinstated.

## Development Approval

Planning approval is required for most works to a heritage place - refer to clauses 8.1 and 8.2 of the Shire's LPS3. This includes works that affect the interior of the building and the appearance of the exterior.

## Submission Requirements

All applications for works to a heritage place should demonstrate that the impact on the cultural heritage significance of the place and the locality has been addressed.

Depending on the scale and nature of the development Council may require an applicant to provide one or more of the following to assist in the determination of a planning application:

- A Heritage Assessment, to be prepared by a recognised heritage expert at the applicant's expense.
- A Heritage Impact Statement, to be prepared by a recognised heritage expert at the applicant's expense addressing the following questions:
  - How the proposed works affect the significance of the place or locality?
  - What measures are proposed to ameliorate any adverse impacts?
  - Outline the heritage conservation benefits resulting from the development?
- Where a CMP is available, this, or relevant sections of the CMP, should be provided with the development application.
- Street elevations drawn to a scale not smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately

adjoining the land, which is the subject of the application, and drawn as one continuous elevation.

- A detailed schedule of all finishes, including materials and colours of the proposed development.

It is strongly recommended that the input of a heritage professional is sought to ensure that the application is suitably informed, particularly for major works.

# Policy 1.0 – Town Centre Consolidation

## 1.0 Background

The town centre is the hub of Morawa's community and is historically centered along Winfield Street. The town centre is generally low scale with symmetrical buildings that are built upon traditional townscape principals, which provides a recognisable local identity and character for the township.

Through the SuperTowns program, a Town Centre Revitalisation Plan was prepared as part of the overarching Morawa Growth and Implementation Plan.

This Town Centre Revitalisation Plan sought to invigorate and re-energise the town centre through investment in infrastructure and streetscape works, including the now complete town square and parallel freight road and through future works including but not limited to, streetscape works along Winfield Street and Prater Street.

This policy seeks to continue Council's investment and focus within the Town Centre by ensuring urban consolidation and improvement works are focused within the centre of Morawa.

## 2.0 Objectives

For reasons of heritage legitimacy, convenience of scale, and in order to achieve the maximum impact from the limited resources available to it, the Council shall endeavour to direct its priorities into promoting and enhancing this area as an attractive, readily identifiable, town centre.

The objectives for this Policy are:

- (i) *to consolidate and promote the town centre as the principal focus for commercial, civic, and tourist development within Morawa;*
- (ii) *to retain and conserve buildings, places, things and resources of heritage value within the town centre;*
- (iii) *to guide new development and alteration work to ensure that any development will not diminish the heritage value of the town centre;*
- (iv) *to ensure that private landowners and public authorities are made aware of these objectives and work within the policy statements that are derived from them.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa "town centre"; that is, the area bounded generally by the Right of Way (R.O.W) to the rear of Winfield Street to the west, the railway crossing immediately north of White Avenue/Evans Street to the north, Solomon Terrace to the east, and Caulfield Road/Stokes Road to the south.

## 6.0 Policy Measures

To achieve the objectives of this policy, the following policy measures are applicable.

- (a) The Council shall ensure that it gives priority in allocating its own resources to enable the town centre to be landscaped in a manner to a standard appropriate to its status as the principal commercial, civic and tourist focus of Morawa.
- (b) The Council shall endeavour to consolidate the town centre by encouraging and directing appropriate new development to be located there, while at the same time discouraging the dispersal of essential uses and activities elsewhere above the town.
- (c) The Council shall actively encourage new development and alterations to existing buildings on private landholdings to be of the highest standard, to be appropriate in design, and to be sympathetic in design and detail to recognised heritage buildings and the streetscape within the town centre. The Council shall equally encourage public authorities to take a similar approach to land and buildings under public control. In this regard, development within the town centre precinct is to accord with the objectives of the Morawa Town Centre Design Guidelines.

## 7.0 Development Approval

Development approval for works within the town centre will be in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 2.0 – New Commercial Development: Morawa Townsite

## 1.0 Background

It is vital for the efficient operation of the town of Morawa and the convenience of its inhabitants and its visitors, that whenever practicable, new major commercial development should be located within the town centre.

It is important for the preservation of the town's heritage and integrity that new development be sympathetic in design to existing heritage buildings, and the streetscape generally.

For the purposes of this Policy, important public services such as government offices, Council administration offices, libraries, tourist bureau etc, and other Shire buildings are also considered to be commercial enterprises.

## 2.0 Objectives

The objectives for this Policy are:

- (i) to ensure that wherever practicable, new commercial development is located within the town centre, and in conformity with Local Planning Scheme No. 3 and the Morawa Town Centre Design Guidelines;
- (ii) to ensure that new commercial development within the town centre is designed and sited appropriately, so that adjoining or nearby buildings and places of heritage and/or cultural value are not diminished in significance;
- (iii) to ensure that new development is sympathetic to adjacent buildings and places of heritage and/or cultural value, and consistent with the overall objectives of continuing townscape improvement;
- (iv) to ensure that the existing character and streetscape of the Morawa town centre is enhanced when any new commercial development is introduced;
- (v) to ensure that any commercial development, whether located within the town centre or not, is sympathetic in its design and siting to its context;
- (vi) to create a comfortable pedestrian environment adjacent to the building front or shopfront;
- (vii) to recognise the needs of business occupiers to function effectively, and to balance these needs with those of the community and users of the public domain.

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa Townsite as generally defined by the gazetted townsite boundary and depicted on the scheme maps associated with Local Planning Scheme No. 3.

## 6.0 Policy Measures

To achieve these objectives, the following policy measures are applicable:

- (a) The Council shall promote the Morawa town centre as the most appropriate location for most commercial developments, consistent with its prevailing Town Planning Scheme;
- (b) Within the town centre, building setbacks will generally reflect existing situations. That is, any new proposal should relate appropriately to its neighbour(s), or be consistent with any development which existed on the site previously. This means, for example, that front setbacks will generally be nil. No carparking will be permitted in front of any new commercial building, except car sales/hire buildings, service stations and roadhouses;
- (c) Elsewhere within the town, setbacks for new commercial development may be varied from those prescribed within the Scheme or R-Codes where the site's context suggests that a lesser or greater setback would better serve adopted townscape objectives, or provide a better setting for any adjacent building or place of heritage or cultural significance. In either case the Shire Council may prescribe building envelopes on the subject site to achieve its overall townscape objectives.
- (d) Within the town centre, wall heights, building materials and finishes, and construction forms for new developments and additions to existing developments shall be strongly influenced by their context. Wall heights shall be similar to those adjacent. Materials shall be sympathetic and drawn from the existing palette which includes:
  - face brickwork; generally soft red or terracotta, or tuckpointed red brick;
  - render finished masonry;
  - local stone or similar;
  - weatherboard as a minor element. (To be transferred to Colour Scheme for Commercial Buildings Policy)

Developers will be encouraged to use an appropriate colour scheme for new buildings, and Policy No. 4.0 shall be used as a guide. In any event, building colours should seek to complement their neighbours, not to compete with them;

- (e) Window and door proportions shall be similar to those in context, and preferably have vertical proportions. Large rectangular window frames are not acceptable. Timber framing is preferable to metal, unless the latter is of similar dimensions and appearance to timber;
- (f) Roof pitches shall be sympathetic to neighbouring existing buildings, ranging generally between 25 degrees and 35 degrees. Alternatively, a flatter roof will have a parapet front wall. Roofing materials shall be sympathetic to those predominating within the town, meaning corrugated steel sheeting, zincalume, colorbond or paint finished (traditional silver, red or green). Tiled roofs are acceptable only if terracotta or orange in colour;
- (g) Design configurations should be simple, with rectangular floor plans and hipped or gabled roofs;
- (h) New commercial buildings should have a gable roof facing the street, or alternatively have a parapet wall facing the street. All new buildings shall have effective verandahs or

- awnings addressing the street, which may or may not be within the road reserve, depending upon each building's context;
- (i) All new buildings and alterations to existing buildings will be critically assessed prior to approval to evaluate the contribution each would make to the town's existing character and streetscape;
  - (j) All frontages of commercial buildings at street level shall provide displays or visible activity and/or a high degree of architectural design at an appropriate pedestrian scale. Blank walls to a shopping street will not be accepted;
  - (k) Security precautions should be designed as a decorative element or as unobtrusively as possible, in keeping with each building's architectural style and materials. Roller doors or shutters of any solid material for front entrances onto shopping streets are not acceptable;
  - (l) The Shire Council shall encourage residential uses to be incorporated into new town centre commercial development, either as a major or minor component;
  - (m) The Shire Council may make financial and/or non-financial incentives available, or relax development controls or policies in special circumstances if it is convinced that worthwhile townscape improvements will result. (See Policy No. 18.0)
  - (n) Development within the Town Centre shall also be subject to the Shire of Morawa Town Centre Design Guidelines.

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 3.0 – Enhancement of Public Buildings

## 1.0 Background

The Council is aware that it must set a benchmark in the community by keeping its public buildings and their surrounds to a high standard of appearance and repair. This will then enable the Council to actively encourage private landholders and tenants to improve, repair and maintain their premises, confident in the knowledge that it is setting an example worthy of emulating.

## 2.0 Objectives

The objective for this Policy is:

- (i) *to maintain all land and buildings under Council control to a high standard, in order to set an example of care, and attention to detail, to which all the community can aspire.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the entire local government district of the Shire of Morawa.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) The Council shall work continuously to maintain and/or improve all parcels of land - whether improved or unimproved - and all buildings under its care and control, to the highest standard;
- (b) The Council shall commit itself to retaining all identified heritage buildings held in public ownership, and to conserve and enhance those buildings in conformity with advice received from the Heritage Council of Western Australia.

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local*

*Planning Scheme) Regulations 2015.*

# Policy 4.0 – Colour and Materials Schemes for Commercial Buildings, Public Buildings and Street Furniture

## 1.0 Background

It is becoming increasingly accepted within Australia that colour and its judicious application can play an extremely important role in townscape, by redefining and consolidating town character, by restoring integrity to neglected heritage buildings, and by providing some visual cohesion to street furniture elements.

What are now commonly referred to as "heritage" or "traditional" colours were often designed to meet the requirements of the time in Britain, and were blue-based and dark, chosen to hide the grime of industrial cities. They are therefore less appropriate to Western Australia.

There is no reason why appropriate W.A. colours should not be used in conjunction with some heritage colours, or used on their own.

The major Western Australian colours for buildings are those colours readily recognised and identified in the local building materials:- e.g., laterite, old clay bricks, limestone, sandstone, sands and granites. In addition, native vegetation colours can be used. Using Western Australian colours enhances local character and identity.

## 2.0 Objectives

The objective for this Policy is:

- (i) *to encourage the application of an appropriate and co-ordinated colour scheme to public buildings, privately-owned, existing and new commercial buildings, and street furniture, within the Morawa townsite.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa Townsite with particular application to the town centre.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) The Council shall adopt, for application to its public buildings and street furniture, a "palette" of natural colours appropriate to the Morawa locality. These colours shall reflect the hues of the local soils, rocks and vegetation;
- (b) The Council shall use as a guide the recommended street furniture and buildings colour scheme illustrated in the "Morawa Townscape Plan and Report" document; section 6.2;
- (c) The Council shall encourage private individuals and government instrumentalities to adopt a similar approach to painting their buildings, either existing or proposed;
- (d) Colour schemes for older buildings should be based on original colours, if these can be determined by paint scrapings;
- (e) The preferred colours for roofing iron include traditional red, traditional green, or zincalume in its natural state;
- (f) Previously unpainted brickwork on heritage buildings should not be painted over;
- (g) Within the town centre, wall heights, building materials and finishes, and construction forms for new developments and additions to existing developments shall be strongly influenced by their context. Wall heights shall be similar to those adjacent. Materials shall be sympathetic and drawn from the existing palette which includes:
  - face brickwork; generally soft red or terracotta, or tuckpointed red brick;
  - render finished masonry;
  - local stone or similar; and
  - weatherboard as a minor element.
- (h) The Council may seek professional advice on colour schemes appropriate to Morawa.

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 6.0 – Control of Fencing

## 1.0 Background

It is important for the preservation of Morawa's rural character that inappropriate fencing is not allowed to proliferate to such an extent that the towns are transformed into something resembling suburban subdivisions. This applies to all areas within Shire of Morawa.

High screen fencing and sheet materials are quite inappropriate to Morawa. However, different fencing types will be appropriate to differing property types. As a general rule of thumb, the smaller the lot size, the more complex the fence type. "Super-six" fencing should be especially restricted. Heritage value sites should be treated very carefully.

## 2.0 Objectives

The objective for this Policy is:

- (i) to ensure that all new and replacement fencing within the Shire of Morawa townsites exhibits due regard for the rural character and heritage of the towns.

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines, Shire Fencing Local Law and the *Dividing Fences Act 1961*.

## 5.0 Where does this Policy Apply?

This policy applies to the entire Shire of Morawa local government district.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) Within all townsites in the Shire of Morawa all new and replacement fences on street frontages and on side boundaries in front of the prescribed building line shall be chosen from the following palette of appropriate fence types;
  - post & rail and chain link mesh;
  - post & rail and open picket;
  - post & wire;
  - dry stone or mortar bedded walling;
  - mortar bedded random stone walling.
- (b) Street fences within the townsite such as "super-six" fibro cement, shadowline and other sheet forms are not acceptable;

(c) In all situations within Morawa townsites the following controls shall apply:

- front fences and side dividing fences between the front boundary and the building line shall be a maximum of 1.2m in height;
- all dividing fences beyond the building line may be constructed up to 1.8m in height.

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 7.0 – Public Street Furniture

## 1.0 Background

This policy applies to the Morawa town centre, and sets out the Council's intentions regarding the gradual upgrading of the street amenity elements collectively known as public "street furniture". Street furniture items include street seats and benches, rubbish bins, street lighting, drinking fountains, public artworks, public signage, bollards, paving, and so on.

## 2.0 Objectives

The objective for this Policy is:

- (i) *to upgrade the quantity and quality of street furniture within the town centre to reflect the area's importance as the principal focus for commercial, civic, and tourist development within Morawa, and to improve visual amenity and pedestrian comfort for all users of the town centre.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the entire local government district of the Shire of Morawa, but in particular has a focus on the Morawa town centre.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) The Council shall embark upon a staged upgrading of street furniture elements within the town centre;
- (b) The street furniture package will be chosen using professional advice, and the designs - including materials, textures, forms and colours of the individual items - will reflect the local environment and heritage of Morawa;
- (c) The location of street furniture items will be decided upon after due consideration of the movement patterns of residents and visitors to the town, the locations of the principal activity foci of the town, and climatic influences;
- (d) Regarding the street furniture items to be used within the town centre, the Council shall use *as a guide* the recommended street furniture items illustrated in the "Morawa Townscape Plan & Report";
- (e) The Council shall endeavour where possible to use local labour and local materials in the manufacture of street furniture items, provided that the required high standard of design and finish is not significantly compromised;

- (f) The Council shall work with Western Power to provide underground power wherever practicable and resources allow. Central Winfield Street is a priority. All replacement power poles and fittings shall be of a material, scale, and style appropriate to Morawa's rural character, and generally in conformity with the recommendations of the "Morawa Townscape Plan & Report".

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 8.0 – Public Area Tree Planting

## 1.0 Background

The Council is mindful of the important role that trees play in reinforcing the rural character of Morawa, and has embarked upon a staged "greening" of Morawa which will provide much needed vertical scale, complement the existing stands of mature indigenous trees scattered about the town, clearly define the street pattern, provide shelter for pedestrians and parked vehicles where appropriate, improve the air quality of the town, ameliorate the effects of radiated heat and light, and soften the visual impact of hard paved surfaces within the town.

## 2.0 Objectives

The objective for this Policy is:

- (i) *to improve the visual and environmental quality of Morawa townsite by the implementation of a staged, co-ordinated "greening plan" for the public areas of the town, with emphasis on the public streets, town entry routes, main pedestrian routes, and public parks.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines and the Shire's Local Planning Strategy.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa townsite, but with a priority focus on the Morawa town centre.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) The Council shall draft and adopt a "greening plan" for Morawa townsite which will incorporate the following features;
  - the identification of a suitable theme tree(s) for planting within the streets of Morawa, and along defined pedestrian routes over public land. This tree(s) shall be of an appropriate indigenous species, will not be planted under powerlines, and will assist in providing visual integration and continuity between the two sides of town divided by the railway;
  - the identification of several species of small to medium trees (not shrubs) for planting within the streets under powerlines, and which will not require regular pruning;

- the identification of a range of feature trees for planting within parks, carparks, and reserves;
  - avenue planting of the main entry roads to the town;
  - careful siting of street trees designed to maintain existing special views and vistas to the town's feature buildings and structures;
- (b) The Council shall re-establish some groves Salmon Gums (*Eucalyptus salmonophloia*) within the parkland areas of the town. This is to ensure that this original wheatbelt "forest" tree remains well represented within the townsite;
- (c) The Council, as an integral part of its greening plan and as a demonstration of its commitment, shall continually replace damaged or dead trees in all public areas;
- (d) Tree species for all of the above will be selected only after their proposed function and their growth characteristics are researched and clearly understood.

## 7.0 Development Approval

Not applicable.

# Policy 9.0 – Retention of Remnant Native Vegetation Policy

## 1.0 Background

The Council is conscious of the need to retain as much as possible of the remnant native vegetation that exists within the townsite. This vegetation, in the form of groves of large trees and some low scrub, is important as it helps to maintain the rural character of the town, as well as having obvious and important environmental benefits.

## 2.0 Objectives

The objective for this Policy is:

- (i) to retain and protect native vegetation within Morawa townsite by prohibiting any unnecessary clearing.

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3), its associated policies and Local Planning Strategy.

Clearing of native vegetation is also subject to the requirements of the *Planning and Development Act 2005* and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

## 5.0 Where does this Policy Apply?

This policy applies to the entire local government district of the Shire of Morawa.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) Mindful of the importance of remnant native vegetation within the Morawa townsite, the Council shall endeavour to retain the remaining bush which exists on land controlled by the Shire and the Crown, and will encourage private landowners to have a similar attitude towards remnant native vegetation which exists upon private landholdings;
- (b) Private landowners will be required to gain Council approval before undertaking any substantial clearing within the Morawa townsite;
- (c) Council approval will be required before any Salmon Gums are felled within the townsite, either on private or publicland; and
- (d) Clearing of native vegetation is subject to the provisions of the *Planning and Development Act 2005*, *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and the Shire's Local Planning Scheme.

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3, Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*.

# Policy 10.0 – Roadway, Carpark and Footpath Paving Materials

## 1.0 Background

The Council wishes to continually upgrade over time the hard paved areas within the public domain that are used for vehicle and pedestrian traffic, It is also mindful of the general objectives of good townscape, and the need to use materials which are in keeping with the local environment.

Roads, carparks and footpaths make up a large percentage of the open space within the townsites. Black bitumen is a material which is readily identifiable as an urban and suburban road-making material. It is not, however, sympathetic in appearance to the rural environment. Laterite gravel on the other hand is a material which occurs naturally throughout W.A. in great abundance, and one which has been traditionally used as a road surfacing material in all rural situations. Its continued use should therefore be encouraged, albeit using more modern and sophisticated techniques of application to overcome its negative characteristics (i.e., dust throw, boggy when wet, etc.).

To this end, the Council shall, as funds permit, provide hard paved surfaces for roads, carparks, and footpaths that are made from predominantly local materials or their derivatives. This will mean surfacing roads with screened gravel on bitumen to produce a red/brown appearance, or alternatively, treating gravel roads with enzymes to stabilise the surface. Carparks shall be treated in the same manner. Footpaths can also be treated in this way, or paved with local stone, bricks or pavers of a local colour, or with concrete coloured with local sands. This Policy applies particularly to the Morawa townsite.

## 2.0 Objectives

The objective for this Policy is:

- (i) *to ensure that townsites within the Shire of Morawa retain and enhance their rural character by the appropriate treatment of the paved surfaces within the public domain.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa Townsite as generally defined by the gazetted townsite boundary and depicted on the scheme maps associated with Local Planning Scheme No. 3.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) The Council shall, over time, gradually replace and provide all hard paved areas within the public domain used for vehicular and pedestrian movement with materials of a form and colour appropriate to Morawa's rural character;
- (b) Public roads and carparks shall be paved using screened gravel on bitumen to produce a red/brown appearance, or alternatively, gravel roads and carparks shall be treated with enzymes to stabilise the surface;
- (c) Footpaths shall preferably be similarly treated. Alternatively, footpaths can be paved using local stone or bricks or pavers of a local colour, or concrete coloured with local sands. Footpath crossovers may be paved with appropriate dark coloured materials to reduce the unsightly appearance of tyre marks and dropped oil;
- (d) The use of any special paving material (such as 400mm x 400mm paving slabs with a brick header course as recommended in the "Morawa Townscape Plan and Report"), shall be restricted to the central shopping core (Winfield Street between Davis Street and White Avenue), with the aim of clearly identifying Morawa's commercial and civic heart.
- (e) Paving within the Morawa town centre should also have regard to the materials and colour pallet applied to the Morawa town square.

## 7.0 Development Approval

Not applicable.

# Policy 11.0 – Town Centre Carparking

## 1.0 Background

The Council is of the view that off-street carparking areas associated with commercial development and of a public nature should be developed to a high environmental standard, as well as being seen as valuable community assets.

Council's parking policy is aimed at supplementing the specific requirements for carparking numbers as outlined in the Scheme Text. Matters such as traffic movement, access to services, the appearance and safety of parking areas, and the impact of these facilities on pedestrians, cyclists and the surrounding environment are all addressed.

Carparking areas have the potential to impact significantly upon adopted townscape objectives, and must therefore be subjected to detailed design analysis if they are to contribute positively to the town's appearance and efficiency.

In summary;

- carparking areas should be provided at a rate that *adequately* meets the demand generated by a particular use or activity. An over-supply designed to cater for the maximum demand of one particular short period of the week will not be supported, as this tends to produce large areas of unsightly, underutilised land for the great majority of time;
- the amenity of uses and areas surrounding carparks should be adequately protected from noise, car headlight glare, lighting overspill, dust throw, exhaust fumes, etc;
- carparking areas should be located so that they do not visually dominate their surroundings, or intrude into residential areas or landscaped features of the environment;
- efficient and safe vehicular access to a particular site or sites should be balanced with the maintenance of a convenient and safe environment;
- carparking areas should be maintained to a high standard in terms of lighting, paving, draining, landscaping and layout, ensuring that the use of these areas does not visually detract from the locality, or obstruct pedestrian movement or vehicle circulation. Every effort should be made to reduce the apparent size and visual monotony of parking areas;
- the design, operation and location of parking areas should aim to address personal and vehicular security, by providing clear and direct access through parking areas, by reducing screening shrub planting in favour of tall shade trees, and by providing effective signage and lighting.

## 2.0 Objectives

The objectives for this Policy are;

- (i) *to ensure that the environmental and amenity objectives of the Town Planning Scheme, as outlined in the Scheme Text, are not prejudiced;*
- (ii) *to ensure provision of car parking within the Morawa Town Centre is provided in accordance with the requirements of the Morawa Town Centre Design Guidelines;*
- (iii) *to maintain a high standard of secure and attractive carparking areas;*

- (iv) to provide guidance on the design and development of carparking areas so that new facilities contribute positively to Morawa's townscape objectives.

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa Town Centre.

## 6.0 Policy Measures

To achieve the objectives of this policy, the following policy measures are applicable:

- (a) The Council shall ensure that off-street carparking areas are located and designed so that they are preferably located at the rear of developments;
- they do not act as thoroughfares to facilities that they do not serve;
  - the number of entry/exit points is minimised;
  - pedestrian/vehicular conflict points are minimised;
  - internal pedestrian pathways are clearly defined, well lit, and signposted where necessary;
  - all vehicles enter and leave the carpark in a forward direction;
  - driver sight-lines are not obstructed by signs, fencing, low planting, or any other obstacle;
  - large expanses of hard surfacing are to be avoided. Parking areas should be detached, and separated into smaller groups of bays by landscaping or activity areas;
  - large shade trees shall be considered more favourably than shrub planting for carpark perimeter areas;
  - innovative approaches can be accommodated, such as the multiple use of carparks for community activities in addition to carparking, such as weekend markets, sporting activities, fairs or other entertainments.
- (b) All off-street carparking areas must be paved and landscaped to a high standard, and in particular, those areas fronting a street should be landscaped or treated in suitable ways to maintain a high visual standard of development;
- (c) The Council does not support the use of vacant land for regular carparking purposes;
- (d) Council may, in special circumstances, consider adjacent kerbside parking availability when calculating the parking requirements of a new commercial development if there is insufficient on-site land available, and if it is clear that superior townscape objectives (appearance, safety, etc.) will result from the provision of less on-site carparking than would normally be required by the Town Planning Scheme requirements.
- (e) On site car parking is to be provided in accordance with the requirements of the Morawa Town Centre Design Guidelines.

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire

of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 12.0 – Public Information Signage

## 1.0 Background

The Council is aware of the importance of information signage, and is mindful of the need to provide quality signage, of a suitable size and in appropriate locations, to direct the visitor to public facilities and places of interest.

## 2.0 Objectives

The objective for this Policy is:

- (a) *to provide public information signage for the visitor that is simple and unambiguous, attractive, adequate in quantity, appropriate in design for local conditions, and suitably located.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa Townsite as generally defined by the gazetted townsite boundary and depicted on the scheme maps associated with Local Planning Scheme No. 3.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable;

- (a) Public information signage within the Morawa townsite shall be:-
- professionally made;
  - related in size appropriate to its location and its function, and to its intended readership (i.e., depending upon whether it is to be read by the pedestrian or moving motorist, or both);
  - co-ordinated in its lettering style, form and colour;
  - grouped together so that a minimum of supporting posts is required;
  - located appropriately on popular vehicle *and* pedestrian routes;
- (b) The Council shall take steps towards providing appropriate on-site information signage to explain the history and construction details of the identified heritage buildings and places within the Morawa townsite.

The signage should be of a form and scale that allows the passing motorist to read the main heading, with further text and old photographs provided at a scale suitable for the reader on foot. Professional advice shall be sought on the detailed form of the signage, the information content, the lettering style, and colours to be used. The Heritage Council shall also be consulted;

- (c) Existing and new town maps displayed in public locations within the townsite shall be kept up-to-date in their information, and well maintained in appearance at all times. Professional advice shall be sought to produce orthographic projection maps featuring the town centre. Copies shall be placed in the town parks.

## 7.0 Development Approval

Not applicable.

# Policy 13.0 – Advertising Signage

## 1.0 Background

Town Planning Schemes generally include some basic controls over advertising signage: some exemptions are granted, and certain existing arrangements are permitted to continue. Schemes usually give some guidance as to what issues will be taken into account in the processing of an application for advertising signage, but further guidance is needed to explain what Council is endeavouring to achieve in terms of good civic design.

## 2.0 Objectives

The objective for this Policy is:

- (i) *to give guidance to those wishing to apply advertising signage to buildings and places, based upon accepted townscape objectives, the retention of heritage values, and the promotion of good civic design practice.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 5.0 Where does this Policy Apply?

This policy applies to the Morawa Townsite as generally defined by the gazetted townsite boundary and depicted on the scheme maps associated with LPS3.

## 6.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable:

- (a) advertising signage within the Morawa townsite should take due cognizance of the existing rural character of the town, the heritage value and history of the town centre, and have regard for the relatively small and fragile nature of the township, especially in regard to signage location, form and size, and colour.
- (b) advertising and interpretation signage on places on the Shire's Heritage List is to be appropriate to the place and should not have an adverse visual impact upon the significance of the place. As a general rule advertising signs should be placed where they would have traditionally been placed.

In regard specifically to advertising signage on all non-residential buildings (private commercial or public)-

- (c) signage based upon archival or physical evidence is encouraged;
- (d) externally lit signs are preferred over neon and internally lit box signage;
- (e) primary signs should be located above canopy or verandah lines to shop fronts, and take due cognizance of the geometry and design of the facade;
- (f) secondary signs should be located on shopfronts and/or in the form of hanging signs under verandahs or awnings;
- (g) signs may be applied to sun awnings hung below verandahs;
- (h) traditional picture advertising to exposed side walls of buildings shall be encouraged, as shall discrete and semi-transparent signs to shop windows;
- (i) painted signs are preferred;
- (j) painted signs applied directly to roofing may be appropriate in certain circumstances, however signs attached to the roof will not be permitted, except where such signs may be seen to be designed as an integral part of the design of the building and are for the purpose of identification of the building, its ownership, or the major activities carried on or within it;
- (k) signs on shop windows should not totally impede pedestrian views into the shop;

Other advertising signage;

- (l) free-standing advertising signage, such as "A"-frame or sandwich boards, will not be permitted within public road reserves;
- (m) advertising signage located within private properties which is aimed at passing motorists and/or pedestrians, and the content of which is unrelated to the activities carried out on the property upon which the sign is positioned, will not be permitted. This applies particularly in the case of properties - residential, industrial and rural - located on the entry roads into the Morawa townsite;
- (n) advertising signage shall not be permitted to be attached to any public street furniture items, except where that item of furniture has been donated by a private individual or company. Under those circumstances, due recognition of that sponsorship may be acknowledged by the attachment of a small, discreetly placed plaque.

## 7.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa LPS3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

NOTE:

- i. Advertising and signage for places on the State Register of Heritage Places shall be referred to the Heritage Council for its advice, prior to the determination of any application made to the Council.
- ii. Advertising on places listed in the Council's Heritage List shall require the Council's approval.

# Policy 14.0 – Installation of Television Satellite Dishes on Residential and Commercial Buildings and Land

## 1.0 Background

The Shire of Morawa acknowledges that television satellite dishes are important in facilitating communications in a remote locality however also recognises the need to control the location of satellite dishes so that they do not detract from the streetscape and other public areas.

## 2.0 Objectives

The Shire of Morawa;

- (i) *recognises that television satellite dishes are likely to become increasingly important in facilitating communications in the future, and that they are likely to become a common fixture in most households and in some businesses;*
- (ii) *acknowledges that a large number of television satellite dishes located within the townsite will adversely affect the streetscape, and compromise the many heritage qualities that the town possesses;*
- (iii) *wishes to minimise the visual effect that satellite dishes may have on the streetscape of the town by ensuring that wherever practicable the dishes are installed in locations not visible from the street.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

## 4.0 Where does this Policy Apply?

This policy applies to the Morawa Townsite as generally defined by the gazetted townsite boundary and depicted on the scheme maps associated with Local Planning Scheme No. 3.

## 5.0 Policy Measures

To achieve these objectives, the following Policy applies:

- (a) Planning Consent will be required for the installation of any television satellite dish, and the application will be made in accordance with the requirements of the Shire of Morawa Town Planning Scheme;
- (b) Satellite dishes are to be located so that they are not visible from the adjacent street or streets, unless;
  - (i) the applicant submits information from a suitably qualified person stating that, for valid technical reasons, the dish must be located in a visible location;
  - (ii) there are no suitable locations where the dish can be located so that it is obscured from view from the adjacent street or streets;
- (c) The Council shall consult with adjacent landowners and tenants of adjoining properties before considering an Application, and will have regard to such matters as shadows being cast onto adjoining properties, the obstruction of views, and good townscape objectives;
- (d) All Applications shall include the following information;
  - (i) a site plan of 1:100 showing the proposed location of the dish in relation to the buildings on the site and those buildings on properties adjoining the site;
  - (ii) the dimensions of the dish, and its height in relation to ground levels and adjacent properties and streets;
  - (iii) confirmation from a suitably qualified engineer that the installation meets the requirements of SA Loading Code 1170, Part 1 Dead and Live Loads and Part 2 Wind Loads;
  - (iv) any other relevant information which the Council may require in order to make an informed decision on the Application;
- (e) Council may refer any Application to a person or persons on any matter relating to the technical aspects of the installation. The Council shall not be bound to accept any advice or recommendations of that person or persons;
- (f) Planning consent shall not be required for any satellite dishes that are not visible from the street.

## 6.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 15.0 – New Development on Town Entries and Main Streets

## 1.0 Background

The Council holds the view that well maintained and visually appealing streets and buildings foster community pride, and generate favourable visitor reactions.

While the Council will continue to support a high standard of streetscape throughout the town, it shall pay special regard to the main entry roads into the town, and the main streets that pass through the town. These high activity thoroughfares - including the public road reserve and all development alongside - should be attractive and well maintained.

## 2.0 Objectives

The objective for this Policy is:

- (i) *to ensure that the town entries and the main streets that pass through the town are improved and maintained to the highest visual standards.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 4.0 Where does this Policy Apply?

This Policy applies to the Morawa townsite, and in particular;

- the Mullewa - Wubin Road entries to the town;
- the Mingenew - Morawa entry to town;
- the Morawa - Yalgoo entry to town;
- Winfield Street;
- Solomon Terrace.

## 5.0 Policy Measures

To achieve the objective of this policy, the following policy measures are applicable;

- (a) The Council recognises the town entries and the main streets that pass through the town as priority townscape action areas, and shall, in an orderly and planned manner, direct resources to designing and implementing streetscape improvements to these areas.

In particular, positive actions shall be taken in regard to tree planting and information signage, while unnecessary advertising signage will be discouraged or prohibited. (see Policy No. 13.0)

- (b) The Council shall give due regard to the importance of these identified areas when surveying and assessing existing development adjacent to these areas, and when evaluating development applications in the future;
- (c) The Council shall require the highest standards of development, and the highest standards of site and building maintenance alongside the identified priority roads.

## 6.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 16.0 – Railway Land Within The Town Centre

## 1.0 Background

The centre of Morawa is dominated by the railway land. The railway reserve divides the town physically and visually into two, and is significant as the railway played a major role in the establishment of the townsite (1912) and development of both the town and the district. The old station building and many of the ancillary structures have been removed over the years, but despite this, the land itself remains a significant element of the town's townscape. The Council has leasing rights over much of the land, and may develop it in ways acceptable to the railway authorities.

## 2.0 Objectives

The objective of this Policy is:

- (i) *to ensure that the railway land continues to play an important part in the town's daily activities, and is not diminished in importance by inappropriate development.*

## 3.0 Legislative Framework

This local planning policy has been prepared and adopted pursuant to Division 2 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The policy should be read in conjunction with the Shire's Local Planning Scheme No. 3 (LPS3) and its associated policies.

This policy should be read in conjunction with the Shire of Morawa Town Centre Design Guidelines.

## 4.0 Where does this Policy Apply?

This Policy applies to the railway land within the Morawa townsite, and in particular, the town centre.

## 5.0 Policy Measures

To achieve these objectives, the following Policy applies:

- (a) The Council, in its role as a major leaseholder of railway land and caretaker of vacant Crown Land, shall:-
  - develop the portions of railway land under its care and control for appropriate uses relating to carparking, pedestrian and vehicular access, tree planting, recreation, and other community benefit and heritage enhancement purposes;

- use as a guide to development of its land within the town centre the adopted Townscape Concept Plan included as part of the "Morawa Townscape Plan and Report";
- endeavour to ensure that any remains and evidence of railway functions are conserved;
- develop the railway theme as part of the Morawa tourist experience, explain its place in railway history, and endeavour to obtain rail stock relevant for display close to the station;
- endeavour to identify materials or things removed from the railway and used elsewhere in Morawa;
- maintain existing important views and pedestrian access across the railway line aligned with the existing Prater Street - Manning Street crossing.

## 6.0 Development Approval

Development approval for land use and/or works is in accordance with the provisions of the Shire of Morawa Local Planning Scheme No. 3 and Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

# Policy 17.0 – Financial and non-Financial Incentives for Heritage Places

## 1.0 Background

Heritage plays a pivotal role in understanding where we have come from, the way we live and the traditions we hold dear. Heritage places are irreplaceable and precious and therefore need to be conserved for the benefit of present and future generations.

In order to encourage proactive conservation and management of heritage places, the Shire of Morawa should have a range of incentives at its disposal to encourage landowners and tenants to commit themselves to conservation of heritage, and reward them for work that is properly completed.

## 2.0 Objectives

- to assist and stimulate the community to manage and conserve places of cultural heritage significance, which contribute to the Shire's character and appeal as a desirable place to live, work and visit.
- to foster and maintain a positive attitude towards heritage conservation through the provision of financial and non financial incentives.

## 3.0 Legislative Framework

This Policy has been prepared to support the objective in the Shire's Local Planning Scheme No.3 (LPS3) '*to promote and safeguard the cultural heritage of the Shire...*'. and is adopted as a Planning Policy under Clause 2.2 of the Shire's Local Planning Scheme No. 3 (LPS3).

The policy should be read in conjunction with LPS3, its associated policies and the Morawa Town Centre Design Guidelines.

## 4.0 Where does this Policy Apply?

This Policy applies to the properties that are included on the Shire of Morawa's heritage list.

## 5.0 Policy Measures

To achieve these objectives, the following Policy applies:

### 5.1 Non-financial incentives:

#### 5.1.1 Heritage Awards

A biennial heritage awards with a cash prize, should be established in recognition of owners who undertake works that assist in the conservation and enhancement of a heritage place or streetscape.

The award shall be presented at a ceremony, the prime objective being to acknowledge excellence and endeavour in work completed that contributes substantially to townscape improvement and/or heritage conservation.

The award should also include a plaque affixed to the winning property. The Council will reserve the right to remove the plaque should the place be allowed to deteriorate substantially.

#### 5.1.2 Heritage Advice

Council may consider offering preliminary heritage advice through consultants and offer to assist in seeking suitable professional advice.

#### 5.1.3 Heritage Advice

Where the Building Code of Australia and good conservation practice are in conflict, the Council will use reasonable discretion to allow the good conservation practice to prevail, providing public safety requirements are not compromised.

Should an appeal against a code provision be required to obtain an approval, where a refusal has had to be issued, the Council shall, in the above circumstances, support the appeal.

#### 5.1.4 Assisting Applications for Funding

The Council may, where it sees fit, assist applicants who propose to carry out works to places of heritage value, to apply for grants through Lotterywest or the State Heritage Office.

The Council should maintain a register of possible funding sources for conservation works.

### 5.2 Financial incentives:

#### 5.2.1 Building Licence Fees

Building Licence fees may be donated back to the owner of a development where conservation and/or restoration works are the subject of an application and works are in accordance with accepted conservation principles, and are to

the Council's satisfaction on completion. Building Trades Training Guarantee Levies must be paid.

#### 5.2.2 Planning Incentives

Clause 12 of the Deemed provisions for local planning schemes contained within the Planning and Development (Local Planning Schemes) Regulations 2015 provides a mechanism for Council to vary any Scheme site or development requirement to facilitate the built heritage conservation of a place entered in the Register of Places under the *Heritage of Western Australia Act 1990* or listed in the heritage list.

The following principles will apply to the assessment of applications seeking a variation to Scheme requirements on the grounds of conservation of a place of cultural heritage significance:

- a) Variations are granted subject to Council discretion and are not "as of right";
- b) The applicant is required to adequately demonstrate how the place is being conserved to warrant any variation being granted;
- c) In order to warrant any variation being granted the proposed new work should meet the requirements of the Shire's Policy relating to Heritage Places; and
- d) The magnitude of the variation is to be commensurate with the heritage significance of the place and the extent of conservation and restoration proposed.

In granting a variation, the Council may require a landowner to enter into a formal agreement with the Shire to ensure the nominated conservation works are carried out within an agreed timeframe and to an agreed standard/specification.

#### 5.2.3 Heritage Grants

Where conservation works are of major significance to a heritage listed place, the Council may assist in seeking sponsorship from suppliers for materials for conservation works.

#### 5.2.4 Streetscape enhancement works

Where a project is located within the town centre and is of –

- (i) a substantially conservation nature, and/or;
- (ii) makes a substantial contribution in relation to good townscape principles,

the Council may make funds available, or rearrange previous funding priorities, to allow upgrading of immediately adjacent public areas in terms of new kerbing and paving, tree planting, new street furniture, public artworks, or other forms of landscaping.

<i>Item No/ Subject:</i>	<b>7.2.3.5 Pest Management Survey</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>11 May 2017 – Executive Manager Development &amp; Administration - Samantha Appleton</b>
<i>Responsible Officer:</i>	<b>Executive Manager Development &amp; Administration – Samantha Appleton</b>
<i>Applicant/Proponent:</i>	<b>Executive Manager Development &amp; Administration – Samantha Appleton</b>
<i>File Number:</i>	<b>EM.ANW.1</b>
<i>Previous minute/s &amp; Reference:</i>	<b>Public Forum 16 March 2017</b>

**SUMMARY**

Council to receive the results of the recent survey on pest management issues and to consider future steps to be taken to address issues identified.

**DECLARATION OF INTEREST**

Nil

**ATTACHMENTS**

7.2.3.5A - Survey result summary

**BACKGROUND INFORMATION**

Ratepayers have recently raised concerns about wild dogs and other pests with the Shire of Morawa.

The Shire has been active in addressing this and has liaised with various groups and organised a public forum in March of this year.

Following on from the forum a survey has been prepared with the assistance of the Department of Agriculture and Food. The survey was mailed to all rural property holders (140) and was also available for completion on the Shire of Morawa website.

## **OFFICER'S COMMENT**

The survey closed on 4 May 2017 and 36 responses were received, including 16 responses submitted electronically.

The results have been collated and a summary of the results including a breakdown by percentages has been produced. The survey result summary is an attachment to this report.

A copy of the survey results have been sent to Glenice Bachelor at the Department of Agriculture and Food.

The indication from surveys received is that 74% of the respondents are interested in participating in the Central Wheatbelt Biosecurity Group (CWBG). The resolution to this item will include joining the CWBG. As a Recognised Biosecurity Group the CWBG has the power to levy rates on rural landholders under the *Biosecurity and Agriculture Management Act (2007)* to fund the control of declared pests. The levying and collection of the rates to fund the group is done by the Office of State Revenue.

## **COMMUNITY CONSULTATION**

The survey and the forum were used to consult with the community.

## **COUNCILLOR CONSULTATION**

Survey was presented to the briefing session

## **STATUTORY ENVIRONMENT**

Biosecurity and Agriculture Management Act (2007)

## **FINANCIAL IMPLICATIONS**

Rural property owners may be subject to rating as the Central Wheatbelt Biosecurity Group is a Recognised Biosecurity Group.

## **STRATEGIC IMPLICATIONS**

Nil

## **RISK MANAGEMENT**

Nil

## **VOTING REQUIREMENTS**

Simple Majority

## **OFFICER'S RECOMMENDATION**

That Council:

1. Advise the Central Wheatbelt Biosecurity Group of the outcomes of the survey;
2. Supports the future participation of Morawa landholders in the Central Wheatbelt Biosecurity Group to control identified declared pests; and
3. Advise the Department of Agriculture and Food of the intention to participate in the programs being undertaken by the Central Wheatbelt Biosecurity Group.

## **COUNCIL RESOLUTION**

**1705011      Moved:      Cr Carslake**

**Seconded: Cr Coaker**

That Council:

1. Advise the Central Wheatbelt Biosecurity Association Inc of the outcomes of the survey;
2. Supports the future participation of Morawa landholders in the Central Wheatbelt Biosecurity Association Inc to control identified declared pests; and
3. Advise the Minister for Agriculture and the Department of Agriculture and Food of the intention to participate in the programs being undertaken by the Central Wheatbelt Biosecurity Association Inc.

**CARRIED 5/0**

## Pest Management Issues Survey Results - May 2017

	Number	%
<b>Total Responses</b>	36	
On Paper	20	57%
Online	16	46%
<b>Total Area (HA)</b>	181474	
1 answer not given		
<b>Main Enterprise</b>		
Livestock	2	6%
Grain	11	31%
Grain & Livestock	23	66%
<b>Aware Landholders Responsibility?</b>		
Yes	34	97%
No	2	6%
<b>Seen in last 12 months</b>		
Feral Pigs	14	40%
Wild Dogs	14	40%
Foxes	32	91%
Rabbits	31	89%
Correllas	18	51%
Specific Weeds	11	31%
<b>Currently Manage</b>		
Feral Pigs	11	31%
Wild Dogs	11	31%
Foxes	29	83%
Rabbits	26	74%
Correllas	9	26%
Specific Weeds	13	37%
<b>Joining Central Wheatbelt Biosecurity Group?</b>		
Yes	26	74%
No	9	26%
No indication	1	3%
<b>Want to be contacted?</b>		
Yes	27	77%
No	9	26%

7.2.4.1 Correspondence

Nil

7.2.4.2 Information Bulletin

Nil

8. **New Business of an Urgent Nature**

Nil

9. **Applications for Leave of Absence**

Nil

10. **Motions of Which Previous Notice Has Been Given**

Nil

11. **Questions from Members without Notice**

Nil

12. **Meeting Closed**

<i>Item No/ Subject:</i>	<b>12.1 Closure of Meeting to the Public</b>
<i>Date of Meeting:</i>	<b>18 May 2017</b>
<i>Date &amp; Author:</i>	<b>16 May 2017 – Acting Chief Executive Officer – Sean Fletcher</b>
<i>Responsible Officer:</i>	<b>Acting Chief Executive Officer – Sean Fletcher</b>
<i>Applicant/Proponent:</i>	<b>Acting Chief Executive Officer – Sean Fletcher</b>
<i>File Number:</i>	<b>PE.RCR.2</b>
<i>Previous minute/s &amp; Reference:</i>	<b>OCM 20 April 2017</b>

**SUMMARY**

This item seeks Council’s approval under s5.23 (2) (a) and (e) of the *Local Government Act 1995* to move into camera or closed session to consider a matter regarding the selection of a recruitment specialist to assist Council with the recruitment of a new CEO.

**DECLARATION OF INTEREST**

Nil

**ATTACHMENTS**

Nil

**BACKGROUND INFORMATION**

Nil

**OFFICER’S COMMENT**

In item 12.1.2 Council needs to consider and appoint a recruitment specialist to assist it with the recruitment of a new CEO.

**COMMUNITY CONSULTATION**

Nil

**COUNCILLOR CONSULTATION**

Nil

## **STATUTORY ENVIRONMENT**

### ***Local Government Act 1995***

Under section 5.23 (2) of the *Local Government Act 1995*, part of a council meeting may be closed, if the meeting deals with any of the following:

- (a) a matter affecting an employee or employees;
- (b) the personal affairs of any person;
- (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
- (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;
- (e) a matter that if disclosed, would reveal —
  - (i) a trade secret;
  - (ii) information that has a commercial value to a person;
  - (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;
- (f) a matter that if disclosed, could be reasonably expected to —
  - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
  - (ii) endanger the security of the local government's property;
  - (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety;
- (g) information which is the subject of a direction given under section 23(1a) of the *Parliamentary Commissioner Act 1971*; and
- (h) such other matters as may be prescribed.

### **Shire of Morawa Standing Orders Local Law 2011**

The key parts include:

- 6.2 (1) The CEO may recommend that part of the meeting is closed.
- 6.2 (2) The Council may decide to close a meeting or part of a meeting.
- 6.2 (3) The presiding member is to direct everyone to leave the meeting except, members, the CEO and any officer specified.
- 6.2 (5) Clause 8.9 (re speaking twice)
- 6.2 (7) The presiding member is to ensure any resolution of the Council made while the meeting was closed is to read out including a vote of a member.

## **POLICY IMPLICATIONS**

Nil

## **FINANCIAL IMPLICATIONS**

Nil

## **STRATEGIC IMPLICATIONS**

Nil

## **RISK MANAGEMENT**

Nil

## **VOTING REQUIREMENTS**

Simple Majority

## **OFFICER'S RECOMMENDATION**

Council closes the meeting to the public under section 5.23 (2) (a) and (e) of the *Local Government Act 1995* and the *Shire of Morawa Standing Orders Local Law 2011 s 6.2 (2)* so that it can consider and appoint a recruitment specialist to assist it with the recruitment of a new CEO.

## **COUNCIL RESOLUTION**

1705012      Moved:      Cr Stokes  
                  Seconded: Cr Thornton

That Council:

**Closes the meeting to the public under section 5.23 (2) (a) and (e) of the Local Government Act 1995 and the Shire of Morawa Standing Orders Local Law 2011 s 6.2 (2) so that it can consider and appoint a recruitment specialist to assist it with the recruitment of a new CEO.**

**CARRIED 5/0**

The Executive Manager Development & Administration, the Executive Manager Corporate & Community Services and the Executive Assistant to CEO left the Chamber at 5.52pm.



**Absolute Majority**

3. The funds to undertake the recruitment of the Chief Executive Officer at an approximate cost of \$17 000 are to be funded as follows:
  - a. \$10 000 from Account 14218 PWO Consultants.
  - b. \$ 7 000 from Account 04201 Public Relations.
  - c. In accordance with Section 6.8 (1)(b) of the *Local Government Act 1995* authorises the amendment of the 2016/17 Budget so that the funds in points 3a (\$10 000) and 3b (\$7 000) are transferred to Account 14614 Consultancy Services to enable the payment for the carrying out of the recruitment process.

**Simple Majority**

4. In accordance with Section 6.2 (3)(b) of the Shire of Morawa *Meeting Procedures Local Law 2012* re-opens the meeting to the public.

**CARRIED 5/0**

12.2 Public reading of resolutions that may be made public

**13. Closure**

The Shire President closed the meeting at 5.55pm.

.....Presiding Person

**14. Next Meeting**

Ordinary Meeting 22 June 2017