



SHIRE OF CARNARVON
SCHEDULES
ORDINARY COUNCIL MEETING
TUESDAY 24 MAY 2022

Council Chambers, Stuart Street
CARNARVON, West Australia
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Gascoyne Country Zone Minutes

10:00am
Friday, 22 April 2022

Held Via MS Teams

Gascoyne Country Zone

Meeting was held via MS Teams

Commenced at 10:00am, Friday, 22 April 2022

Agenda

ATTENDEES

Shire of Carnarvon	President Eddie Smith (Deputy Chair)
Shire of Exmouth	Ben Lewis, Chief Executive Officer, non-voting delegate
Shire of Shark Bay	Cr Mira Vankova (Deputy) Dale Chapman, Chief Executive Officer, non-voting delegate
Shire of Upper Gascoyne	Mr John McCleary, Chief Executive Officer (Deputy)
WALGA	Max Bushell, Policy Officer Road Safety & Infrastructure Jade Mains, Senior Policy Officer, Environment

GUESTS

Department of Local Government, Sport and Cultural Industries	Angele Gray, Regional Manager Mid-West Gascoyne Benita Perkins, Regional Officer
Gascoyne Development Commission	Tym Duncanson, Chief Executive Officer Simmone Van Buerle, Director Regional Development Gavin Shearing, Principal Regional Development Officer
Main Roads	Gaffney Murray, Operations Manager (Carnarvon)
Roadwise	Samantha Adams, Road Safety Advisor

APOLOGIES

Shire of Carnarvon	Andrea Selvey, Chief Executive Officer, non-voting delegate
Shire of Exmouth	Cr. Jackie Brooks
Shire of Upper Gascoyne	President Don Hammarquist OAM
Shire of Shark Bay	President Cr Cheryl Cowell - Chair
WALGA	Mark Bondietti, Policy Manager Transport and Roads
Regional Development Australia – Mid West Gascoyne	Mark Holdsworth, Executive Officer Yvonne Messina, Chairperson

Attachments

The following were provided as attachments to the agenda:

1. Previous Meeting Minutes – 18 February 2022 Meeting
2. President's Report

1. DECLARATION OF INTEREST

Nil

2. ANNOUNCEMENTS

Nil

3. DEPUTATIONS

Nil

4. CONFIRMATION OF MINUTES

4.1 Minutes of the 18 February 2022 Meeting of the Gascoyne Country Zone

RESOLUTION

Moved: Cr Mira Vankova
Seconded: President Eddie Smith

That the Minutes of the meeting of the Gascoyne Country Zone held on 18 February 2022 be confirmed as a true and accurate record of the proceedings.

CARRIED

4.2 Business Arising

Nil

5. ZONE BUSINESS

5.1 Solar Eclipse 2023

Update provided by the Shire of Exmouth CEO, Ben Lewis. Currently working on detailed report on money allocation. Discussion on Tourism WA involvement. Reference made to working group with neighbouring Shires.

5.2 WALGA Training to delivery Emergency Management for Local Government Leaders

WALGA is considering delivering the Emergency Management for Local Government Leaders course in conjunction with future upcoming Zone meeting in August and November.

A specialised and approved trainer will come to the Zone to deliver the 3.5 hour course. The course is targeted at CEO's, Directors, Managers, Mayors/Presidents and Elected Members.

Course Overview

As the sphere of Government closest to the community, Local Government is a key player when it comes to local Emergency Management preparedness, prevention, response and recovery.

In a disaster, the community turns first to their Local Government for trusted leadership.

This course provides an essential overview of the role of Local Government leaders before, during and after an emergency. With a focus on the skills necessary to excel as a leader under pressure, this course will equip leaders with invaluable skills and tools to draw upon when your community is impacted by an emergency.

More information can be obtained at <https://walga.asn.au/training/book-a-course/emergency-management-courses/emergency-management-for-local-government-leaders>

The Zone consideration is requested to see if there is any interest in holding a training session on this subject following a future Zone meeting in June, August or November 2022.

For Discussion –

Agreed by the zone that the course is an excellent opportunity for members to be offered and discussed suitable dates and location for attendance.

Action item – WALGA to confirm November 17 as date for course to be held in Carnarvon to align with the zone meeting to be held on November 18. If not possible, second option is June in Shark Bay prior to meeting.

RESOLUTION

Moved: President Eddie Smith
Seconded: Mr John McCleary

That the zone supports running the training for the region and requests the training to take place on November 17 in Carnarvon to align with the November zone meeting held on November 18.

CARRIED

5.3 Zone Status Report – April 2022

Zone	Agenda Item	Zone Resolution	WALGA Response	Update	WALGA Contact
Gascoyne C	2021 19 November Zone Agenda Item 6.3 Driving on Closed Roads	That WALGA: 1. Investigate technologies available to physically close roads remotely and provide costings for such; 2. Investigate the current legislative frameworks and provide comment on the remedies practicality of enforcing such; 3. Investigate and make comment on what other State Jurisdictions legislative interventions are used and the remedies provided thereunder to discourage motorists driving on closed roads.	This matter was referred to the Infrastructure Policy Team who resolved to seek advice from WALGA Zones with large, remote unsealed road networks regarding the significance of damage from vehicles being operated on closed, wet roads. This will assist to inform decisions about the scope and priority of addressing this matter. The following questions have been referred to the Zones: 1. Have Shires estimated the frequency of and costs incurred to repair damage to roads caused by vehicles being driven on them while closed due to wet conditions? 2. Are Shires aware of situations where offenders have been successfully prosecuted (under the Road Traffic (Administration) Act 2008 or Local Laws) and the extent to which these cases have been effective in deterring others? 3. Have Shires identified any practices that are more effective in increasing compliance with road closures during wet conditions? As several Zones referred the matter for further input from members, the Infrastructure Policy Team deferred further consideration of this matter until the next meeting.	April 2022	Ian Duncan Executive Manager Infrastructure iduncan@walga.asn.au 9213 2031
Gascoyne C	2021 19 February Zone Agenda Item 5.4 Issues with the DRFAWA Claims and Approvals Process	That the Gascoyne Country Zone recommend WALGA request DFES to form a working group of participants from affected Shires to review the current process and report back on outcomes and solutions.	Data has been collected from a sample of Councils that have recently suffered declared disasters and is being analyzed to inform engagement with DFES.	Ongoing	Ian Duncan Executive Manager Infrastructure iduncan@walga.asn.au 9213 2031
Gascoyne C	2019 March 22 Zone Agenda Item 5.2 Restricted Access Vehicle Operating Condition	That the Gascoyne Zone request WALGA to: 1. Advocate for thorough consultation with the Local Government sector regarding alternative approaches to the CA07 operating condition; and, 2. Establish a Working Group consisting of representatives from MRWA, WALGA, LGIS, DoT and the Local Government sector incorporating at least one member from each affected WALGA Zone to consider alternative approaches.	The RAV Access working group met by teleconference in early December. Based on the resolution of this meeting a letter detailing Local Government expectations was sent to Main Roads WA. The Association discussed this matter with Main Roads WA in November 2020. They are engaging with the State Solicitors Office prior to a proposed consultation with Local Government concerning a proposed approach. WALGA has subsequently met with Main Roads who confirm that the status quo remains until further notice.	Ongoing	Ian Duncan Executive Manager Infrastructure iduncan@walga.asn.au 9213 2031

<p>Gascoyne C</p>	<p>2021 25 June Zone Agenda Item 8.1 Road Closures</p>	<p>That WALGA be tasked to compile a guidance note on the drafting of a local law to apply fines to drivers ignoring road closure signage and on the use of the Traffic Administration Act to recover compensation for road damage.</p>	<p>This item is being considered by the Infrastructure Policy Team and the Governance Policy Team. Updates on progress will be provided to the Zone.</p>	<p>April 2022</p>	<p>Tony Brown Executive Manager Governance and Organisational Services 9213 2051 tbrown@walga.asn.au</p>
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Noted

6. STATE COUNCIL AGENDA – MATTERS FOR DECISION

(Zone delegates to consider the Matters for Decision contained in the WA Local Government Association State Council Agenda and put forward resolutions to Zone Representatives on State Council)

The full State Council Agenda can be found via link: [State Council Agenda - 4 May 2022](#)

The Zone is able to provide comment or submit an alternative recommendation that is then presented to the State Council for consideration.

Matters for Decision

5.1 Submission to Statutory Review of the Food Act 2008

That the submission to the Department of Health relating to the Statutory Review of the Food Act 2008 be endorsed.

5.2 Local Government Grant Scheme Funding

That WALGA advocates to the Minister for Emergency Services and the Fire and Emergency Services Commissioner for:

1. An allocation of Local Government Grant Scheme (LGGS) funding to undertake an audit of existing facilities, appliances, vehicles, and major items of equipment for both Local Government Volunteer Bushfire Brigades (BFB) and State Emergency Services (SES).
2. Following the completion of the audit, an allocation of funding through the Local Government Grant Scheme (LGGS) to prepare a Comprehensive Asset Management Plan that:
 - a. Aligns with the principles in the Department of Local Government, Sport and Cultural Industries' (DLGSC) Asset Management National Framework and Guidelines, and the Integrated Planning and Reporting Framework.
 - b. Forecasts the emergency response needs of communities across Western Australia over the next 10 years, to estimate the quantum of the facilities, appliances, vehicles, and major items of equipment that will be needed.
 - c. Outlines a 10 year forward plan of modifications, replacements and additions required.
 - d. Investigates the extent to which future BFB facilities can be co-located with other emergency services facilities.
3. The establishment of a Working Group involving WALGA, the Department of Fire and Emergency Services (DFES) and LGIS to oversee the preparation of the Comprehensive Asset Management Plan.
4. Support for the Comprehensive Asset Management Plan to be reviewed every five years.
5. Support for an increase in Local Government Grant Scheme (LGGS) funding to support the unsuccessful capital grants funding applications by Local Governments to the 2020 21 LGGS Capital Grants Committee.

5.3 Draft Active Travel to School Roadmap

That WALGA:

1. Endorses the Draft Active Travel to School Roadmap, subject to amending Urban Environment Initiative No 1 to “Consult local governments to identify sub-regional school transport challenges and amend existing planning guidelines and develop new guidelines where gaps exist”; and
2. Works with the Department of Transport to finalise the Roadmap and encourage Local Government participation in the initiatives identified where these offer solutions to the local issues encountered in each area.

Matters for Noting

- 6.1 Draft National Plan to End Violence Against Women and Children
- 6.2 Feedback on Community Disaster Resilience Strategy Discussion Paper
- 6.3 2021 CoastWA Local Government Survey
- 6.4 Update on draft WA Public Libraries Strategy
- 6.5 Local Emergency Management Arrangements (LEMA) Review Project
- 6.6 Comment on Draft Health Promotion Strategic Framework 2022-2026
- 6.7 Wooroloo Bushfire Independent Review Final Report
- 6.8 2022-23 Federal Budget Update
- 6.9 Local Government Emergency Management Survey Results

RESOLUTION

Moved: Mr John McCleary
Seconded: Cr Mira Vankova

That

1. **Supports all Matters for Decision as listed above in the 4 May 2022 State Council Agenda; and**
2. **Notes all Matters for Noting and Organisational Reports as listed in the 4 May 2022 State Council Agenda.**

CARRIED

7. EXECUTIVE REPORTS

7.1 State Councillor's Report to the Zone

In Cr Cheryl Cowell's absence, The Chair provided a brief update on the previous State Council meeting.

Noted

7.2 President's Report to the Zone

Max Bushell from WALGA summarised the President's Report.

Comment from Mr McCleary that the State Roads agreement with Local Government has some issues particularly around Aboriginal employment and recycled materials, in regard to sourcing and cost of those materials.

Noted

7.3 Gascoyne Development Commission

Chief Executive Officer, Tym Duncanson, provided an update to the Zone.

- Discussion and agreement from the zone on the draft Terms of Reference for the establishment of a Working Group with confirmation the zone is happy for President Cheryl Cowell being the zone representative on the working group. Requested that after each meeting an update be provided to the zone and agenda/minutes be provided as well as any confidential items that may impact individual Councils.

ACTION: Make update from Working Group Meeting a standing item on the zone agenda

Noted

7.4 Department of Local Government, Sport and Cultural Industries

Angele Gray provided an update to the Zone on DLGSC matters and will provide information on the various grants and funding available as an attachment to the minutes.

Noted

7.5 Roadwise Report

Samantha Adams, Road Safety Advisor, provided an update to the Zone. Report taken as read.

Noted

8. OTHER BUSINESS

Nil

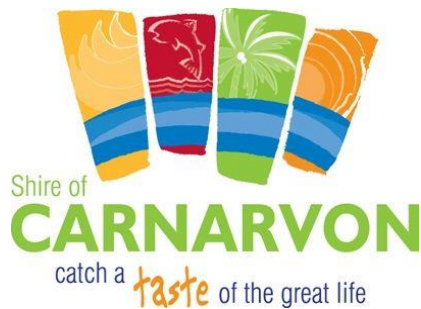
9. DATE, TIME AND PLACE OF NEXT MEETING

Zone Meeting	Type	Location
10:00am, Friday 24 June	In-Person	Shark Bay
10:00am, Friday 19 August	<i>Teleconference</i>	
10:00am, Friday 18 November	In-Person	Carnarvon

Next meeting: 10:00am, Friday 24 June 2022, hosted by the Shire of Shark Bay.

11. CLOSURE

There being no further business the Chair declared the meeting closed at **10:30 am**.



MINUTES

COMMUNITY GROWTH FUND COMMITTEE TO BE HELD IN COUNCIL CHAMBERS, STUART STREET CARNARVON ON FRIDAY 13TH MAY 2022 COMMENCING AT 9:00AM

1.0 ATTENDANCES AND APOLOGIES:

Cr Vandeleur	Chair/Councillor
Cr Maslen	Councillor
Cr Skender.....	Councillor
Cr Ferreirinha	Councillor
David Perry.....	Executive Manager Development & Community
Kate Medhurst	Executive Assistant Development & Community
Kristine Adcock.....	A/Community Services Coordinator

2.0 CONFIRMATION OF PREVIOUS MINUTES

- 2.1 Confirmation of Minutes of Meeting held on 23 March 2022
- 2.2 Confirmation of Minutes of Meeting held on 16 February 2022

CGFC 1/5/22

COMMITTEE RESOLUTION

Cr Maslen /Cr Skender

That the minutes of the Community Growth Fund Meetings held on 23 March 2021 and 16 February 2022 be confirmed as a true record of proceedings.

CARRIED
F4/AO

3.0 REPORTS:

3.1 COMMUNITY GROWTH FUND – MAJOR AND ICONC EVENTS APPLICATIONS

File No:	ADM0080
Date of Meeting:	13 May 2022
Location/Address:	3 Francis Street, Carnarvon
Name of Applicant:	1. Carnarvon Fishing Club Inc. – Carnar-FIN Fishing Competition 2. Carnarvon WindFest 3. Gascoyne Food Council Inc. – Gascoyne Food Festival
Name of Owner:	Shire of Carnarvon
Author/s:	Kristine Adcock, A/Community Services Coordinator
Declaration of Interest:	Nil
Voting Requirements:	Simple Majority
Previous Reports:	Nil
Schedules:	3.1 (a) Application from Carnarvon Fishing Club Inc. 3.1 (b) Application from Carnarvon Windfest 3.1 (c) Application from Gascoyne Food Council

Summary of Item:

1. To consider the Community Growth Fund Major and Iconic Events application submitted by Carnarvon Fishing Club Inc. for support of the Carnar-FIN Fishing Competition for \$10,000 per financial year from 2023 – 2026.
2. To consider the Community Growth Fund Major and Iconic Events application submitted by Carnarvon WindFest for support of the Carnarvon WindFest for \$10,000 per financial year from 2023 – 2027.
3. To consider the Community Growth Fund Major and Iconic Events application submitted by Gascoyne Food Council Inc. for \$10,000 to support the Gascoyne Food Festival to be held July to September 2022.

It is recommended that the Committee only approve to support the Carnar-FIN Fishing Competition and Carnarvon WindFest for 1 (one) year financial support due to the proposed policy changes and the uncertainty of future funding.

Statutory Environment:

The Council allocates a percentage of the gross yield of rates income each year to form the Community Growth Fund. The fund provides Shire of Carnarvon the opportunity to support and assist services, activities and programmes throughout the Shire.

Relevant Plans and Policy:

Shire of Carnarvon Community Growth Fund Policy C025.

Consultation:

The Community Growth Fund Committee members – who have delegated authority (Delegation 3023) as adopted by Council on 22 October 2019.

Council delegates its authority and power to the Community Growth Fund Committee to allocate the annual donations budget, subject to-

- (1) The donations granted not exceeding the allocation approved in the Adopted Budget; and
- (2) Compliance with any relevant Council policy.

Shire staff have reviewed the applications against the eligibility criteria, to inform this report.

Financial Implications:

There is a total of \$53,000 remaining for this funding round. This is the first and only funding round for the Major and Iconic Events Grant for the financial year of 2021/22.

Risk Assessment:

STEP 3 – Risk Tolerance Chart Used to Determine Risk

Consequence		Insignificant 1	Minor 2	Major 3	Critical 4	Extreme 5
Likelihood						
Almost certain	A	High	High	Extreme	Extreme	Extreme
Likely	B	Moderate	High	High	Extreme	Extreme
Possible	C	Low	Moderate	High	Extreme	Extreme
Unlikely	D	Low	Low	Moderate	High	Extreme
Rare	E	Low	Low	Moderate	High	High

Risk Category	Description	Rating (Consequence x likelihood)	Mitigating Action/s
Financial	Allocated budget amounts may vary significantly between each financial year.	Moderate	Only approve funding for 1 (one) year period.
Health & Safety	N/A		
Reputation	The community groups may be unhappy with short funding period and may make comments about the Shire.	Moderate	Ensure that the reasoning is correctly explained to each group with sufficient clarification.
Service disruption	N/A		
Compliance	Noncompliance of Community Growth Fund policy.	High	All applications are reviewed by Council staff to ensure they meet requirements set out in Community Growth Fund policy.
Property	N/A		
Environment	N/A		
Fraud	N/A		

Community & Strategic Objectives:

The Community Growth Fund accords with the following Shire desired outcomes as expressed in the *Community Strategic Plan 2018-2028*:

Goal 3: Social

Healthy, safe and resilient community, where everyone belongs.

ITEM	OUTCOMES AND STRATEGIES
3.3	Caring, self-reliant community
3.3.1	Support groups to deliver community-led initiatives and activities through liaison and grants

Comment:

Each application meets the eligibility criteria for Community Growth Fund, provides significant benefit to the wider community and have been previously supported by the Community Growth Fund.

OFFICER'S RECOMMENDATION:

1. That the Community Growth Fund Committee approve the application for \$10,000 ex GST from Carnarvon Fishing Club Inc to support the Carnar-FIN Fishing Competition for the 2022-2023 financial year only. Subject to the provisions outlined in the grant agreement.
2. That the Community Growth Fund Committee approve the application for \$10,000 ex GST from Carnarvon WindFest to support the Carnarvon WindFest event for the 2022-2023 financial year only. Subject to the provisions outlined in the grant agreement.
3. That the Community Growth Fund Committee approve the application for \$10,000 ex GST from Gascoyne Food Council Inc to support the Gascoyne Food Festival 2022. Subject to the provisions outlined in the grant agreement.

CGFC 2/5/22

COMMITTEE RESOLUTION

Cr Maslen /Cr Skender

That Meeting Procedures Local Law Pt 17.1 be suspended at 9.04am in order that Elected Members can clarify proposed budgets and the policy review.

CARRIED
F4/AO

CGFC 3/5/22

COMMITTEE RESOLUTION

Cr Maslen /Cr Ferreirinha

That Meeting Procedures Local Law Pt 17.1 be resumed at 9.14am.

CARRIED
F4/AO

CGFC 4/5/22

COMMITTEE RESOLUTION & OFFICER'S RECOMMENDATION:

Cr Maslen /Cr Skender

1. That the Community Growth Fund Committee approves the application for \$10,000 ex GST from Carnarvon Fishing Club Inc to support the Carnar-FIN Fishing Competition for the 2022-2023 financial year only. Subject to the provisions outlined in the grant agreement.
2. That the Community Growth Fund Committee approves the application for \$10,000 ex GST from Carnarvon WindFest to support the Carnarvon WindFest event for the 2022-2023 financial year only. Subject to the provisions outlined in the grant agreement.
3. That the Community Growth Fund Committee approves the application for \$10,000 ex GST from Gascoyne Food Council Inc to support the Gascoyne Food Festival 2022. Subject to the provisions outlined in the grant agreement.

CARRIED
F4/AO

5.0 CLOSURE:

The committee chair declared the meeting closed at 9.15am.



STABILISING OUR FINANCIAL POSITION

Shire of Carnarvon Revenue Strategy 2022

DISCLAIMER

This strategy is provided for information and guidance. It is subject to change as required by Council depending on annual and forecast budget pressures and other financial, community, and organisational requirements.

While care has been taken to ensure the content in the report is accurate, we cannot guarantee it is without flaws of any kind. There may be errors and omissions, or it may not be wholly appropriate for your particular purposes.

In addition, the publication is a snapshot in time based on historic and forecast information which is liable to change. The Shire of Carnarvon accepts no responsibility and disclaims all liability for any error, loss or other consequence which may arise from you relying on any information contained in this report.

VERSION

No.	Date	Status	Purpose
1.	08 May 2022	Preliminary draft	For Council review on 10 May 2022 Corporate Information Session
2.	12 May 2022	Final draft	For formal consideration by Council at the Ordinary Meeting of Council on 24 May 2022



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MESSAGE FROM THE SHIRE PRESIDENT

Council recognises that financial stability and sustainability is one of the highest and most pressing priorities and challenges facing the Shire of Carnarvon. Part of my mantra during the election was to stabilise our finances.

We acknowledge that our small ratepayer base cannot continue to sustain assets and that additional revenue streams are urgently needed to support programs that are needed, and often demanded by our community.

This revenue strategy aims to:

- Improve transparency by providing the community with clear and detailed information about the Shire's revenue sources and how they are calculated.
- Provide a guide for Council decision making when considering the Long-Term Financial Plan and annual budget.
- Project rates for the coming years to provide a level of certainty for ratepayers.
- Identify revenue sources other than rates to grow our revenue streams.

This is a living document and as it needs to be flexible to be able to respond to a changing external environment and to changes in community demand and expectations.

We welcome community feedback on this document.

I look forward to implementing the actions and strategies outlined in this document to enable Carnarvon to achieve its potential as a major regional centre and capital of the Gascoyne Region.

SUMMARY OF RECOMMENDATIONS

Recommendation One:

THAT COUNCIL PROVIDES FOR A RATE INCREASE OF 3.5% BASED ON THE FIVE-YEAR AVERAGE OF LGCI PLUS 2.5% FOR ASSET RENEWAL AS PART OF THE LONG-TERM FINANCIAL PLAN, NOTING THAT THE RATE WILL BE SUBJECT TO ANNUAL DELIBERATION.

Recommendation Two:

WHERE THERE IS AN END OF YEAR SURPLUS, COUNCIL WILL CONSIDER PLACING THAT SURPLUS INTO AN ASSET RENEWAL RESERVE.

Recommendation Three:

THAT COUNCIL CONSIDERS IMPLEMENTING A HIGHER DIFFERENTIAL RATE FOR MINING, SPECIAL-USE RURAL, COMMERCIAL, INTENSIVE HORTICULTURAL, AND INDUSTRIAL PROPERTIES WHICH IS REVIEWED ANNUALLY INCLUDING COMPARISON WITH COMPARABLE LOCAL GOVERNMENTS AND TO ENSURE EQUITY IN THE MARKET ENVIRONMENT.



Recommendation Four:

THAT COUNCIL WILL CONSIDER IMPLEMENTING SPECIAL AREA RATES AND/OR SPOT RATING FOR THE FOLLOWING:

- 1. Northwater:** To ensure that Northwater residents can enjoy the greater level of amenity such as access to the Fascine Waterway via watercraft; public open space and gardens, as planned by this development. The SAR would enable the Shire to better maintain that higher level of amenity.
- 2. Tourism nodes on the Quobba Gnaraloo Road:** The higher volume of traffic accessing the campgrounds and tourism nodes results in a significantly higher level of road maintenance on that specific road and hence cost.
- 3. Non-pastoral related uses on pastoral leases:** This includes tourism activities, intensive horticulture and non-station workers accommodation.
- 4. River and flood plain clean up:** To implement a clean-up of the river and flood plain area and to fund the specific management requirements of this unique area.

Recommendation Five:

COUNCIL WILL CHARGE FULL COST RECOVERY ON FEES AND CHARGES WHERE IT IS CONSIDERED FAIR AND EQUITABLE. COUNCIL WILL CONSIDER OFFERING CONCESSIONS ONLY WHERE THERE ARE SOUND AND CONSISTENT REASONS TO DO SO.

Recommendation Six:

COUNCIL WILL CONSIDER CORPORATE PLANNING, ASSET MANAGEMENT AND LONG-TERM FINANCIAL FORECASTING WHEN CONSIDERING THE USE OF BORROWINGS TO OVERCOME TIMING ISSUES AND / OR WHERE A BUSINESS CASE CAN DEMONSTRATE A CLEAR POSITIVE RETURN TO THE SHIRE.

Recommendation Seven:

COUNCIL WILL PROVIDE A CONCIERGE SERVICE TO SUPPORT EXISTING AND POTENTIAL BUSINESSES, INVESTORS, AND THE COMMUNITY TO UNDERSTAND AND NAVIGATE THE NUANCES OF LOCAL GOVERNMENT REGULATIONS BY PROVIDING A DEDICATED BUSINESS DEVELOPMENT OFFICER TO FACILITATE AND STREAMLINE THE DEVELOPMENT, PLANNING AND HEALTH APPROVALS PROCESSES.

Recommendation Eight:

COUNCIL WILL COMPLETE THE 'IMPACT OF INVESTMENT ON CARNARVON' MODELLING STUDY AND WORK WITH PROPONENTS AND RELEVANT AGENCIES TO UNDERSTAND AND REDUCE THE BARRIERS TO INVESTMENT.



Recommendation Nine:

COUNCIL WILL AUDIT THE CARRYING CAPACITY OF EXISTING UTILITIES, INCLUDING WASTE DISPOSAL, ELECTRICITY, WATER AND IDENTIFY WHAT INVESTMENT IS REQUIRED TO SUPPORT FUTURE DEVELOPMENT AND POPULATION GROWTH AND FACILITATE THOSE ITEMS.

Recommendation Ten:

COUNCIL WILL CONDUCT AN AUDIT OF RESIDENTIAL AND COMMERCIAL LAND OWNERSHIP/AVAILABILITY AND DEVELOP AN UNDERSTANDING OF DEVELOPMENT OPPORTUNITIES.

Recommendation Eleven:

COUNCIL WILL CONSIDER THE ALLOCATION OF RESOURCES TO DEVELOP A 5-YEAR ECONOMIC DEVELOPMENT STRATEGY FOR THE SHIRE OF CARNARVON BASED ON PRIORITIES IDENTIFIED IN THE COMMUNITY STRATEGIC PLAN, WHILE BALANCING THE TRIPLE BOTTOM LINE.

Recommendation Twelve:

COUNCIL WILL SEEK TO PROACTIVELY IDENTIFY AND INVESTIGATE OPPORTUNITIES FOR BUSINESS ACTIVITIES SUCH AS PROPERTY DEVELOPMENT, CAMPGROUNDS, AND COMMERCIAL LEASES, WHERE THOSE OPPORTUNITIES DO NOT UNFAIRLY COMPETE WITH EXISTING BUSINESSES OR DETER POTENTIAL BUSINESSES.

Recommendation Thirteen:

COUNCIL WILL DEVELOP A FULL RANGE OF PRIORITY 'SHOVEL READY' PROJECTS SUPPORTED BY BUSINESS CASES AND QS COSTINGS TO ENABLE STRATEGIC, RESPONSIVE AND QUALITY GRANT APPLICATIONS TO BE PREPARED THAT FURTHER THE COUNCIL'S OBJECTIVES.

Recommendation Fourteen:

COUNCIL WILL ACCEPT CONDITIONAL CAPITAL GRANTS IF THEY CONTRIBUTE TO ACHIEVING THE IDENTIFIED STRATEGIC OUTCOMES OF THE SHIRE. THE WHOLE OF LIFE COSTS WILL BE CLOSELY EXAMINED TO ENSURE LONG TERM SUSTAINABILITY OF THE SHIRE'S OPERATING RESULT.



Recommendation Fifteen:

COUNCIL WILL ENSURE THAT SERVICES THAT ARE FUNDED BY OPERATING GRANTS WILL BE DELIVERED IN LINE WITH THE LEVEL OF FUNDING PROVIDED. ANY DECREASE IN FUNDING WILL HAVE AN EQUAL DECREASE IN SERVICE DELIVERY UNLESS OTHERWISE SPECIFICALLY DETERMINED BY COUNCIL.

Recommendation Sixteen:

COUNCIL WILL INVEST ANY SURPLUS FUNDS AT THE HIGHEST AVAILABLE INTEREST RATE WHILE ENSURING COMPLIANCE WITH FINANCIAL MANAGEMENT REGULATIONS AND BALANCING RISK IN LINE WITH COUNCIL POLICY CP11.

PURPOSE

The purpose of this report is to articulate and publicly share Council's revenue strategy. Developing a revenue strategy requires Council to strike a balance between competing principles to determine a mixture of rates, grants, fees and charges and other income that provides the income needed for its annual budget and long-term financial plan while meeting the tests of equity, efficiency, and simplicity.

This revenue strategy will be used as an informing document for the Corporate Business Plan and the Long-Term Financial Plan. The key principle of the planning process is to provide for the future aspirations of the local government and a path to achieve them. Strategic outcomes are supported by the identification and planning of all financial, human resource, asset and infrastructure requirements and income opportunities over the longer term.

In relation to revenue raising, the following facilitating objectives are most applicable:

- Promote the social, economic, and environmental viability and sustainability of the Shire;
- Ensure the equitable imposition of rates and charges; and
- Ensure transparency and accountability in Council decision making.

This revenue strategy will assist the Shire of Carnarvon in developing longer term revenue streams and in ensuring rates and fees are being set in a consistent and clear manner. This strategy will also consider the ongoing support from other levels of government through grant funds which provides significant revenue to support the Shire of Carnarvon financial performance and capacity.



PROVISION OF FUNDING TO LOCAL GOVERNMENTS – FINANCIAL ASSISTANCE GRANTS

The funding provided to local governments is allocated based on horizontal equalisation to ensure that each local government in the State is able to function at a standard not lower than the average standard of other local governments.

All local governments are entitled to receive at least the minimum grant. That minimum grant cannot be less than 30 per cent of what the local government would receive if all grants were allocated on a per capita basis.

Balanced Budget

The balanced budget approach has been used to calculate General Purpose Grants since 1994. The grants commission calculates the equalisation requirement of each local government by assessing the revenue raising capacity and expenditure need of each local government.

The equalisation requirement is the difference between the assessed expenditure need and the assessed revenue raising capacity of each local government. The grants commission has developed a range of cost adjustors (for example: location, population dispersion and socio-economic disadvantage) and these are included in calculating the standards to recognise the additional costs a local government faces due to its physical or demographic characteristics.

<https://www.dlgsc.wa.gov.au/local-government/local-governments/financial-assistance-grants#:~:text=The%20balanced%20budget%20approach%20has%20been%20used%20to,capacity%20and%20expenditure%20need%20of%20each%20local%20government>

Legislative Environment

Local Government Act 1995, s6.2. Local government to prepare annual Budget

Local Government Act 1995, s 1.7 Local public notice

Local Government Act 1995, s6.16. Imposition of fees and charges

Local Government Act 1995, s6.17. Setting level of fees and charges

Local Government Act 1995, s6.19. Local government to give notice of fees and charges

Local Government Act 1995, s 6.28 Basis of Rates

Local Government Act 1995, s 6.32 Rates and service charges

Local Government Act 1995 Section 6.3 Differential Rates

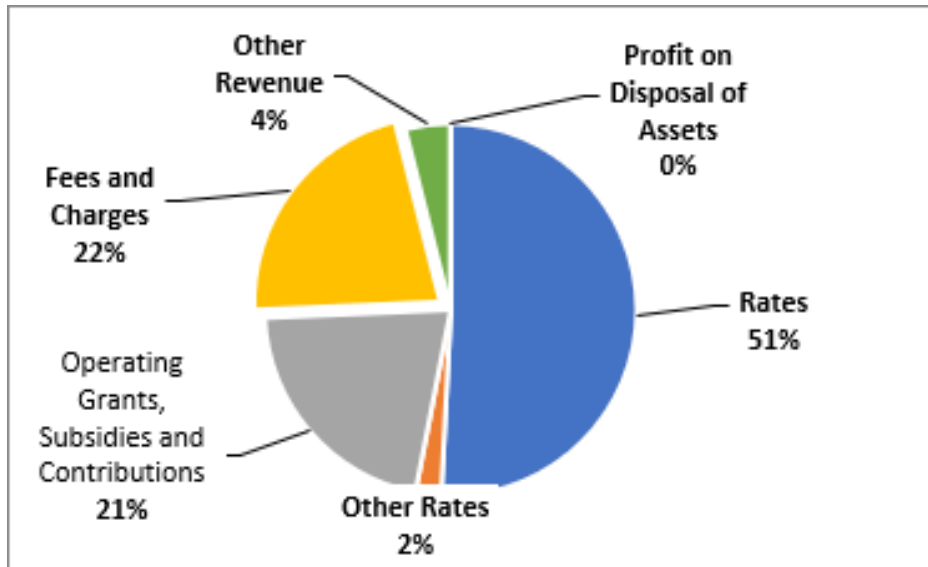
Local Government Act 1995, s 6.34 Limit on revenue or income from general rates

Local Government Act 1995, s 6.35. Minimum payment

Local Government Act 1995, s 6.36 Local government to give notice of certain rates

SOURCES OF REVENUE

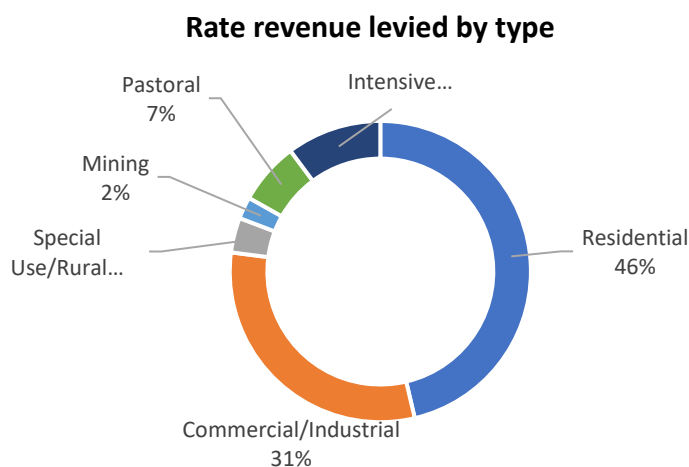
The graph below shows the percentage breakdown via the type of revenue that was budgeted in the 2021/2022 budget year for the Shire.



RATING

A rating strategy is the methodology by which Council systematically considers factors of importance that informs its decisions about the rating system. The rating system determines how Council will raise money from properties within the Shire. It does not influence the total amount of money to be raised, which occurs in the budget process, only the share of revenue contributed by each group/type of properties and not by individual properties.

The current rating structure at the Shire is as follows:



- **Properties valued by their Gross Rental Value**
 - Residential 50%
 - Commercial/Industrial 29%
 - Special Use/Rural 4%
- **Properties valued by their Unimproved Value**
 - Mining 2%
 - Pastoral 6%
 - Intensive/Horticulture 9%

It is incumbent upon Council to evaluate on a regular basis whether its rating system best satisfies the legislative objectives to which it must have regard and those objectives which Council believe are relevant.

There are a number of generally accepted principles of rating in local government:

- **Simplicity and Efficiency:**
The basis for the setting of rates should be simple and easily explained to ratepayers. The calculations should be easy to comprehend so not to obscure its rationale and reduce understanding. The rates system also needs to be efficient to administer reduced costs.
- **Equity:**
In theory, this would result in each ratepayer being rated fairly in relation to all other ratepayers. The Act has determined that the level of rate contributions will be linked to the ratepayer's property value. The property value is a proxy for wealth and therefore the Act seeks to establish an equitable or fair distribution of the rate burden. The valuation of properties is seen as an equitable way to determine the rate distribution as higher value properties will equally contribute a higher distribution of rates.
- **Capacity to Pay:**
The value of property is not always the best indication of the capacity to pay. The value of a ratepayer's property is only a proxy for capacity to pay. Ownership can span over many cycles and well into retirement. Accumulated property values over time can distort the relationship between income and property wealth. In recognition of this, the Act has provided the Council with the ability to grant deferrals e.g., Pensioner rebates and deferrals. Regardless of a ratepayer's property ownership level there is a limit on the capacity of most ratepayers to contribute to services through property rates. This limit should be considered when setting the level of rates to meet the community needs and expectations.
- **Compliance:**
The Council has an obligation to apply its discretionary rating powers within the framework of the Local Government Act 1995 to seek to maximise opportunities to derive rates for the benefit of the community.

RATING FRAMEWORK

The provisions contained within the Local Government Act govern Council in the raising of rates.

Rates are calculated by multiplying the valuation of a property by the adopted “rate in the dollar”. The “rate in the dollar” is a number that is determined by the Council each year and used as a multiplier to calculate the rates payable for each property and the total rates yield.

Property valuations are set by the Valuer Generals Office and will be either the Unimproved Valuation (UV), for properties that are used predominantly for rural purposes, or Gross Rental Valuation (GRV) which applies to properties that are used predominantly for non-rural purposes.

Under section 6.32 of the *Local Government Act 1995*, when adopting the annual budget, a local government is required to impose a general rate on rateable land in the district in order to make up any budget deficiency.

The general rates are determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure that is required over the long term to meet the operating needs of the Shire. The operating needs of the Shire utilising full accrual accounting includes an estimate of the use of long-lived assets (depreciation).

A balanced operating position or small surplus operating position over the long term will ensure long term sustainability of the Council and the ability to replace its existing assets at the optimal intervention periods.

Financial sustainability of local governments has become a large focus for Western Australian Local Governments in recent time. More importance is being placed on asset management and long-term financial sustainability of those assets. The ability for a local government to have the financial capacity to replace or maintain assets at the optimum intervention period to ensure service levels can be maintained will become one of the primary performance indicators for local government. A Long-Term Financial Plan over a 10-year timeframe is required to be prepared by local governments. A revenue strategy will assist in ensuring that the local government is sustainable and meeting the objectives of its community.

Types of Valuation

Gross Rental Value (GRV)

The term gross rental value (GRV) is defined in the Valuation of Land Act 1978 and is simply the gross annual rental that the property might generate on condition that the landlord is liable for all rates, taxes, and other charges.

General valuations are revised and provided by the Valuer Generals Office every 3-5 years. Large valuation changes can occur during this period, so an adjustment in the “rate in the dollar” is normally required to ensure the dollar yield is in line with any increase in yield sought by the Council.

Unimproved Value (UV)

Unimproved Value is defined in the Valuation of Land Act 1978 and is summarised as “value of the land that could be expected to be realised upon its sale whilst not taking into account the value of any improvements (i.e., Buildings, structures, landfill, etc)”. Unimproved Valuations are revised and provided by the Valuer Generals Office annually. This may require an annual adjustment by the local



government of the “rate in the dollar” in each budget to ensure that actual dollar yield is in line with the increase sought by the Council.

Uniform General Rates

The Shire currently sets a general rate in the dollar for the GRV and UV valuation categories. This is termed a uniform general rate in the dollar and would apply to all properties within the valuation type regardless of location or land use. A local government may impose a general minimum payment on each valuation method (and within each differential category). This results in all properties paying at least the minimum payment regardless of the property’s valuation. A lesser minimum may also be imposed on any portion of the district. The Shire currently has a lesser minimum for predominantly vacant land that receives a lesser service by the provision of roads or other basic services.

The Act restricts the maximum number of properties attracting a minimum payment to no more than 50% of the total rated properties. In addition, the number of properties with a minimum payment within each GRV and UV category cannot be greater than 50% of the number of rated properties within each category.

Rating Comparisons

The following comparisons were carried out in September 2021. Shires were selected for comparison based on their proximity (i.e., in the Gascoyne) and for the similarity in size or nature of service and community.

2021 / 2022

UNIMPROVED (PASTORAL/RURAL)		VALUE (UV)
	Shires	UV C/\$
1	Ashburton	0.1850
2	Shark Bay	0.146078
3	Carnarvon	0.1111
4	Exmouth	0.0836
5	Cue	0.078631
6	Meekatharra	0.074462
7	Derby	0.0728
8	Sandstone	0.06088
9	Upper Gascoyne	0.046865
10	Murchison	0.03874
11	Geraldton	0.007654

		MINIMUM UV Pastoral/Rural
	Shires	Min Rural Rate (20/21)
1	Ashburton	\$1,263
2	Carnarvon	\$1,158.58
3	Geraldton	\$1,027
4	Shark Bay	\$943
5	Exmouth	\$750
6	Derby	\$610
7	Murchison	\$600
8	Cue	\$463
9	Upper Gascoyne	\$412
10	Meekatharra	\$350

MINING UNIMPROVED VALUE (UV)

	Shires	UV C/\$
1	Ashburton	0.36957
2	Cue	0.290984
3	Shark Bay	0.290926
4	Sandstone	0.26891
5	Murchison	0.26543
6	Carnarvon	0.24512
7	Meekatharra	0.19610
8	Upper Gascoyne	0.18109
9	Exmouth	0.16760
10	Geraldton	0
11	Derby	0

MINIMUM Mining

	Shires	Min Mining Rate (2020 / 2021)
1	Ashburton	\$1,263
2	Shark Bay	\$943
3	Murchison	\$600
4	Cue	\$463
5	Upper Gascoyne	\$450
6	Carnarvon	\$400
7	Meekatharra	\$350
8	Sandstone	\$345
9	Exmouth	\$250
10	Geraldton	\$0

GROSS RENTAL VALUE

	Shires	UV C/\$
1	Geraldton	0.151128
2	Derby	0.129135
3	Carnarvon	0.11120
4	Cue	0.109067
5	Shark Bay	0.105926
6	Ashburton	0.10236
7	Upper Gascoyne	0.088935
8	Meekatharra	0.088869
9	Exmouth	0.07870
10	Sandstone	0.06576
11	Murchison	0

MINIMUM GRV

	Shires	Min GRV Rate (2020 / 2021)
1	Derby	\$1,320
2	Carnarvon	\$1,158.58
3	Geraldton	\$1,027
4	Ashburton	\$1,010
5	Exmouth	\$950
6	Shark Bay	\$898
7	Cue	\$463
8	Meekatharra	\$400
9	Upper Gascoyne	\$206
10	Sandstone	\$200

Shire of Carnarvon Trends

The Shire has traditionally referenced the current budget deficiency and the Consumer Price Index (CPI) when debating the merits of general rate increases. The CPI is a good indicator of the increase in the cost of household items however, Local Governments are an infrastructure intensive business with significant long-lived assets that require a more long-term view of the rate revenue that is required.



The Local Government Cost Index (LGCI) developed for this purpose in 2006 has been widely and effectively used within the sector.

The WALGA Economic Briefing (March 2022, p.11) states the following:

“LGCI grew 1.7% for the quarter to reach 4.5% annualised growth, the highest since 2008. This annual increase of the LGCI is in-line with the Perth CPI (excluding volatile items) annual growth of 4.72%.”

The LGCI is developed from the weighted average of the following indices published by the Australian Bureau of Statistics (ABS).

LGCI	Weight
Employee costs	35.0%
Materials and contracts	28.5%
Furniture	0.4%
Non-residential building	4.7%
Machinery and Equipment	4.6%
Non-road infrastructure	9.3%
Road and bridge construction	10.2%
Utilities	3.2%
Insurance	1.2%
Other	2.9%
Local Government Costs	100.0%

Source – WALGA, March 2022

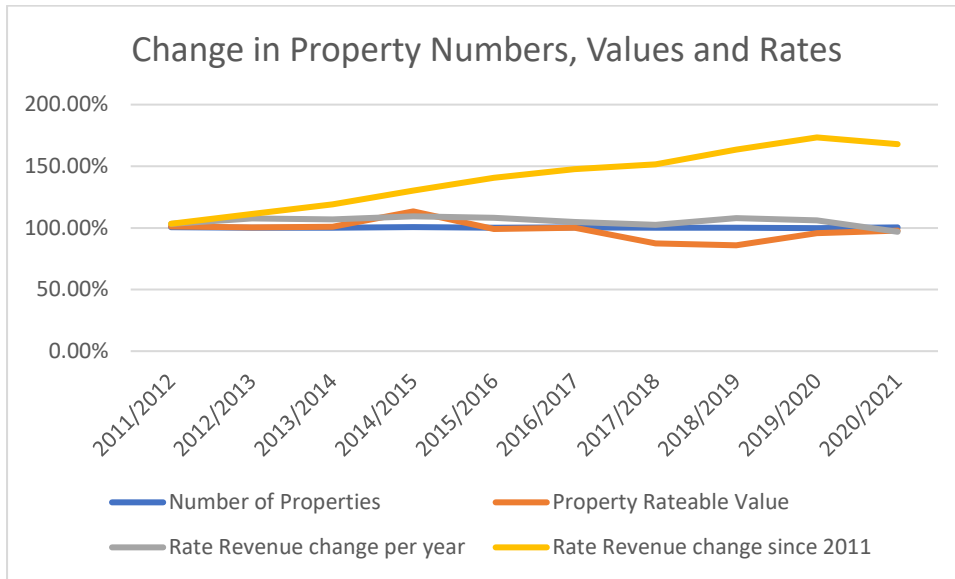
WALGA recommends caution using the LGCI given the volatility of the current economic environment however, it does provide another tool.

The LGCI addresses changes in the cost of providing existing services but does not address the financial consequences of changes in scope (cost-shifting) or any increases in community demand for new or improved services. Equally, it does not address underlying operating deficits as faced by the Shire. However, neither does it consider efficiency gains that may result from shared resources or new technology, for example, or the elimination of services.

To maintain all assets and replace assets at their optimum intervention period, rate increases may be required in the future. Service levels of assets will be reviewed in the future to ensure the correct assets are maintained at the correct level to service the needs of the community.

Attention has shifted to asset renewal as assets are wearing out. Traditionally the financial planning for the replacement of those assets has been inadequate resulting in unplanned expenditure or loss of service level.

Below is a graph showing rate increases since the 2010/11 financial year on a year-by-year basis.



Budget Considerations

Council is committed to enhancing the quality of life for current and future generations. Council is, however, faced with balancing its service levels, the needs, and expectations of the community with the setting of appropriate rates and charges to adequately resource its roles and responsibilities.

Each year Council establishes the maintenance needs of its assets and infrastructure and the community services and facilities that will be provided in the next financial year.

The rate revenue required to meet expenditure needs is calculated considering other sources of income. Rate revenue forms an increasingly important part of Council's total revenue. Council currently receives approximately 51% of its total operating revenue from rates.

Benefit Principle

Whilst it is acknowledged that not all ratepayers will directly use all the services provided by Council, the programs and services are provided to deliver an improved quality of life for the whole community.

The application of the benefit principle is difficult in practice because of the complexity and, in some cases, impossibility of measuring the relative levels of access and consumption across the full range of Shire services. The analysis of benefit is often reduced to arguments of what services are consumed by town versus rural, commercial versus residential and ratepayers versus non-resident ratepayers.

For example, it might be argued that rural ratepayers derive less benefit from library services or street lighting than their town counterparts, but the reverse argument may be applied with respect to the cost of repairing and maintaining rural roads that are seldom travelled on by residential ratepayers. A non-resident ratepayer may also have no interest in the services that the Shire provides as they cannot access these services.

A simplistic determination of rates based upon where services are located ignores the following points:

- Some services are not location-specific



- Access is not synonymous with consumption
- Residents can travel or use technology to access some services
- Service levels provided in different locations within the Shire have different costs

Rates are wealth-based, calculated on the valuation of each property. There is a general correlation that all things being equal, property values reflect relative access to municipal services.

Rating Methods

Differential

As an alternative to setting a uniform general rate for each valuation method a local government may apply different rates in the dollar within each category. The Shire currently uses differential rates for UV properties (mining, pastoral leases, and intensive horticulture).

2021/2022 Budget

Differential general rate or general rate	Rate in \$	Minimum Rate
GRV Residential	11.1200	1158.58
GRV Commercial/Industrial	10.3000	1158.58
GRV Special Use/Rural	11.1200	1158.58
UV Mining	24.512	\$400
UV Pastoral	6.00	\$1158.58
UV Intensive Horticultural	1.5759	\$1158.58

Council, each year, could consider differential rates on other rating categories such as, special rural, commercial, and industrial as the land is zoned to allow for purposes whereby the use of the land is different to the predominant residential GRV.

Restrictions apply to ensure that the rate in the dollar, which is imposed, is not without the approval of the Minister, a rate that is more than twice the lowest differential. In addition, the local government is to ensure that no more than 50% of the total rated properties in each differential category are minimum payments.

Before imposing differential rates and differential minimum payments, a local government under Section 6.36 of the Act must give local public notice of its intention to do so. Section 6.36(3)(c) of the Act also requires a document describing the objects and reasons for each proposed differential rate to be made available for public inspection.



Specified Area and Spot Rating

The Act permits the raising of a specified area rate in addition to a general rate. This type of rate is used to fund specific work undertaken for a specific portion of the district. The funds derived from a specified area rate must be applied to the purpose for which the rate was imposed.

Specified area rates are used as a funding source for defined projects within a limited area. The Shire currently applies a Specified Area Rate for the Coral Bay Refuse Site Maintenance only. The SAR applied in 2021/2022 is 0.0683299 cents in the dollar to all rateable properties within Coral Bay for the maintenance of the Coral Bay Refuse Site. This is to achieve equity whereby Carnarvon residents pay for the waste services as a specific “service charge” which includes partial offset of the cost of the Browns Range Waste Facility, whereas Coral Bay residents do not pay for that service, therefore the SAR is charged to offset the cost of the Coral Bay Refuse site.

Residential developments constructed with a higher level of amenity than the surrounding suburbs may attract a specified area rate where specific services are provided by the local government to a defined part of the community that are not otherwise available to or benefit the wider community. Options include:

- 1. Northwater:** To ensure that Northwater residents can enjoy the greater level of amenity such as access to the Fascine Waterway via watercraft, public open space and gardens, as planned by this development. The SAR would enable the Shire to better maintain that higher level of amenity.
- 2. Tourism nodes on the Quobba Gnaraloo Road:** The higher volume of traffic accessing the campgrounds and tourism nodes results in a significantly higher level of road maintenance on that specific road and hence cost.
- 3. Non-pastoral related uses on pastoral leases:** This includes tourism activities, intensive horticulture and non-station workers accommodation.
- 4. River and flood plain clean up:** To implement a clean-up of the river and flood plain area and to fund the specific management requirements of this unique area.

Current estimates (April 2022) are that to continue ‘business as usual’ rates will need to increase in the vicinity of 3.5% per year (based on average the last five years’ Local Government Cost Index - see p.12 for further explanation of the LGCI). Any increases above that could be used to address the anticipated underlying need and directed towards asset renewal. The recommendation is that Council sets rate increases at 2.5% percent above the ‘business as usual’ approach with the additional income to be spent on closing the asset management gap and possibly maintaining a small surplus net operating position.

Recommendation One:

THAT COUNCIL PROVIDES FOR A RATE INCREASE OF 3.5% BASED ON THE FIVE-YEAR AVERAGE OF LGCI PLUS 2.5% FOR ASSET RENEWAL AS PART OF THE LONG-TERM FINANCIAL PLAN, NOTING THAT THE RATE WILL BE SUBJECT TO ANNUAL DELIBERATION.



Recommendation Two:

WHERE THERE IS AN END OF YEAR SURPLUS, COUNCIL WILL CONSIDER PLACING THAT SURPLUS INTO AN ASSET RENEWAL RESERVE.

Recommendation Three:

THAT COUNCIL CONSIDERS IMPLEMENTING A HIGHER DIFFERENTIAL RATE FOR MINING, SPECIAL-USE RURAL, COMMERCIAL, INTENSIVE HORTICULTURAL, AND INDUSTRIAL PROPERTIES WHICH IS REVIEWED ANNUALLY INCLUDING COMPARISON WITH COMPARABLE LOCAL GOVERNMENTS AND TO ENSURE EQUITY IN THE MARKET ENVIRONMENT.

Recommendation Four:

THAT COUNCIL WILL CONSIDER IMPLEMENTING SPECIAL AREA RATES AND/OR SPOT RATING FOR THE FOLLOWING:

- 1. Northwater:** To ensure that Northwater residents can enjoy the greater level of amenity such as access to the Fascine Waterway via watercraft, public open space and gardens, as planned by this development. The SAR would enable the Shire to better maintain that higher level of amenity.
- 2. Tourism nodes on the Quobba Gnaraloo Road:** The higher volume of traffic accessing the campgrounds and tourism nodes results in a significantly higher level of road maintenance on that specific road and hence cost.
- 3. Non-pastoral related uses on pastoral leases:** This includes tourism activities, intensive horticulture and non-station workers accommodation.
- 4. River and flood plain clean up:** To implement a clean-up of the river and flood plain area and to fund the specific management requirements of this unique area.

FEES AND CHARGES

Broadly speaking, where benefits of services do not flow across the whole community a user fee or charge may be more appropriate than an increase in rates. There are a number of items that will assist Council to determine fees and charges:

- Council should have clear policies in place for charges and concessions.
- Charges can be used to influence behaviour to help meet Council's objectives. They should not be seen solely as a means to generate income.
- Charges should be transparent in how they are set and be able to explain their charging decision to the public
- Charges should form part of overall financial management.

Many factors are used in setting charges including identifying the charging options, assessing their impact on services and the people that use them, and making comparisons with other providers or local governments.



As a general rule it is important to try to recover the full cost of the service from the recipients.

Examples of this for the Shire is the Airport and Waste Services where long-term operating costs need to be factored into the cost of the services.

Full cost recovery in some instances is not practical or appropriate, for example, at the Aquatic Centre. There should be sound and consistent reasons why fees do not recover costs. Reasons for providing concessions may include social benefits, capacity to pay or the perceived decline in patronage if the service was at full cost recovery.

The Shire is also responsible for charging fees for services that are prescribed in legislation. This will include fees such as building license fees, development applications and animal registration fees. As this is a prescribed fee, the amount as determined by legislation will apply.

Recommendation Five:

COUNCIL WILL CHARGE FULL COST RECOVERY ON FEES AND CHARGES WHERE IT IS CONSIDERED FAIR AND EQUITABLE. COUNCIL WILL CONSIDER OFFERING CONCESSIONS ONLY WHERE THERE ARE SOUND AND CONSISTENT REASONS TO DO SO.

BORROWINGS

Council should be aiming to achieve a small operating surplus on average over time. If this can be achieved, then there should only be the need for borrowings to overcome timing mismatches between income and expenditure for asset renewal. Unless the Shire is generating large operating surpluses it will need to raise additional borrowings to purchase new and additional assets.

(Comrie, 2013) states that providing the long-term financial plan can show that long-run revenue exceeds long-run costs then there is no reason why debt should not be used if needed to overcome timing imbalances between expenditure outlays and revenue inflows.

Borrowings should also be considered when the long-term return to Council is positive. Borrowings for business opportunities should be considered that will assist in cash flow. Business cases will be required for any proposed trading undertaking and should fully consider the impacts if borrowings are proposed.

(Comrie 2013) makes the point that Council should aim not for low levels of debt per se but for responsible use of debt that helps deliver cost-effective and inter-generationally equitable service levels.

Recommendation Six:

COUNCIL WILL CONSIDER CORPORATE PLANNING, ASSET MANAGEMENT AND LONG-TERM FINANCIAL FORECASTING WHEN CONSIDERING THE USE OF BORROWINGS TO OVERCOME TIMING IMBALANCES AND/OR WHERE A BUSINESS CASE CAN DEMONSTRATE A CLEAR POSITIVE RETURN TO THE SHIRE

GROWING THE BASE – ECONOMIC DEVELOPMENT AND DIVERSIFICATION

The Shire has long recognised that our financial stability is intrinsically linked to economic growth and diversification. The size of the Shire’s asset holdings cannot be maintained by our current population of approximately five thousand people and our current business and industry base. Therefore, this strategy articulates and recommends an aggressive economic development and diversification focus on investment attraction, business retention and expansion, industry development, strategic infrastructure and place making and activation.

Specific activities recommended include:

- Promotion of Carnarvon as a ‘place of choice’ to invest and do business;
- Developing Investment Attraction materials and online tools for branding and promoting specific opportunities;
- Facilitating new commercial developments on appropriately zoned land;
- Identifying and pursuing specific opportunities to strengthen existing industry sectors and broaden the economic base;
- Facilitating and encouraging:
 - improved access to business development skills and knowledge in partnership with the Carnarvon Chamber of Commerce and Industries;
 - local purchasing through promotion of local businesses;
 - local enterprise networks;
 - collaboration between the Shire and relevant stakeholder organisations; and
 - business culture that supports weekend trading to assist with tourism growth and an ‘open for business’ aesthetic.
- Developing relationships with local industry groups to better understand issues and opportunities to support industry growth and advocacy efforts;
- Exploring potential for further strategic partnerships and formalisation of collaboration/networks, particularly in the tourism, renewable resources, aquaculture, agriculture, construction, and retail industries;
- Facilitating engagement with Federal and State government representatives to advocate key industry sector opportunities and challenges;
- Working with stakeholders to identify future strategic economic infrastructure needs of industry, business and the community;
- Advocating for public and private investment in infrastructure (including public/private partnerships) to seize opportunities for development of our key industry sectors;
- Capitalising on regional advantages by advocating funding for establishment of health, education and recreational infrastructure that encourages retention and attraction of residents;

- Reviewing land use and building controls and timing for land release and servicing strategies;
- Engaging with stakeholders to inspire activities and events which recognise the qualities and uniqueness of towns and specific places;
- Partnering with business owners and managers to focus positive activity onto streets and public spaces;
- Encouraging events and cultural activities that help activate/enliven local towns and tourist precincts;
- Encouraging property owners to improve and maintain their facades; and
- Preparing and implementing physical and cultural improvements to key tourist and business precincts.

Recommendation Seven:

COUNCIL WILL PROVIDE A CONCIERGE SERVICE TO SUPPORT EXISTING AND POTENTIAL BUSINESSES, INVESTORS, AND THE COMMUNITY TO UNDERSTAND AND NAVIGATE THE NUANCES OF LOCAL GOVERNMENT REGULATIONS BY PROVIDING A DEDICATED BUSINESS DEVELOPMENT OFFICER TO FACILITATE AND STREAMLINE THE DEVELOPMENT, PLANNING AND HEALTH APPROVALS PROCESSES.

Recommendation Eight:

COUNCIL WILL COMPLETE THE 'IMPACT OF INVESTMENT ON CARNARVON' MODELLING STUDY AND WORK WITH PROPONENTS AND RELEVANT AGENCIES TO UNDERSTAND AND REDUCE THE BARRIERS TO INVESTMENT.

Recommendation Nine:

COUNCIL WILL AUDIT THE CARRYING CAPACITY OF EXISTING UTILITIES, INCLUDING WASTE DISPOSAL, ELECTRICITY, WATER AND IDENTIFY WHAT INVESTMENT IS REQUIRED TO SUPPORT FUTURE DEVELOPMENT AND POPULATION GROWTH AND FACILITATE THOSE ITEMS.

Recommendation Ten:

CONDUCT AN AUDIT OF RESIDENTIAL AND COMMERCIAL LAND OWNERSHIP/AVAILABILITY, AND DEVELOPMENT AN UNDERSTANDING OF DEVELOPMENT OPPORTUNITIES.

Recommendation Eleven:

COUNCIL WILL CONSIDER THE ALLOCATION OF RESOURCES TO DEVELOP A 5-YEAR ECONOMIC DEVELOPMENT STRATEGY FOR THE SHIRE OF CARNARVON BASED ON PRIORITIES IDENTIFIED IN THE COMMUNITY STRATEGIC PLAN, WHILE BALANCING THE TRIPLE BOTTOM LINE.

BUSINESS ACTIVITIES

The Shire may derive revenue from business activities such as property development, campgrounds, and commercial leases. In general, the conduct of these activities is governed by the principles outlined in section 3.59 of the *Local Government Act 1995*. The Shire will seek to proactively identify those opportunities for investigation and consideration.

Commercial leases will be entered into by Council utilising an independent valuation to determine the consideration. Concessions or a discount may only be considered by Council if the lease will achieve longer term strategic outcomes for the Council.

Recommendation Twelve:

COUNCIL WILL SEEK TO PROACTIVELY IDENTIFY AND INVESTIGATE OPPORTUNITIES FOR BUSINESS ACTIVITIES SUCH AS PROPERTY DEVELOPMENT, CAMPGROUNDS, AND COMMERCIAL LEASES, WHERE THOSE OPPORTUNITIES DO NOT UNFAIRLY COMPETE WITH EXISTING BUSINESSES OR DETER POTENTIAL BUSINESSES.

GRANTS

The Shire's grants income is a vital and significant revenue stream for this Shire. Grants allow for upgrades to assets and for providing new assets. The current and forecast rates revenue of this Shire would not be able to fund the provision of major new infrastructure or upgrades to existing infrastructure. Grants also provide for targeted programs and activities to meet community need such as youth programs and community events.

Grants are usually announced with little prior notice and a short lead time for preparing a competitive application that is focused on strategic priorities and has robust costings and supporting documentation usually required, such as a business case, risk management plan, procurement plan, project plan etc. It is essential that the Shire has a 'library' of projects to enable a more responsive, strategic, and planned approach to applications for funding.

Grants are often provided to Local Governments with conditions attached to what, where and how the money may be spent. Grants provided for new infrastructure could, and often do have, a detrimental long-term impact on operating costs through increased depreciation and/or maintenance. The Shire needs to carefully consider accepting grants that may add to the long-term operating result of the Council.

Operating grants for funded programs may also have detrimental long-term effects if grants are provided for a community project. If the funding ceases to be provided in the future, there may be a community demand and expectation upon the Shire for the service to be retained. To ensure cost-shifting between levels of government, operational services provided by grant funds will be delivered in comparison to the level of funding provided.



Recommendation Thirteen:

COUNCIL WILL DEVELOP A FULL RANGE OF PRIORITY ‘SHOVEL READY’ PROJECTS SUPPORTED BY BUSINESS CASES AND QS COSTINGS TO ENABLE STRATEGIC, RESPONSIVE AND QUALITY GRANT APPLICATIONS TO BE PREPARED THAT FURTHER THE COUNCIL’S OBJECTIVES.

Recommendation Fourteen:

COUNCIL WILL ACCEPT CONDITIONAL CAPITAL GRANTS IF THEY CONTRIBUTE TO ACHIEVING THE IDENTIFIED STRATEGIC OUTCOMES OF THE SHIRE. THE WHOLE OF LIFE COSTS WILL BE CLOSELY EXAMINED TO ENSURE LONG TERM SUSTAINABILITY OF THE SHIRE’S OPERATING RESULT.

Recommendation Fifteen:

COUNCIL WILL ENSURE THAT SERVICES THAT ARE FUNDED BY OPERATING GRANTS WILL BE DELIVERED IN LINE WITH THE LEVEL OF FUNDING PROVIDED. ANY DECREASE IN FUNDING WILL HAVE AN EQUAL DECREASE IN SERVICE DELIVERY UNLESS OTHERWISE SPECIFICALLY DETERMINED BY COUNCIL.

INTEREST

The Shire will invest any surplus cash on hand in line with Council Policy CP11. The Shire will generally balance a conservative approach to investment to ensure the Shire’s funds are protected while maximising return via interest.

Recommendation Sixteen:

COUNCIL WILL INVEST ANY SURPLUS FUNDS AT THE HIGHEST AVAILABLE INTEREST RATE WHILE ENSURING COMPLIANCE WITH FINANCIAL MANAGEMENT REGULATIONS AND BALANCING RISK IN LINE WITH COUNCIL POLICY CP11.

CONCLUSION

The sixteen recommendations in this report provide a framework for Council in strategic decision-making that progresses the financial sustainability and stabilisation of the Shire and in allocation of resources. This strategy will also guide the administration in relation to aligning operations to the strategic intent of Council in relation to achieving the objectives as set out in this document.

This document represents a point in time, and as the external and internal environment evolves and changes, it is important this document and its strategies and recommendations are reviewed and amended to ensure the Shire of Carnarvon continues to have a focus on financial sustainability.



REFERENCES AND ACKNOWLEDGEMENTS:

1. Comrie, John, *In Our Hands: Strengthening Local Government Revenue for the 21st Century* (Sydney: ACELG, 2013)

2. Department of Local Government, Sport and Cultural Industries – Financial Assistance Grants

<https://www.dlgsc.wa.gov.au/local-government/local-governments/financial-assistance-grants>

3. Shire of Esperance, Revenue Strategy, (2013)

The Shire of Esperance Revenue Strategy has been referenced and much of the information and structure of this document has been informed by the Shire of Esperance document.

The Shire of Carnarvon acknowledges the Shire of Esperance for their generosity in sharing their work and IP.

4. WALGA, *Local Government Economic Briefing*, (Perth: March 2022)

Schedule 7.2.1 (a)

List of Accounts submitted to the ordinary Council Meeting to be held on 24th May 2022 for information in respect to accounts already paid in April 2022. (Local Government Financial Management Regulations 1996)

SHIRE OF CARNARVON

VOUCHER NUMBER	DATE PAID	PAYEE	DESCRIPTION	MUNI BANK	BANK DIRECT MUNI	VISITOR CENTRE	TRUST	CHEQUE
EFT35162	04/04/2022	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY	BUILDING SERVICES LEVY FOR THE PERIOD OF 01/11/21-30/11/21				\$ 1,478.10	
EFT35163	04/04/2022	SHIRE OF CARNARVON MUNICIPAL FUND	COMMISSION ON BUILDING SERVICES LEVY FOR THE PERIOD OF 01/01/2022-31/01/2022				\$ 70.00	
EFT35164	04/04/2022	AMPOL AUSTRALIA PETROLEUM PTY LTD	AMPOL FUEL FOR WORK PLANTS FOR THE PERIOD OF FEBRUARY 2022	\$ 2,973.08				
EFT35165	04/04/2022	ARID LANDSCAPE WA	REORDER OF LOCALLY MADE PRODUCTS FOR RETAIL AT THE VISITORS CENTRE (STANDING ORDER)	\$ 209.00				
EFT35166	04/04/2022	BLACKBOX CONTROL PTY LTD	MONTHLY SUBSCRIPTION FEE FOR GPS TRACKING ON 22 FLEET VEHICLES FOR THE PERIOD OF 28/02/22 TO 27/03/22	\$ 726.00				
EFT35167	04/04/2022	BLACKWOOD & SON PTY LTD	MINOR PPE FOR INFRASTRUCTURE DEPARTMENT	\$ 300.42				
EFT35168	04/04/2022	BUILDING ON STRENGTHS	RESEARCH AND DEVELOP THE DLGSC TRAILS GRANT APPLICATION - FEBRUARY 2022	\$ 891.00				
EFT35169	04/04/2022	CARNARVON AUTO SERVICE PTY LTD	TYRE FOR TRUCK P308	\$ 700.00				
EFT35170	04/04/2022	BARRY EVANS FURNITURE & FLOOR COVERINGS	REPLACEMENT FURNITURE FOR 7 AIRPORT	\$ 3,281.85				
EFT35171	04/04/2022	CORAL COAST PLUMBING	REPLACEMENT OF 25MM RPZ VALVE AT THE TOWN OVAL	\$ 1,198.84				
EFT35172	04/04/2022	CONTROLLED IRRIGATION SUPPLIES	ADM CONTROL MODULE FOR RETIC CONTROLLER ON ROBINSON ST	\$ 2,309.17				
EFT35173	04/04/2022	CONDO PRODUCE PTY LTD	WINE (LIGHT REFRESHMENTS FOR GALLERY EXHIBITION OPENING ON 11 FEBRUARY 2022)	\$ 104.91				
EFT35174	04/04/2022	WINC AUSTRALIA PTY LTD T/A	FEBRUARY 2022 STATIONERY ORDER	\$ 538.26				
EFT35175	04/04/2022	CARNARVON GROWERS ASSOCIATION INC	SMALL ITEMS FOR WATER TRUCK P372	\$ 248.47				
EFT35176	04/04/2022	CARNARVON MEDICAL CENTRE	MEDICAL CONSULTATION WITH DOCTOR FOR HEALTH AND ENVIRONMENT STAFF	\$ 120.75				
EFT35177	04/04/2022	CARNARVON FRESH IGA	MINOR CLEANING CONSUMABLES FOR DEPOT	\$ 41.16				
EFT35178	04/04/2022	THE TRUSTEE FOR CHAPMAN TRUST	GIFT CARD VOUCHERS	\$ 6,417.25				
EFT35179	04/04/2022	DATA#3 LTD	ADOBE APPLICATIONS TEAM SUBSCRIPTION RENEWAL FOR THE PERIOD OF 20/03/2022 - 20/03/2023	\$ 8,659.51				
EFT35180	04/04/2022	JIM AND VL FARNE T/A CORAL BAY CONTRACTING	CORAL BAY ROADSIDE BINS / FISH OFFAL BINS AND LANDFILL SITE FOR FEBRUARY 2022	\$ 20,502.17				
EFT35181	04/04/2022	GASCOYNE OFFICE EQUIPMENT	NOTEBOOK COMPUTERS FOR COVID ACTION PLAN	\$ 11,440.95				
EFT35182	04/04/2022	MOORE AUSTRALIA AUDIT (WA)	PROVISION OF ANNUAL AUDIT OF THE YOUTH SERVICES GRANT FROM DEPARTMENT OF COMMUNITIES FOR 2020/2021 FINANCIAL YEAR	\$ 2,200.00				
EFT35183	04/04/2022	HORIZON POWER (BENTLEY OFFICE)	ELECTRICITY ACCOUNT 168944 FOR THE PERIOD OF FEBRUARY 2022	\$ 19,448.71				
EFT35184	04/04/2022	INDEPENDENT FUEL SOLUTIONS PTY LTD	FUEL FOR WORK VEHICLES AT THE TIPSITE FOR THE WEEK ENDING 28/02/2022	\$ 1,565.96				
EFT35185	04/04/2022	KLEENIT PTY LTD	PUBLIC TOILETS CLEANING FOR THE PERIOD OF FEBRUARY 2022	\$ 13,177.66				
EFT35186	04/04/2022	MESSAGES ON HOLD AUSTRALIA PTY LTD	ANNUAL SUBSCRIPTION FOR SHIRE PHONE SYSTEMS PROFESSIONALLY FOR THE PERIOD OF 28/02/22 TO 27/05/22	\$ 324.99				
EFT35187	04/04/2022	THE TRUSTEE FOR KIMAL TRUST T/A MKB INDUSTRIES	FLOAT HIRE TO TRANSPORT LOADER FROM TIP TO WAHROONGA STATION FOR FIRE FIGHTING	\$ 1,284.00				
EFT35188	04/04/2022	NORTHERN ASPECT CONSTRUCTIONS	SUPPLY AND INSTALL SINGLE BLACK GARRISON GATE BETWEEN THE LIBRARY AND NEXT DOOR BUILDING	\$ 5,989.83				
EFT35189	04/04/2022	PARKWOOD UPHOLSTERY	CANVAS AND PVC POUCHES FOR DEPOT WORKSHOP	\$ 893.80				
EFT35190	04/04/2022	CITY OF BUSSELTON	LONG SERVICE LEAVE REIMBURSEMENT FOR THE CITY OF BUSSELTON	\$ 3,006.25				
EFT35191	04/04/2022	SUNDOWNER SOUVENIRS AND PROMOTIONS PTY LTD	REORDER OF SOUVINERS FOR RETAIL AT THE VISITORS CENTRE	\$ 4,005.73				
EFT35192	04/04/2022	THE TRUSTEE FOR THE SWEETMAN NO 2 TRUST T/A SWEET AS CONCRETE	TYPE 1 CONCRETE FOR HUTCHINSON PARK PAD AND TIP SITE BUILDING	\$ 1,447.60				
EFT35193	04/04/2022	TOURISM COUNCIL WA	2022 VISITOR CENTRE MEMBERSHIP RENEWAL - GOLD	\$ 1,540.00				
EFT35194	04/04/2022	TROPICS HARDWARE	SUPPLY FORMPLY STRUCTURAL FOR DRAINAGE PUMP STATION	\$ 1,814.45				
EFT35195	04/04/2022	WESTRAC PTY LTD	SEAL KIT FOR P297	\$ 195.54				
EFT35196	04/04/2022	WESTBOOKS	MISCELLANEOUS BOOKS (ADULT FICTION/FICTION, LARGE PRINT, JUNIOR FICTION/NON FICTION, DVDs)	\$ 53.25				
EFT35197	12/04/2022	ABLE SALES	TROLLEY FOR OUR PLATE COMPACTOR (P305)	\$ 80.00				
EFT35198	12/04/2022	ADAM COTTRELL	MONTHLY COUNCILLOR SITTING FEE MARCH 22ND 2022 AND MONTHLY COUNCILLOR TRAVELING FEE FOR MARCH 22ND 2022	\$ 1,569.00				
EFT35199	12/04/2022	AIRPORT LIGHTING SPECIALISTS PTY LTD	10X ELF HEAD-DRILLED BODY AND SHOULDER ASSY AND 10X 3W-MES4V, 0.8A LAMP SUIT ELF801 AND ELF802 FOR AIRPORT	\$ 1,563.65				
EFT35200	12/04/2022	AMPOL AUSTRALIA PETROLEUM PTY LTD	FUEL FROM AMPOL FOR WORK PLANTS FOR THE MONTH OF MARCH 2022	\$ 3,318.57				
EFT35201	12/04/2022	ART ON THE MOVE	ANNUAL MEMBERSHIP RENEWAL 2022 - TIER ONE GALLERY	\$ 250.00				
EFT35202	12/04/2022	AUSTRALIA POST	POSTAGE FOR 25/03/2022	\$ 653.06				
EFT35203	12/04/2022	WIN BENTLEY T/A BEES KNEES AROMATHERAPY	REORDER OF ASSORTED LOCALLY MADE PRODUCTS FOR RETAIL AT THE VISITOR CENTRE	\$ 406.00				
EFT35204	12/04/2022	BENNALONG WA PTY LTD	FREIGHT FROM EX ABA AUTO GATES AND EX CHAMBERLIN MALAGA TO CARNARVON FOR THE MONTH OF MARCH 2022 (STANDING ORDER)	\$ 184.80				
EFT35205	12/04/2022	BOOEKASY TOURISM SOLUTIONS	BOOKING MINIMUM MONTHLY FEE FOR MARCH 2022	\$ 220.00				
EFT35206	12/04/2022	CANINE CONTROL	VISIT TO CARNARVON AND ACCOMMODATION TO ASSIST WITH DOG AND CAT CONTROL	\$ 7,056.00				
EFT35207	12/04/2022	CAPRICORN PEST CONTROL	ANT TREATMENT OF CHANGE ROOMS, ABLUTIONS, KITCHEN AND ALL OTHER AREAS AT PREMIER OVAL PAVILION	\$ 1,210.00				

EFT35208	12/04/2022	CARNARVON CLEANERS PTY LTD	RFT 06/2018 - SEPARABLE PORTION B - AIRPORT CLEANING FOR THE MONTH OF MARCH 2022	\$ 4,451.50				
EFT35209	12/04/2022	BARRY EVANS FURNITURE & FLOOR COVERINGS	SUPPLY AND INSTALL HEAVY DUTY VINYL PLANKS TO LOUNGE, DINING AND BEDROOM AT 141 OLIVIA TCE	\$ 8,599.00				
EFT35210	12/04/2022	KEMPTON FAMILY TRUST T/A CARNARVON SIGN WORKS	SUPPLY AND INSTALL REPLACEMENT OPENING HOURS SIGN FOR VISITOR CENTRE	\$ 750.43				
EFT35211	12/04/2022	CITY OF GREATER GERALDTON	PROVISION OF BUILDING SERVICES AS PER MOU 9956-6691 FOR THE MONTH OF JANUARY 2022	\$ 6,269.33				
EFT35212	12/04/2022	CORAL COAST WATER PTY LTD	FESTIVAL GROUNDS COMMERCIAL SALES FOR THE MONTH OF MARCH 2022	\$ 5,111.60				
EFT35213	12/04/2022	CONWAY HIGHBURY PTY LTD	UNDERTAKING A REVIEW AND REPLACEMENT OF THE SHIRE OF CARNARVON LOCAL LAWS	\$ 577.50				
EFT35214	12/04/2022	CORAL COAST HELICOPTER SERVICES PTY LTD	ORGANISING GREAT GRAZE PRIZE WINNERS BLOWHOLES HELI ADVENTURE TOUR WITH CORAL COAST HELICOPTERS	\$ 885.00				
EFT35215	12/04/2022	CS LEGAL	GOODS/SERVICES REQUIRED: FROM CS LEGAL AS THIS IS AN ONGOING CASE FOR A LOCAL GOVERNMENT ACT SALE FOR THE PROPERTY A1644 - 626 SOUTH RIVER ROAD, SOUTH PLANTATIONS WA 6701	\$ 5,387.17				
EFT35216	12/04/2022	RK & LJ SMITH CORPORATION PTY LTD T/A CARNARVON AUTO ELECTRICS	BATTERY TRICKLE CHARGER BPC1215 FOR SMALL GEN SET TO KEEP SOLAR PANELS WORKING	\$ 231.00				
EFT35217	12/04/2022	CARNARVON GROWERS ASSOCIATION INC	SUPPLY 2X 500MM DG-10 AIR VALVE FOR HUTCHINSON PARK	\$ 360.91				
EFT35218	12/04/2022	CARNARVON MEDICAL CENTRE	DEPOT PRE-EMPLOYMENT MEDICAL & AUDIOMETRY TEST	\$ 570.00				
EFT35219	12/04/2022	CARNARVON FRESH IGA	STANDING ORDER FOR KIOSK SUPPLIES - CARNARVON CIVIC CENTRE CINEMA	\$ 1,184.17				
EFT35220	12/04/2022	THE TRUSTEE FOR CHAPMAN TRUST T/A CARNARVON MITRE 10	ONE PALLET OF GRAY CEMENT FOR STABILIZING WORK AT PIONEER CEMETERY	\$ 2,304.66				
EFT35221	12/04/2022	DAVID GRAY & CO. PTY LIMITED	30 X DARK GREEN MGB'S 240LT WITH SERIAL NUMBERS & FREIGHT	\$ 2,401.32				
EFT35222	12/04/2022	DUN DIRECT PTY LTD	FUEL FROM DUNNING'S FOR WORK PLANTS FOR THE WEEK ENDING 31/03/2022	\$ 7,399.52				
EFT35223	12/04/2022	GOODFORM HOLDINGS PTY LTD T/A EVERYWHERE TRAVEL	FLIGHT PER > CVQ	\$ 750.38				
EFT35224	12/04/2022	JIM AND VL FARNE T/A CORAL BAY CONTRACTING	MAINTENANCE OF CORAL BAY ROADSIDE BINS / FISH OFFAL BINS AND LANDFILL SITE FOR MARCH 2022	\$ 22,206.41				
EFT35225	12/04/2022	ALEXANDER FULLARTON	MONTHLY COUNCILLOR SITTING FEE MARCH 22ND 2022	\$ 1,457.00				
EFT35226	12/04/2022	GASCOYNE FUNERAL DIRECTORS & MONUMENTALS	AMENITY CLEANING AT BROWNS RANGE CEMETERY IN ACCORDANCE WITH RFT 02/2018 FOR THE PERIOD OF MARCH 2022	\$ 2,089.00				
EFT35227	12/04/2022	GASCOYNE OFFICE EQUIPMENT	PRINTING FOR STRATEGIC COMMUNITY PLAN	\$ 6,348.05				
EFT35228	12/04/2022	GG PUMPS AND ELECTRICAL PTY LTD	INSPECT AND REPAIR ELECTRIC MOTOR FROM PUMP AT TOWN OVAL	\$ 566.78				
EFT35229	12/04/2022	HORIZON POWER (BENTLEY OFFICE)	ELECTRICITY ACCOUNT 168944 FOR THE PERIOD FROM 01/03/2022 TO 31/03/2022	\$ 59,541.75				
EFT35230	12/04/2022	ICONIQ T/A AROCADE	PROVISION OF ARO SERVICES FOR THE PERIOD OF 28/03/2022 - 03/04/2022	\$ 3,132.00				
EFT35231	12/04/2022	LIKE LAM	REIMBURSEMENT FOR PURCHASE OF SANDWICHES FOR EMPLOYEES WHILE WORKING ON FLOOD PREPARATION ON FRIDAY 31/03/2022	\$ 126.00				
EFT35232	12/04/2022	INDEPENDENT FUEL SOLUTIONS PTY LTD	FUEL FROM INDEPENDENT FOR WORK PLANTS FOR THE PERIOD FROM 21 TO 24 MARCH 2022	\$ 2,154.52				
EFT35233	12/04/2022	INTEGRATED ICT	IT REMOTE SUPPORT	\$ 8,162.00				
EFT35234	12/04/2022	THE TRUSTEE FOR I T VISION UNIT TRUST	FINAL DEMAND TEMPLATE	\$ 825.00				
EFT35235	12/04/2022	JACKSON MCDONALD	DEBT RECOVERY CORAL BAY INVESTMENTS PTY LTD	\$ 801.90				
EFT35236	12/04/2022	JENNIFER LITTLE	PROVISION OF MANAGEMENT SERVICES FOR THE CARNARVON AQUATIC CENTRE - AS PER CONTRACT RFT 02/2016 FOR THE MONTH OF APRIL 2022	\$ 18,230.17				
EFT35237	12/04/2022	JOLLY'S AUTO CENTRE (JOLLY'S TYRE SERVICE)	TYRES FOR LOADER P303	\$ 3,692.00				
EFT35238	12/04/2022	KLEENIT PTY LTD	RFT 06/2017 PUBLIC SPACE AND FOOTPATH CLEANING FORTNIGHT ENDING APRIL 2ND 2022	\$ 17,607.45				
EFT35239	12/04/2022	KOMPAN PLAYSCAPE PTY LTD	SUPPLY PARTS FOR REPLACEMENT OF FLYING FOX	\$ 3,641.00				
EFT35240	12/04/2022	LANDGATE - ACCOUNTS	MINING TENEMENTS CHARGABLE FOR THE PERIOD FROM 15/10/21 TO 15/12/2021 (STANDING PURCHASE ORDER)	\$ 91.40				
EFT35241	12/04/2022	LUKE SKENDER	MONTHLY COUNCILLOR SITTING FEE MARCH 22ND 2022	\$ 1,457.00				
EFT35242	12/04/2022	BUCHER MUNICIPAL PTY LTD	GRAB ASSEMBLY FOR RUBBISH TRUCK P293	\$ 5,145.54				
EFT35243	12/04/2022	MICHAEL MALLON	REIMBURSEMENT FOR STAFF RELOCATION FLIGHTS AND FUEL	\$ 2,107.33				
EFT35244	12/04/2022	MARCO PAULO FERREIRINHA	MONTHLY COUNCILLOR SITTING FEE MARCH 22ND 2022	\$ 1,457.00				
EFT35245	12/04/2022	MARKETFORCE PTY LTD	ADVERTISING FOR THE TENDER - RFT 02/2022 - AQUATIC CENTRE MANAGEMENT ON MIDWEST TIMES - WEDNESDAY 16TH MARCH	\$ 714.85				
EFT35246	12/04/2022	BURKE MASLEN	MONTHLY COUNCILLOR SITTING FEE MARCH 22ND 2022 AND MONTHLY DEPUTY ALLOWANCE FOR MARCH 2022	\$ 2,434.00				
EFT35247	12/04/2022	MCLEODS BARRISTERS AND SOLICITORS	PROVISION OF DRAFT LEASE FOR THOTH TECHNOLOGY INC - OTC DISH	\$ 148.50				
EFT35248	12/04/2022	MIDWEST CHEMICAL AND PAPER DISTRIBUTORS	15X PUREGIENE ALCOHOL WIPES FOR DEPOT	\$ 60.06				
EFT35249	12/04/2022	THE TRUSTEE FOR KIMAL TRUST T/A MKB SKIP BINS	SUPPLY AND EMPTY 9M3 SKP BIN WITH LID AT BLOWHOLES CAMPING AREA FOR THE WEEK ENDING 30/03/2022	\$ 943.80				
EFT35250	12/04/2022	NIGHTGLOW ENTERPRISES (BETTA HOME LIVING & LEADING EDGE COMPUTERS)	PURCHASE OF A FRIDGE FOR THE CINEMA KIOSK	\$ 824.00				
EFT35251	12/04/2022	NORTHERN ASPECT CONSTRUCTIONS	LIGHTING TESTING FOR PREMIER OVAL / BUILDING INSPECTIONS, CREATE A LIGHTING DESIGN FOR PREMIER OVAL INCLUDES AND REPORT FUTURE GRANT APPLICATIONS	\$ 7,812.30				
EFT35252	12/04/2022	NORWEST REFRIGERATION SERVICES	REPLACE 2X CONDENSER FAN MOTORS FOR LIBRARY A/C 2	\$ 3,600.67				

EFT35253	12/04/2022	PATHWEST LABORATORY MEDICINE WA	4 X DRUG SCREEN TEST FOR STAFF FOR THE MONTH OF JUNE 2021	\$ 350.00				
EFT35254	12/04/2022	PROACTIV PAYROLL AUSTRALIA PTY LTD	PAYROLL OUTSOURCING AGREEMENT FOR THE PERIOD OF MARCH 2022	\$ 4,065.60				
EFT35255	12/04/2022	QUANTUM SURVEYS	PROVISION OF FEATURE SURVEY ROBINSON STREET CARNARVON	\$ 9,762.50				
EFT35256	12/04/2022	REPCO PTY LTD	DIESEL ENGINE OIL	\$ 6,713.24				
EFT35257	12/04/2022	SARAH BERESFORD	RENTAL PROPERTY: 111B GASCOYNE ROAD FOR THE PERIOD OF APRIL 2022	\$ 1,256.66				
EFT35258	12/04/2022	SAFETYCULTURE PTY LTD	AUDITOR ANNUAL SUBSCRIPTION	\$ 2,508.00				
EFT35259	12/04/2022	SANDHURST SECURITY SERVICES PTY LTD	SECURITY SERVICES FOR THE MONTH OF MARCH 2022	\$ 2,940.00				
EFT35260	12/04/2022	SEA CONTRACTING PTY LTD	SUPPLY AND INSTALL NEW SECURITY SYSTEM AT 21 RICHARDS STREET	\$ 4,438.79				
EFT35261	12/04/2022	SMITH, EDWARD	MONTHLY COUNCILLOR SITTING FEE AND MONTHLY PRESIDENT ALLOWANCE FOR MARCH 2022	\$ 5,365.00				
EFT35262	12/04/2022	SOUTHERN WIRE INDUSTRIAL PTY LTD	PROVISION OF CARNARVON AIRPORT AIRSIDE FENCE REPLACEMENT STAGE 2 - AS PER CONTRACT RFT 11/2021	\$ 132,934.69				
EFT35263	12/04/2022	THE TRUSTEE FOR THE SWEETMAN NO 2 TRUST T/A SWEET AS CONCRETE	ONE TONNE OF YELLOW SAND IN BULKA BAG FOR AIRPORT	\$ 132.00				
EFT35264	12/04/2022	TELSTRA AUSTRALIA	TELEPHONE ACCOUNT 7803346000 FOR THE PERIOD 20/02/2022 TO 19/03/2022	\$ 8,330.41				
EFT35265	12/04/2022	THOMAS LANGLEY	MONTHLY COUNCILLOR SITTING FEE MARCH 22ND 2022	\$ 1,457.00				
EFT35266	12/04/2022	T-QUIP	DECK PARTS FOR P344	\$ 245.30				
EFT35267	12/04/2022	TOURISIM COUNCIL WA	NOMINATION FEES FOR THE AUSTRALIAN TOURISM AWARDS - CORAL BAY AND CARNARVON	\$ 380.00				
EFT35268	12/04/2022	NEW IMAGE HOLDINGS PTY LTD T/A TRAC BUILDING SERVICES	REMOVE EXISTING TIMBER SLATS ON SOUTH AND WEST SIDE OF TOWN BEACH TOILET BLOCK REPLACE WITH 140MM MODWOOD (SUPPLIED BY SHIRE)	\$ 3,850.00				
EFT35269	12/04/2022	TROPICS HARDWARE	RUBBISH BINS WHEELIE	\$ 8,124.30				
EFT35270	12/04/2022	U2 BOBCAT HIRE	RE-SHEET CAR PARK AREA AND TRACK IN BLOWHOLES CAMP AREA AS PER SITE PLAN PROVIDED.	\$ 11,957.00				
EFT35271	12/04/2022	LUKE VANDELEUR	MONTHLY COUNCILLOR SITTING FEE MARCH 22ND 2022	\$ 1,457.00				
EFT35272	12/04/2022	VANGUARD PRESS	DISTRIBUTION, STORAGE AND BROCHURE RACKING FOR THE 2021/2022 DESTINATION GUIDE FOR THE MONTH OF MARCH 2022	\$ 541.88				
EFT35273	12/04/2022	VEE JAYS (WA) PTY LTD	TO CONDUCT MAINTENANCE GRADING OF ELLA VELLA WINDERIE RD FROM ELLA VELLA INTERSECTION INCLUDING ANY STATION HOMESTEAD ROADS TO SHIRE BORDER	\$ 14,300.00				
EFT35274	12/04/2022	WATER CORPORATION	WATER ACCOUNT 9006777946 FOR THE PERIOD FROM 19/01/2022 TO 25/03/2022	\$ 254.38				
EFT35275	12/04/2022	WC INNOVATIONS	SUPPLY TO CARNARVON DEPOT / FRONT INDICATOR LIGHTS SIGN WITH LIGHTS / SUPPLY OUTSIDE SIGN WITH PEZZO BUTTON	\$ 620.40				
EFT35276	12/04/2022	WENDY BINKS	REORDER OF WA MADE PRODUCTS FOR RETAIL AT THE VISITOR CENTRE	\$ 1,052.90				
EFT35277	12/04/2022	WESTERLY CONTRACTORS	PRUNE TREES AT VARIOUS ADDRESSES	\$ 3,169.50				
EFT35278	13/04/2022	DEFINITIV GROUP PTY LTD - (STAFF PAY) PAYMENT	PAY RUN WEEK ENDING 10/04/2022	\$ 270,000.00				
EFT35279	14/04/2022	J BLACKWOOD & SON PTY LTD	8 X KING GEE HI VIS SOFTSHELL JACKET (YELLOW/NAVY - K05002) FOR DEPOT STAFF	\$ 755.92				
EFT35280	14/04/2022	CARNARVON'S CUT ABOVE LAWN CARE	MOW AND CLEAN UP YARD AT UNIT 20, 19 MARMION STREET CARNARVON	\$ 320.00				
EFT35281	14/04/2022	KEMPTON FAMILY TRUST T/A CARNARVON GLASS & WINDOW TINT	REGLAZE WINDOWS AT 10 FOSS CRES AND PREMIER OVAL	\$ 371.02				
EFT35282	14/04/2022	BARRY EVANS FURNITURE & FLOOR COVERINGS	SUPPLY AND INSTALL BLINDS TO NEW TRANSPORTABLE BUILDING AT THE WASTE FACILITY	\$ 729.00				
EFT35283	14/04/2022	CARNARVON MENSWEAR	SAFETY BOOTS FOR DEPOT STAFF	\$ 225.00				
EFT35284	14/04/2022	CORAL COAST PLUMBING	INSECT AND SERVICE URINAL PIPE WORK AT THE LIBRARY	\$ 262.90				
EFT35285	14/04/2022	CORAL COAST HELICOPTER SERVICES PTY LTD	HELICOPTER SERVICE FOR MOSQUITO SURVEILLANCE	\$ 1,320.00				
EFT35286	14/04/2022	FROM DUST CREATIVE ARTS PTY LTD	SCHOOL HOLIDAY PROGRAM FOR YOUTH - APRIL 2022	\$ 4,027.65				
EFT35287	14/04/2022	GASCOYNE IN MAY INC	ICONIC EVENS YEAR 2 - 2021/22 INSTALLMENT	\$ 10,000.00				
EFT35288	14/04/2022	WR & BD BOVELL T/A GERALDTON MOWER AND REPAIR SPECIALISTS	RIGHT HAND HANDLE FOR PSPARK (EDGER)	\$ 30.00				
EFT35289	14/04/2022	HILLE THOMPSON & DELFOS SURVEYORS & PLANNERS	WETLAND PROFILE OF ONE TREE POINT AREA	\$ 2,948.00				
EFT35290	14/04/2022	WA HOLIDAY GUIDE PTY LTD	COMMISSION ON BOOKINGS FROM WA HOLIDAY GUIDES FOR FEBRUARY AND MARCH 2022	\$ 193.91				
EFT35291	14/04/2022	ICONIQ T/A AROCADE	PROVISION OF ARO SERVICES FOR THE PERIOD OF 04/04/2022 TO 10/04/2022	\$ 2,436.00				
EFT35292	14/04/2022	INDEPENDENT FUEL SOLUTIONS PTY LTD	FUEL FOR WORK PLANTS P303 AND P297 ON 04/04/2022 AND 07/04/2022	\$ 846.72				
EFT35293	14/04/2022	JOLLY'S AUTO CENTRE (JOLLY'S TYRE SERVICE)	DRIVE TYRES FOR PTRUS	\$ 1,265.00				
EFT35294	14/04/2022	KLEENIT PTY LTD	RFQ 12/2020 PROVISION OF CLEANING SERVICES FOR LIBRARY AND DEPOT FOR MARCH 2022	\$ 3,555.20				
EFT35295	14/04/2022	KOMATSU AUSTRALIA PTY LTD	STEERING PINS AND BUSHES FOR P303	\$ 741.22				
EFT35296	14/04/2022	STATE LIBRARY OF WA	FREIGHT RECOUP: INTER-LIBRARY LOANS DELIVERY CHARGES FOR JANUARY TO JUNE 2022	\$ 215.26				
EFT35297	14/04/2022	MCLEODS BARRISTERS AND SOLICITORS	PROVIDE LEGAL ADVICE FOR BUILDING ORDERS FOR BLOWHOLE SHACKS	\$ 1,783.75				
EFT35298	14/04/2022	MIDWEST LOCK AND SAFE	SUPPLY AND INSTALL ALL NEW LOCKS AT THE CAMEL LANE CINEMA, WOOLSHED AND VISITOR CENTRE	\$ 7,483.00				
EFT35299	14/04/2022	M.P. ROGERS & ASSOCIATES PTY LTD	PREPARATION OF TECHNICAL SPECIFICATIONS FOR THE FASCINE WALL CAPPING	\$ 690.12				
EFT35300	14/04/2022	NIGHTGLOW ENTERPRISES (BETTA HOME LIVING & LEADING EDGE COMPUTERS)	VACUUM CLEANER FOR CLEANING MAINTENANCE OF HOUSING FOR TEMPORARY STAFF	\$ 229.00				

EFT35301	14/04/2022	OFFICEWORKS LTD	MISCELLANEOUS CRAFT SUPPLIES AND USBS FOR HOMEWORK HUB AND MULTIMEDIA EXHIBITIONS	\$ 64.95			
EFT35302	14/04/2022	PARKWOOD UPHOLSTERY	RE-STITCH 1 COMPLETE ORANGE SHADECLOTH AT THE CIVIC CENTRE	\$ 150.00			
EFT35303	14/04/2022	REPEAT PLASTICS WA T/A REPLAS WA	SUPPLY BROLGA BOLLARD	\$ 10,258.36			
EFT35304	14/04/2022	R & L COURIERS	FREIGHT COST FOR MARCH 2022 FROM CARNARVON TO GERALDTON	\$ 137.50			
EFT35305	14/04/2022	ROAD RUNNER MECHANICAL SERVICES	SUSPENSION PARTS FOR MITSUBISHI FUSO TRUCK - PTRU5	\$ 1,029.99			
EFT35306	14/04/2022	SOUTHERN CROSS AUSTEREO PTY LTD	RADIO ADVERTISING EASTER SCHOOL HOLIDAYS MARKETS FOR MARCH 2022	\$ 99.00			
EFT35307	14/04/2022	IPEC PTY LTD	PARCELS FROM PATHWEST NEDLANDS WA TO CARNARVON	\$ 299.52			
EFT35308	14/04/2022	TOLL EXPRESS	FREIGHT COST FROM BELMONT WA TO T-QUIP CARNARVON	\$ 22.45			
EFT35309	14/04/2022	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	E LEARNING SUBSCRIPTION - SHIRE OF CARNARVON FROM JANUARY 2022 TO OCTOBER 2022	\$ 5,500.00			
EFT35310	14/04/2022	WEST AUSTRALIAN NEWSPAPER LTD	PUBLIC NOTICE - AMENDMENT TO FEES AND CHARGES 16 MARCH 2022	\$ 835.83			
EFT35311	14/04/2022	WREN OIL	WASTE OIL DISPOSAL INCLUDING ADMIN FEES	\$ 16.50			
EFT35312	14/04/2022	DEFINITIV GROUP PTY LTD - (STAFF PAY) PAYMENT	ADJUSTMENT TO PAY RUN WEEK ENDING 10/04/2022	\$ 1,608.37			
EFT35313	19/04/2022	BUILDING & CONSTRUCTION INDUSTRY TRAINING	BUILDING & CONSTRUCTION INDUSTRY TRAINING FUND LEVY FOR THE PERIOD OF MARCH 2022			\$ 890.15	
EFT35314	19/04/2022	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY	BUILDING SERVICES LEVY FOR THE PERIOD OF 01/03/22 TO 31/03/2022			\$ 4,324.69	
EFT35315	19/04/2022	SHIRE OF CARNARVON MUNICIPAL FUND	COMMISSION ON BUILDING SERVICES LEVY FOR THE PERIOD OF 01/02/2022-28/02/2022			\$ 171.25	
EFT35316	20/04/2022	BAYVIEW CORAL BAY	OPERATOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 3,129.86			
EFT35317	20/04/2022	CARNARVON FAMILY HOLIDAY ACCOMMODATION	OPERATOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 1,890.00			
EFT35318	20/04/2022	CARNARVON CENTRAL APARTMENTS 2	OPERATOR RETURNS 15/03/3022 TO 31/03/2022	\$ 638.75			
EFT35319	20/04/2022	PETER BARRETT CORPORATION PTY LTD T/A CARNARVON MOTEL WA	OPERATOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 306.25			
EFT35320	20/04/2022	CORAL COAST TOURIST PARK	OPERATOR RETURNS 15/03/3022 TO 31/03/2022	\$ 214.37			
EFT35321	20/04/2022	CARNARVON HOTEL	OPERATOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 109.37			
EFT35322	20/04/2022	BEST WESTERN HOSPITALITY INN	OPERATOR RETURNS 15/03/3022 TO 31/03/2022	\$ 834.74			
EFT35323	20/04/2022	INTEGRITY COACH LINES (AUST) PTY LTD	OPERATOR INTEGRITY COACH LINES FOR THE PERIOD OF 15/03/2022 TO 31/03/2022	\$ 924.72			
EFT35324	20/04/2022	NINGALOO CLUB PTY LTD	OPERATOR CANCELLATION FEE FOR BOOKING NO. 10480761	\$ 43.50			
EFT35325	20/04/2022	CARNARVON CAPITAL HOLDINGS PTY LTD T/A NORWESTA LIFESTYLE PARK	OPERATOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 108.50			
EFT35326	20/04/2022	OUTBACK OASIS CARAVAN PARK	OPERATOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 126.87			
EFT35327	20/04/2022	SHIRE OF CARNARVON MUNICIPAL FUND	COMMISSION FROM BOOEASY OEPRAOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 1,327.36			
EFT35328	20/04/2022	CARNARVON SEA CHANGE APARTMENTS	OPERATOR RETURNS 15/03/3022 TO 31/03/2022	\$ 371.87			
EFT35329	20/04/2022	WINTERSUN CARAVAN PARK	OPERATOR RETURN FOR THE PERIOD OF 01/04/2022 TO 12/04/2022	\$ 494.89			
EFT35330	26/04/2022	AUST-WEIGH PTY LTD	RINSTRUM D841-K801-AC HIGH INTENSITY LED WITH WEATHERHOOD DISPLAY FOR WEIGHBRIDGE	\$ 2,838.00			
EFT35331	26/04/2022	J BLACKWOOD & SON PTY LTD	RAIN JACKET WH MJA025 YE PVC/NYLON L RAIN JACKET WH MJA025 YE PVC/NYLON L RAIN JACKET WH MJA025 YE PVC/NYLON L 4X SQWINCHER QWICK-STIKS MIXED PACK	\$ 321.91			
EFT35332	26/04/2022	BOC LIMITED (AUST)	GAS CYLINDERS HIRE FOR THE PERIOD 26/02/2022 TO 28/03/2022	\$ 116.38			
EFT35333	26/04/2022	KEMPTON FAMILY TRUST T/A CARNARVON GLASS & WINDOW TINT	SUPPLY AND INSTALL REPLACEMENT GLASS DOOR @ REAR ENTRY OF SHIRE OFFICE	\$ 3,342.35			
EFT35334	26/04/2022	CORAL COAST PLUMBING	RECTIFICATION WORK AT HUTCHY PARK STORM WATER FACILITY	\$ 22,389.70			
EFT35335	26/04/2022	RK & LJ SMITH CORPORATION PTY LTD T/A CARNARVON AUTO ELECTRICS	CHECK AND REPAIR AIRCON ON P303	\$ 302.50			
EFT35336	26/04/2022	GOODFORM HOLDINGS PTY LTD T/A EVERYWHERE TRAVEL	UPDATE OF FLIGHT FROM 30 APRIL AM FLIGHT TO 29 APRIL PM FLIGHT	\$ 238.00			
EFT35337	26/04/2022	DEPARTMENT OF FIRE & EMERGENCY SERVICES	ESLB 2ND QTR CONTRIBUTION EMERGENCY SERVICES LEVY OPTION B AGREEMENT	\$ 82,534.53			
EFT35338	26/04/2022	GASCOYNE OFFICE EQUIPMENT	BUSINESS CARDS / STANDARD FINISH	\$ 895.00			
EFT35339	26/04/2022	ROADSTONE WEST PTY LTD T/AS GREENFIELD TECHNICAL SERVICES	PROJECT MANAGEMENT, ON-SITE TEHNICAL ASSURANCE AND FINANCIAL ADMINISTRATION AND MANAGEMENT OF THE SHIRE'S AGRN951 FLOOD DAMAGE REINSTATEMENT WORKS, PACKAGE 1 (NORTH)	\$ 17,191.48			
EFT35340	26/04/2022	ICONIQ T/A AROCADE	PROVISION OF ARO SERVICES - FOR THE PERIOD OF 11 APRIL TO 17 APRIL 2022	\$ 2,436.00			
EFT35341	26/04/2022	JAMES GREGORY	REMOVE BROKEN AND WARPED BRICK PAVING ON VERGE OUT THE FRONT OF AMS (RUSHTON ST) RELAY NEW COLOURED CONCRETE	\$ 6,600.00			
EFT35342	26/04/2022	KLEENIT PTY LTD	TO CLEAN DISABLED TOILETS AT JIM RICHARDS PAVILLION	\$ 90.00			
EFT35343	26/04/2022	KOMATSU AUSTRALIA PTY LTD	BLOWER MOTOR ASSEMBLY FOR P303	\$ 1,491.59			
EFT35344	26/04/2022	MCLEODS BARRISTERS AND SOLICITORS	LEGAL ADVICE FOR 1065 NORTH RIVER ROAD NORTH PLANTATIONS IN REGARDS TO HEALTH ACT PROSECUTIONS	\$ 867.40			
EFT35345	26/04/2022	THE TRUSTEE FOR KIMAL TRUST T/A MKB SKIP BINS	SUPPLY AND EMPTY 9M3 SKP BIN WITH LID AT BLOWHOLES CAMPING AREA FOR THE WEEK ENDING 13/04/22	\$ 900.90			
EFT35346	26/04/2022	KIMMARC PTY LTD T/A PORTSIDE ENGINEERING AND CRANE SERVICES	SUPPLY ITEMS FOR AIRPORT UPGRADES GARDEN BEDS	\$ 2,796.20			

EFT35347	26/04/2022	QUANTUM SURVEYS	PROVISION OF SURVEY FOR CARNARVON VEMTERY EXTENSION (NWCH)	\$ 2,420.00				
EFT35348	26/04/2022	RG DUNCAN	PRO-RATA REFUND OF ANNUAL LANDING FEES	\$ 302.75				
EFT35349	26/04/2022	SINTA NG	UBER REIMBURSEMENT FOR CREDITOR FROM RESIDENTIAL TO PERTH AIRPORT	\$ 41.57				
EFT35350	26/04/2022	SUPERPOP PTY LTD	POPCORN FOR CIVIC CENTRE KIOSK	\$ 254.76				
EFT35351	26/04/2022	THE TRUSTEE FOR THE SWEETMAN NO 2 TRUST T/A SWEET AS CONCRETE	113 TONNES OF ADDITIONAL CRACKER DUST FOR CAR PARK AREA AT PIONEER CEMETERY	\$ 12,175.64				
EFT35352	26/04/2022	TANK STREAM DESIGN PTY LTD	REORDER OF CLOTHING MERCHANDISE FOR THE VISITOR CENTRE	\$ 1,829.45				
EFT35353	26/04/2022	TOLL EXPRESS	FREIGHT FROM WELSHPOOL TO HEMPFIELD OON 13/04/22	\$ 22.45				
EFT35354	26/04/2022	T-QUIP	A DRIVE SPINDLE	\$ 1,259.30				
EFT35355	26/04/2022	U2 BOBCAT HIRE	TO REMOVE SAND FROM THE CARNARVON YACHT CLUB TO THE SHIRE DEPOT	\$ 3,234.00				
EFT35356	26/04/2022	WESTERN AUSTRALIAN LOCAL	RAPID ANTIGEN TEST (RAT)	\$ 8,260.01				
EFT35357	26/04/2022	WESTERLY CONTRACTORS	TREE TRIM OVERHANGING TREE ON WHEELLOCK WAY	\$ 1,440.85				
EFT35358	26/04/2022	WESTRAC PTY LTD	REPLACEMENT SPEAKER - CAT BACKHOE	\$ 35.57				
EFT35359	26/04/2022	WILSONS SIGN SOLUTIONS	ENGRAVING OF BRONZE PLAQUE	\$ 385.00				
EFT35360	26/04/2022	YAMATJI MARLPA ABORIGINAL CORPORATION (PERTH)	PRESENTATION TO THE NTGAC BOARD SCHEDULED FOR 10 FEBRUARY 2022 FOR PROPOSED CORAL BAY WASTE FACILITY	\$ 2,750.00				
EFT35361	27/04/2022	DEFINITIV GROUP PTY LTD - (STAFF PAY) PAYMENT	PAY-RUN WEEK ENDING 24/04/2022	\$ 275,000.00				
EFT35362	29/04/2022	BUILDING ON STRENGTHS	UNDERTAKE COMPLETION OF GRANT APPLICATION FOR CARNARVON YOUTH PRECINCT REVITALISATION PROJECT FOR LOTTERYWEST	\$ 990.00				
EFT35363	29/04/2022	CORAL COAST PLUMBING	LIQUID WASTE TRUCK TO PUMP OUT 2 X WATSE DUMP POINTS AT BUSH BAY CAMPING AREA FOR PERIOD 1 JULY 2021 TO 31 DECEMBER 2021 AT THE AGREED DATES	\$ 766.70				
EFT35364	29/04/2022	CORAL COAST HELICOPTER SERVICES PTY LTD	HELICOPTER FIRE SURVEY AND SUPPLY OF AVGAS 13TH & 17TH FEBRUARY 2022	\$ 8,708.70				
EFT35365	29/04/2022	DUN DIRECT PTY LTD	SUPPLY OF DIESEL AND UNLEADED FUEL FOR THE PERIOD 10/4/22 TO 16/4/22	\$ 3,019.62				
EFT35366	29/04/2022	GOODFORM HOLDINGS PTY LTD T/A EVERYWHERE TRAVEL	RETURN AIRFARE - CEO & SHIRE PRESIDENT	\$ 1,585.00				
EFT35367	29/04/2022	THE TRUSTEE FOR THE SIMON O'HART FAMILY TRUST T/A FRONTLINE FIRE & RESCUE EQUIPMENT	6X HANDLELOC BRACKETS FOR P291 (FIRE TRUCK)	\$ 633.74				
EFT35368	29/04/2022	HAMILTON CONTENT CREATORS	SOCIAL MEDIA VIDEO EDIT FOR THE TOURISM WA AWARDS FOR CORAL BAY AND CARNARVON	\$ 495.00				
EFT35369	29/04/2022	INDEPENDENT FUEL SOLUTIONS PTY LTD	DIESEL FUEL FOR P297 COMPACTOR and P303 LOADER 11/4/22 and 14/4/22	\$ 783.99				
EFT35370	29/04/2022	JOLLY'S AUTO CENTRE (JOLLY'S TYRE SERVICE)	STANDING ORDER FOR 1 JULY 2021 TO 30 JUNE 2022 - STRIP AND FIT 4WD and CARAVAN TYRES	\$ 60.00				
EFT35371	29/04/2022	K&L GATES - HEAD OFFICE	RFQ 21/2021 - PREPARE AN OPTION PAPER FOR LAND USE TENURE PROVINCE RESOURCES OPTION GREEN HYDROGEN PROJECT	\$ 21,649.36				
EFT35372	29/04/2022	THE TRUSTEE FOR KIMAL TRUST T/A MKB SKIP BINS	SUPPLY AND EMPTY 9M3 SKIP BIN WITH LID AT BLOWHOLES CAMPING AREA ON A WEEKLY BASIS UP TO 30 JUNE 2022	\$ 471.90				
EFT35373	29/04/2022	RICHER888 PTY LTD	CATERING 15 PEOPLE - TUESDAY 12 MARCH 2022 (BUDGET WORKSHOP)	\$ 245.00				
EFT35374	29/04/2022	TOLL EXPRESS	FREIGHT - WANNEROO	\$ 51.38				
EFT35375	29/04/2022	AERODROME MANAGEMENT SERVICES PTY LTD	SUPPLY OF 70 - SUPER 54 26Z PLUG KITS	\$ 5,846.50				
EFT35376	29/04/2022	VEE JAYS (WA) PTY LTD	MAINTENANCE DRY GRADE THE QUOBBA GNARALOO RD COMMENCING AT GNARALOO BAY TO THE KING WAVES KILL SIGN	\$ 23,100.00				
EFT35377	29/04/2022	PACIFIC BRANDS WORKWEAR GROUP PTY LTD	WORKCOOL TROUSERS - ROADS AND WORKS CREW - ONLINE ORDER WORKCOOL SHIRT - ROADS AND WORKS CREW - ONLINE ORDER	\$ 453.00				
EFT35378	29/04/2022	CARNARVON FISHING CLUB INC.	SPONSORSHIP OF THE CARNAR-FIN FISHING COMPETITION 2022	\$ 3,000.00				
EFT35379	29/04/2022	CARNARVON GROWERS ASSOCIATION	COUPLER FEMALE X HOSETAIL AND SUPERCLAMP FOR P372	\$ 87.74				
EFT35380	29/04/2022	THE TRUSTEE FOR CHAPMAN TRUST T/A CARNARVON MITRE 10	HIRE OF PUMPS FOR FLOOD DAMAGE	\$ 977.82				
EFT35381	29/04/2022	THE TRUSTEE FOR BOB GRAY FAMILY TRUST T/A NINGALOO WHALESHARK -N-DIVE	OPERATOR RETURN	\$ 705.50				
EFT35382	29/04/2022	REPCO PTY LTD	PARTS FOR REPAIRS FOR VEHICLE	\$ 487.92				
EFT35383	29/04/2022	TROPICS HARDWARE	SUPPLY 10 PACKS OF SANDBAG	\$ 2,233.95				
47231	21/04/2022	CASH (MUNI)	PETTY CASH REIMBURSEMENT FOR THE PERIOD 22/11/21 TO 08/02/22					\$ 409.60
47232	21/04/2022	KLEENHEAT GAS PTY LTD	CYLINDER 45LG VAP CYL FOR FESTIVAL GROUND					\$ 343.20
47233	21/04/2022	PIVOTEL SATELLITE PTY LTD	PIVOTEL ACCOUNT 07547111 FOR THE PERIOD OF 15/02/2022 TO 14/05/2022					\$ 194.19
DD39332.1	14/04/2022	INTEGRITY COACH LINES (AUST) PTY	INTEGRITY COACH LINES PAYMENT PERIOD 15/03/2022			\$ 642.43		
DD39386.1	27/04/2022	CARNARVON FISHING CLUB INC.	SPONSORSHIP OF THE CARNAR-FIN FISHING COMPETITION 2022	\$ 3,000.00				
			TOTAL	\$1,457,027.46	\$3,000.00	\$642.43	\$6,934.19	\$946.99
			TOTAL MUNI EFT	\$1,457,027.46				
			TOTAL MUNI CHEQUES	\$946.99				
			TOTAL BANK DIRECTS	\$3,000.00				
			TOTAL TRUST EFT	\$6,934.19				
			TOTAL TRUST CHEQUES					
			TOTAL VISITOR CENTER BANK DIRECT	\$642.43				
			TOTAL VISITOR CENTER EFT					
			TOTAL	\$1,468,551.07				

Shire of Carnarvon

MONTHLY FINANCIAL REPORT (Containing the Statement of Financial Activity) FOR THE PERIOD ENDED 30 APRIL 2022

**LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996**

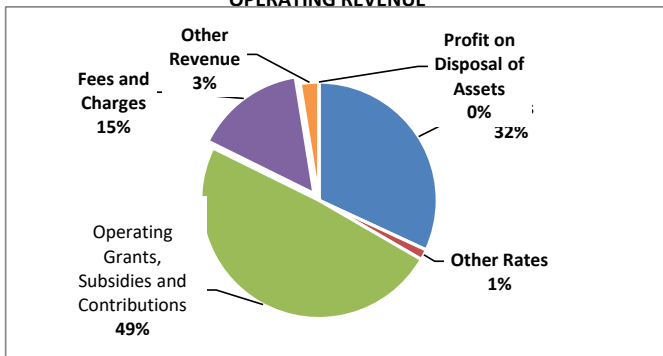
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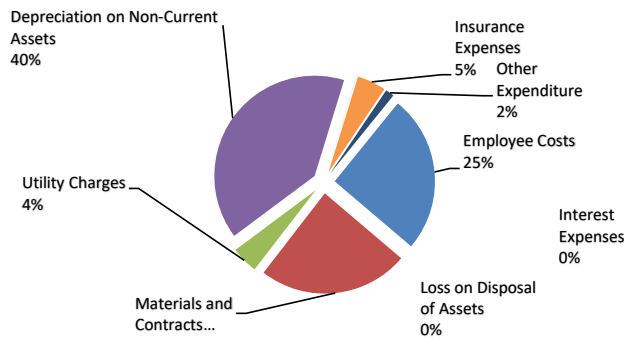
Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary with the completion of Year end processes.

OPERATING ACTIVITIES

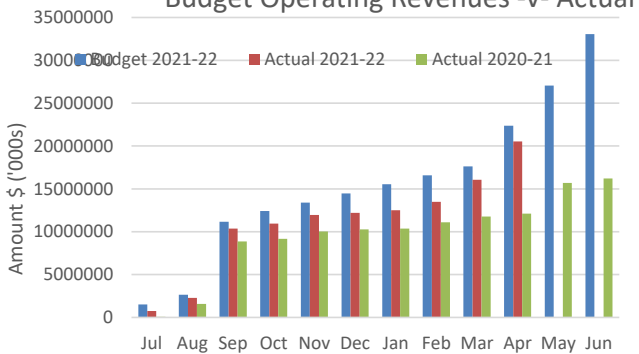
OPERATING REVENUE



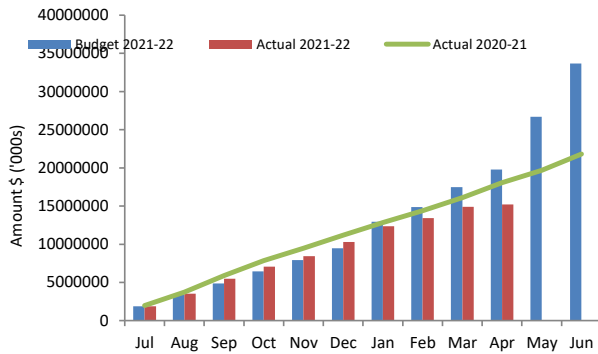
OPERATING EXPENSES



Budget Operating Revenues -v- Actual

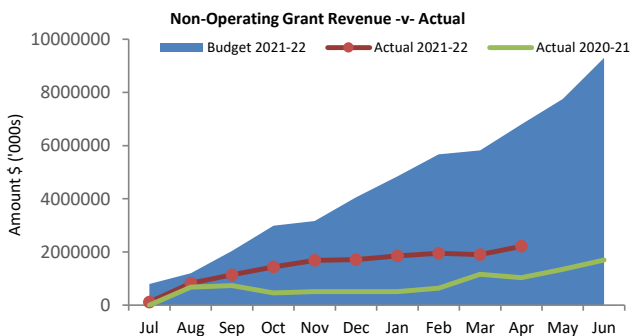


Budget Operating Expenses -v- YTD Actual

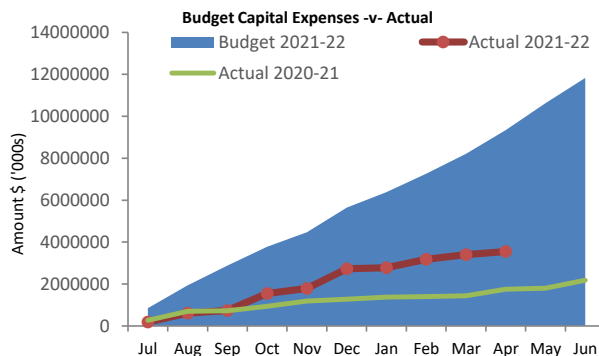


INVESTING ACTIVITIES

CAPITAL REVENUE

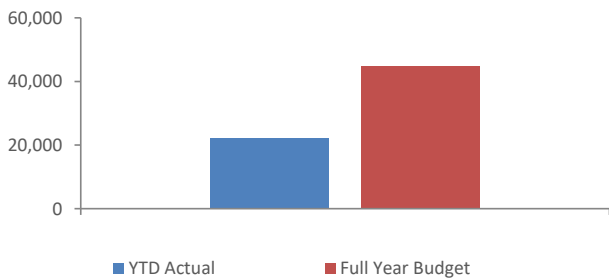


CAPITAL EXPENSES

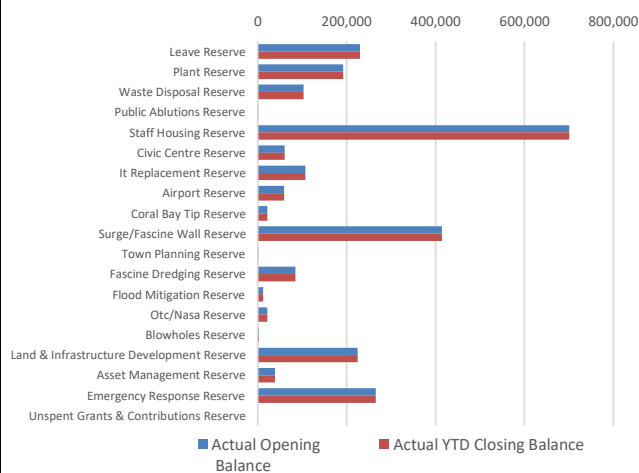


FINANCING ACTIVITIES

BORROWINGS
Loan Repayments
Actual paid to date vs
Full year repayments due



RESERVES



STATUTORY STATEMENT Local Government (Financial Management) Regulations 34

STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

BY PROGRAM

		REG 34(1)(a)	REG 34(1)(b)	REG 34(1)(c)	0	REG 34(1)(d)	REG 34(1)(d)	
	Ref Note	Adopted Budget	YTD Budget (a)	YTD Actual (b)		Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$		\$	%	
Opening funding surplus / (deficit)	1	6,215,963	6,215,963	6,941,705		725,742	11.68%	▲
Revenue from operating activities								
Governance		65,884	78,425	124,746		46,321	59.06%	▲
General purpose funding - general rates	9	5,767,048	5,770,804	5,824,936		54,132	0.94%	▲
General purpose funding - other		2,571,827	1,945,249	5,912,405		3,967,156	203.94%	▲
Law, order and public safety		384,612	250,654	215,895		(34,759)	(13.87%)	▼
Health		45,600	25,461	42,273		16,812	66.03%	▲
Education and welfare		310,190	296,188	237,307		(58,881)	(19.88%)	▼
Community amenities		2,086,561	2,058,801	2,075,486		16,685	0.81%	▲
Recreation and culture		131,199	141,686	302,179		160,493	113.27%	▲
Transport		1,136,519	4,502,815	3,331,073		(1,171,742)	(26.02%)	▼
Economic services		341,775	300,794	248,861		(51,933)	(17.27%)	▼
Other property and services		242,788	202,310	20,403		(181,907)	(89.91%)	▼
		13,084,003	15,573,187	18,335,599		2,762,412		
Expenditure from operating activities								
Governance		(1,475,458)	(1,711,270)	(871,946)		839,324	49.05%	▲
General purpose funding		(270,954)	(184,300)	(147,330)		36,970	20.06%	▲
Law, order and public safety		(1,122,956)	(1,059,550)	(769,604)		289,946	27.37%	▲
Health		(781,701)	(561,628)	(391,758)		169,870	30.25%	▲
Education and welfare		(840,461)	(688,782)	(484,097)		204,685	29.72%	▲
Housing		(184,842)	(183,284)	(5,975)		177,309	96.74%	▲
Community amenities		(1,960,933)	(1,762,826)	(1,302,422)		460,404	26.12%	▲
Recreation and culture		(4,220,064)	(3,522,387)	(2,734,243)		788,144	22.38%	▲
Transport		(9,341,491)	(8,500,191)	(6,736,800)		1,763,391	20.75%	▲
Economic services		(1,352,130)	(988,074)	(664,959)		323,115	32.70%	▲
Other property and services		(999,874)	(614,636)	(1,116,825)		(502,189)	(81.71%)	▼
		(22,550,864)	(19,776,928)	(15,225,958)		4,550,970		
Non-cash amounts excluded from operating activities								
Add: Loss on disposal of assets	6	25,400	25,400	0		(25,400)	(100.00%)	▼
Add: Depreciation on assets		8,212,681	6,843,840	6,079,774		(764,066)	(11.16%)	▼
Less: Movement in Provisions		0	0	(6,040)		(6,040)	0.00%	
Less: Movement in Contract Liabilities		(2,245,151)	0	0		0	0.00%	
Amount attributable to operating activities		(3,473,931)	2,665,499	9,183,375		6,523,916		
Investing Activities								
Non-operating grants, subsidies and contributions	7	7,356,828	6,798,007	2,212,619		(4,585,388)	(67.45%)	▼
Net Non-Operating Grants		7,356,828	6,798,007	2,212,619		(4,585,388)	(67.45%)	
Proceeds from disposal of assets	6	30,000	0	0		0	0.00%	
Payments for property, plant and equipment and infrastructure	5	(11,316,306)	(7,678,536)	(3,566,659)		4,111,877	53.55%	▲
Amount attributable to investing activities		(3,929,478)	(880,529)	(1,354,040)		(473,511)		
Financing Activities								
Proceeds from new debentures	12	947,000	0	0		0	0.00%	
Transfer from reserves	4	784,105	0	0		0	0.00%	
Payments for principal portion of lease liabilities		(298,028)	(812)	(812)		0	0.00%	
Repayment of debentures	12	(44,831)	(22,246)	(22,246)		0	0.00%	
Transfer to reserves	4	(200,800)	0	0		0	0.00%	
Amount attributable to financing activities		1,187,446	(23,058)	(23,058)		0		
Closing funding surplus / (deficit)	1	0	7,977,875	14,747,983		6,770,108		

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold. Refer to Note 2 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2021-22 year for Operating is (+) plus or (-) minus \$10,000 and for Capital (+) plus or (-) minus \$20,000 or 10.00% whichever is the higher.

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

STATUTORY STATEMENT Local Government (Financial Management) Regulations 34

STATEMENT OF FINANCIAL ACTIVITY

BY NATURE OR TYPE

FOR THE PERIOD ENDED 30 APRIL 2022

		REG 34(1)(a)	REG 34(1)(b)	REG 34(1)(c)	REG 34(1)(d)	REG 34(1)(d)	
	Ref	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
	Note						
		\$	\$	\$	\$	%	
Opening funding surplus / (deficit)	1	6,215,963	6,215,963	6,941,705	725,742	11.68%	▲
Revenue from operating activities							
Rates	9	5,767,048	5,770,804	5,824,936	54,132	0.94%	
Specified area rates	9	258,261	258,261	262,688	4,427	1.71%	
Operating grants, subsidies and contributions	8	3,535,225	6,260,519	8,938,131	2,677,612	42.77%	▲
Fees and charges		3,180,701	2,972,723	2,766,260	(206,463)	(6.95%)	
Interest earnings		83,500	69,580	79,543	9,963	14.32%	
Other revenue		259,268	241,300	464,041	222,741	92.31%	▲
		13,084,003	15,573,187	18,335,599	2,762,412		
Expenditure from operating activities							
Employee costs		(6,898,727)	(5,582,317)	(3,864,207)	1,718,110	30.78%	▲
Materials and contracts		(5,560,361)	(5,815,134)	(3,692,684)	2,122,451	36.50%	▲
Utility charges		(813,400)	(663,640)	(661,593)	2,047	0.31%	
Depreciation on non-current assets		(8,212,681)	(6,843,840)	(6,079,774)	764,066	11.16%	▲
Interest expenses		(44,634)	(28,934)	(4,107)	24,827	85.81%	▲
Insurance expenses		(540,661)	(500,477)	(709,708)	(209,231)	(41.81%)	▼
Other expenditure		(455,000)	(317,186)	(213,886)	103,300	32.57%	▲
Loss on disposal of assets	6	(25,400)	(25,400)	0	25,400	100.00%	▲
		(22,550,864)	(19,776,928)	(15,225,958)	4,550,970		
Non-cash amounts excluded from operating activities							
Add: Loss on disposal of assets	6	25,400	25,400	0	(25,400)	(100.00%)	▼
Add: Depreciation on assets		8,212,681	6,843,840	6,079,774	(764,066)	(11.16%)	▼
Less: Movement in Provisions		0	0	(6,040)	(6,040)	0.00%	
Less: Movement in Contract Liabilities		(2,245,151)	0	0	0	0.00%	
		5,992,930	6,869,240	6,073,734	(795,506)	(111.16%)	
Amount attributable to operating activities		(3,473,931)	2,665,499	9,183,376	6,549,316		
Investing activities							
Non-operating grants, subsidies and contributions	7	7,356,828	6,798,007	2,212,619	(4,585,388)	(67.45%)	▼
Net Non-Operating Grants		7,356,828	6,798,007	2,212,619	(4,585,388)		
Proceeds from disposal of assets	6	30,000	0	0	0	0.00%	
Payments for property, plant and equipment and infrastructure	5	(11,316,306)	(7,678,536)	(3,566,659)	4,111,877	53.55%	▲
Net Non-Operating Expenditure		(11,286,306)	(7,678,536)	(3,566,659)	4,111,877		
Amount attributable to investing activities		(3,929,478)	(880,529)	(1,354,040)	(473,511)		
Financing Activities							
Proceeds from new debentures	12	947,000	0	0	0	0.00%	
Transfer from reserves	4	784,105	0	0	0	0.00%	
Payments for principal portion of lease liabilities		(298,028)	(812)	(812)	0	0.00%	
Repayment of debentures	12	(44,831)	(22,246)	(22,246)	0	0.00%	
Transfer to reserves	4	(200,800)	0	0	0	0.00%	
Amount attributable to financing activities		1,187,446	(23,058)	(23,058)	(0)		
Closing funding surplus /(deficit) REG 34(1)(e)	1	0	7,977,875	14,747,983	6,770,108		

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Actual and YTD Actual data as per the adopted materiality threshold.

Refer to Note 2 for an explanation of the reasons for the variance.

The material variance adopted by Council for the 2020-21 year is \$10,000 or 10.00% whichever is greater.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

Ordinary Council Meeting - Schedules 24 May 2022

Explanation of the composition of net current assets

	Notes	Opening Position		Closing Position	
		Adopted Budget	Last Years Actual Closing	This time last month	YTD Actual (b)
		Closing Surplus/Deficit Calculation 21/22	Closing Surplus 20/21, Unaudited Bfwd Actual 21/22	31/03/2022	30/04/2022
		\$	\$	\$	\$
Net current assets used in the Statement of Financial Activity					
Current assets					
Cash and cash equivalents	3	9,305	6,933,007	7,864,986	11,771,585
Cash backed Reserves		2,883,477	2,683,109	2,683,109	2,683,109
Rates receivables		0	834,286	1,330,270	1,034,924
Receivables	10	317,531	841,546	2,633,413	2,742,519
Inventories		13,090	63,090	100,852	100,852
Other current assets					
Total Current assets		3,223,403	11,355,038	14,612,630	18,332,989
Less: Current liabilities					
Payables		(339,926)	(1,730,224)	(1,252,576)	(968,300)
Contract liabilities		(21,827)	(2,279,060)	(2,279,060)	(2,279,060)
Borrowings	12	(7,719)	(52,550)	(30,305)	(30,305)
Lease liabilities	13	0	(320,091)	(319,279)	(319,279)
Employee Provisions		(1,003,582)	(587,386)	(581,346)	(581,346)
Total Current liabilities		(1,373,054)	(4,969,311)	(4,462,566)	(4,178,290)
Net Currents Assets		1,850,349	6,385,727	10,150,064	14,154,699
Less: Adjustments to net current assets					
Less: Reserves - restricted cash	4	(2,883,477)	(2,683,109)	(2,683,109)	(2,683,109)
Add: Contract liabilities (Grants received but not spent)		0	2,279,060	2,279,060	2,279,060
Add: Borrowings included in Budget	12	7,719	52,550	30,305	30,305
Add: Lease liabilities included in Budget	13	21,827	320,091	319,279	319,279
Add: Provisions - employee		1,003,582	587,386	581,346	581,346
Total adjustments to net current assets		(1,850,349)	555,978	526,882	526,882
Funding surplus/(deficit) (NET CURRENT ASSETS)		0	6,941,705	10,676,945	14,681,581

NOTE

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. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

Restricted cash includes outstanding reserve transfers.

Statutory document REG 34(2)(b)
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

Note 2
Explanation of material variances

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.

The material variance adopted by Council for the 2021-22 year for Operating is (+) plus or (-) minus \$10,000 and for Capital (+) plus or (-) minus \$20,000 or 10.00% whichever is the higher.

This is indicated by the up and down arrow symbols

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance	
	\$	%			
Revenue from operating activities					
Governance	46,321	59.06%	▲	Timing	Insurance claim for storm and vandalism not in budget
General purpose funding - rates	54,132	0.94%			Within variance threshold
General purpose funding - other	3,967,156	203.94%	▲	Timing	Financial Assistance Grants received in Advance
Law, order and public safety	(34,759)	(13.87%)	▼	Timing	Grant income has not yet been received
Health	16,812	66.03%	▲	Permanent	Food Licenses and Lease income is higher than anticipated at this time
Education and welfare	(58,881)	(19.88%)	▼	Timing	Grant income has not yet been received
Housing	35	0.00%			Within variance threshold
Community amenities	16,685	0.81%			Within variance threshold
Recreation and culture	160,493	113.27%	▲	Permanent	Unbudgeted Insurance Claim revenue as a result of Cyclone Seroja.
Transport	(1,171,742)	(26.02%)	▼	Timing	Grant income has not yet been received
Economic services	(51,933)	(17.27%)	▼	Timing	Grant income has not yet been received
Other property and services	(181,907)	(89.91%)	▼	Timing	Private Works revenue is less than anticipated and Diesel Fuel rebate will be claimed in future months.
Expenditure from operating activities					
Governance	839,324	49.05%	▲	Timing	General Program expenses are under budget at this point in time
General purpose funding	36,970	20.06%	▲		General Program expenses are under budget at this point in time
Law, order and public safety	289,946	27.37%	▲	Timing	General Program expenses are under budget at this point in time
Health	169,870	30.25%	▲	Timing	General Program expenses are under budget at this point in time
Education and welfare	204,685	29.72%	▲	Timing	General Program expenses are under budget at this point in time
Housing	177,309	96.74%	▲	Timing	General Program expenses are under budget at this point in time
Community amenities	460,404	26.12%	▲	Timing	General Program expenses are under budget at this point in time
Recreation and culture	788,144	22.38%	▲	Timing	General Program expenses are under budget at this point in time
Transport	1,763,391	20.75%	▲	Timing	General Program expenses are under budget at this point in time
Economic services	323,115	32.70%	▲	Timing	General Program expenses are under budget at this point in time
Other property and services	(502,189)	(81.71%)	▼	Timing	Over budget programme expenses to be addressed at the Mid Year Budget Review
Non-cash amounts excluded from operating activities					
Less: Profit on asset disposals	0	0.00%			Within variance threshold
Add: Loss on disposal of assets	(25,400)	(100.00%)		Timing	Vehicles yet to be traded in or sold
Add: Depreciation on assets	(764,066)	(11.16%)		Timing	Depreciation will increase towards end of year as new asset depreciation is brought to account
Investing activities					
Proceeds from non-operating grants, subsidies and contributions	(4,585,388)	(67.45%)	▼	Timing	R2R, DFES, RADS and LRCI funding has not yet been received/brought to account. Refer to Note 7 for detail.
Proceeds from disposal of assets	0	0.00%			Within variance threshold
Payments for property, plant and equipment and infrastructure	4,111,877	53.55%	▲	Timing	Refer to Capital expenditure Note 5 for project details.
Financing activities					
Proceeds from new debentures	0	0.00%			Budgeted borrowings will occur when ordered assets are near to arrive arrival
Transfer from reserves	0	0.00%			Within variance threshold
Payments for principal portion of lease liabilities	0	0.00%			Within variance threshold
Repayment of debentures	0	0.00%			Within variance threshold
Transfer to reserves	0	0.00%			Within variance threshold
Opening funding surplus / (deficit)	725,742	11.68%	▲	Permanent	The Final audited result for 2021 is not complete, this amount is subject to change.

Shire of Carnarvon

SUPPORTING INFORMATION THE MONTHLY STATEMENTS PROVIDED FOR COUNCILLORS INFORMATION REG 34(2)(c) FOR THE PERIOD ENDED 30 APRIL 2022

The Local Government (Financial Management) Regulations provide at 34.(2) that:
(2) Each Statement of financial activity is to be accompanied by documents containing —
(c) such other supporting information as is considered relevant by the local government;
as such the following supporting information is provided.

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**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

**Note 3
CASH AND FINANCIAL ASSETS**

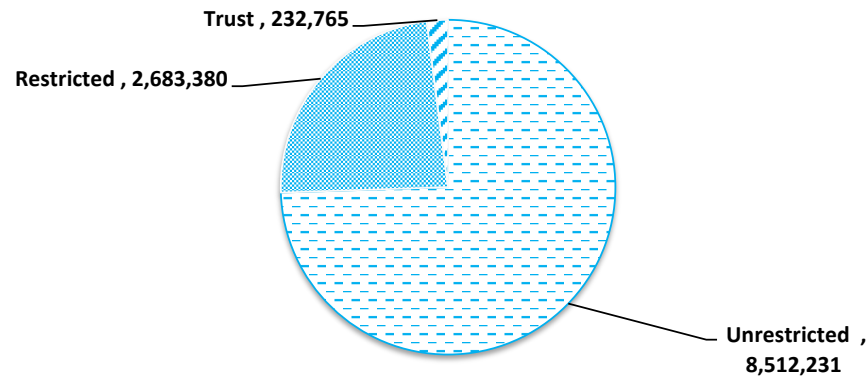
Description	Classification	Unrestricted	Restricted	Total	Trust	Institution	Interest Rate	Maturity Date
		\$	\$	Cash \$				
Cash on hand								
Municipal Bank Account - 4334-09426	Cash and cash equivalents	6,988,320	(226,005)	6,762,315	0	ANZ Bank	0.00%	On Call
Municipal Online Account - 4510-69349	Cash and cash equivalents	1,369,309	0	1,369,309	0	ANZ Bank	0.05%	On Call
Municipal Bank Account - 3781-67777 - Visitor Centre	Cash and cash equivalents	120,899	0	120,899	0	ANZ Bank	0.00%	On Call
Trust Bank Account - 4334-09434	Cash and cash equivalents		0	0	232,765	ANZ Bank	0.00%	On Call
Reserve Bank Account-4334-75677	Cash and cash equivalents	0	271	271	0	ANZ Bank	0.00%	On Call
Reserve Online Account - 4516-72666	Cash and cash equivalents	0	2,909,114	2,909,114	0	ANZ Bank	0.05%	On Call
Investments								
Term Deposit - No.2 Blowholes	Cash and cash equivalents	33,703	0	33,703	0	WATC	0.05%	OCDF*
Total		8,512,231	2,683,380	11,195,611	232,765			
Comprising								
Cash and cash equivalents		8,512,231	2,683,380	11,195,611	232,765			
		8,512,231	2,683,380	11,195,611	232,765			

KEY INFORMATION

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments 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 reported as short term borrowings in current liabilities in the statement of net current assets.

Restricted cash includes outstanding reserve transfers.

* OCDF - Overnight Cash Deposit Facility



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

**FINANCING ACTIVITIES
Note 4
CASH RESERVES**

Reserves

Reserve name	Original Budget Opening Balance	Actual Opening Balance	Actual Interest Earned	Original Budget Transfers In (+)	Actual Transfers In (+)	Original Budget Transfers Out (-)	Actual Transfers Out (-)	Original Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
LEAVE RESERVE									
Leave Reserve	229,798	229,808	317	100,000	0	0	0	329,798	230,125
Plant Reserve	192,449	192,457	0	0	0	0	0	192,449	192,457
Waste Disposal Reserve	103,320	103,324	0	50,000	0	0	0	153,320	103,324
Public Ablutions Reserve	1,764	1,764	0	0	0	0	0	1,764	1,764
Staff Housing Reserve	700,510	700,540	0	0	0	0	0	700,510	700,540
Civic Centre Reserve	60,512	60,515	0	0	0	0	0	60,512	60,515
It Replacement Reserve	107,061	107,065	0	0	0	0	0	107,061	107,065
Airport Reserve	59,299	59,302	0	0	0	0	0	59,299	59,302
Coral Bay Tip Reserve	21,859	21,860	0	50,000	0	0	0	71,859	21,860
Surge/Fascine Wall Reserve	414,424	414,442	0	0	0	0	0	414,424	414,442
Town Planning Reserve	1,451	1,451	0	0	0	0	0	1,451	1,451
Fascine Dredging Reserve	84,690	84,693	0	0	0	0	0	84,690	84,693
Flood Mitigation Reserve	11,885	11,886	0	0	0	0	0	11,885	11,886
Otc/Nasa Reserve	21,367	21,368	0	0	0	0	0	21,367	21,368
Blowholes Reserve	2,750	2,750	0	0	0	0	0	2,750	2,750
Land & Infrastructure Development Reserve	224,854	224,864	0	0	0	0	0	224,854	224,864
Asset Management Reserve	38,894	38,896	0	0	0	0	0	38,894	38,896
Emergency Response Reserve	265,391	265,402	0	0	0	0	0	265,391	265,402
Mosquito Management Reserve	5,373	5,373	0	800	0	0	0	6,173	5,373
Country Roads Grading	135,026	135,032	0	0	0	0	0	135,026	135,032
Reserve Funds	2,682,677	2,682,792	317	200,800	0	0	0	2,883,477	2,683,109
Unspent Grants									
Unspent Grants & Contributions Reserve	784,105	0	0	0	0	(784,105)	0	0	0
Total Unspent Grants cash backed in reserve	784,105	0	0	0	0	(784,105)	0	0	0
TOTAL CASH BACKED RESERVES	3,466,782	2,682,792	317	200,800	0	(784,105)	0	2,883,477	2,683,109

KEY INFORMATION

Reserves transfers to and from the Muni bank are in progress

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

INVESTING ACTIVITIES

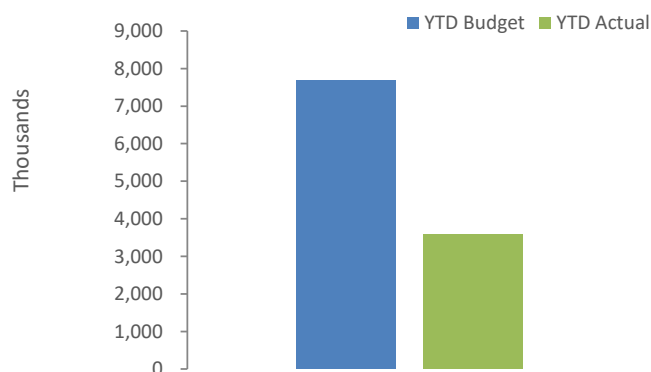
Note 5

CAPITAL ACQUISITIONS SUMMARY

Capital acquisitions	Adopted Budget	YTD Budget	YTD Actual	Variance
	\$	\$	\$	\$
Land & Buildings	436,416	282,997	179,276	(103,721)
Furniture & Equipment	111,000	127,510	4,710	(122,800)
Plant & Equipment	1,345,850	949,880	331,410	(618,470)
Roads	5,398,253	3,573,272	1,811,729	(1,761,543)
Footpaths	198,724	99,760	42,590	(57,170)
Drainage	40,000	39,999	27,282	(12,717)
Parks & Ovals	925,497	676,493	32,607	(643,886)
Airport	1,152,911	714,994	738,418	23,424
Other Infrastructure	1,312,655	1,104,461	316,069	(788,392)
Landfill	395,000	109,170	82,568	(26,602)
Payments for Capital Acquisitions	11,316,306	7,678,536	3,566,659	(4,111,877)
Right of use assets	0	0	0	0
Total Capital Acquisitions	11,316,306	7,678,536	3,566,659	(4,111,877)
Capital Acquisitions Funded By:				
	\$	\$	\$	\$
Capital grants and contributions	7,356,828	6,798,007	2,212,619	(4,585,388)
Other (disposals & C/Fwd)	30,000	0	0	0
Cash backed reserves				
Unspent Grants & Contributions Reserve	784,105	784,105	0	(784,105)
Contribution - operations	2,198,373	96,424	1,354,040	1,257,616
Capital funding total	11,316,306	7,678,536	3,566,659	(4,111,877)

SIGNIFICANT ACCOUNTING POLICIES

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 local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value 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.



CAPITAL ACQUISITIONS SUMMARY

5. CAPITAL ACQUISITIONS DETAILED

		Adopted					
Account	Job	Account Description	Original Budget	YTD Budget	YTD Actual	Variance (Under)/Over	
Land & Buildings							
0604		Land & Buildings	30,000	25,000	0	(25,000)	
	2314 0375	Rubbish Tip	0	0	235	235	
1224		Land & Buildings - Dfes	141,000	141,000	140,856	(144)	
2974	0410	7 Airport Cres. - Capital	15,000	27,500	13,002	(14,498)	
3064	LRC016	Public Toilets Baxter Park	100,000	0	0	0	
3680	1501	Depot Improvements	69,431	34,516	9,900	(24,616)	
3688		Depot Information Technology Links	6,000	0	0	0	
3764	LRC015	Baston Oval Ablutions Upgrade	20,000	0	0	0	
4154	0415	Main Airport Terminal	20,000	19,998	205	(19,793)	
4154	LRC008	Airport Amenity Improvements	34,985	34,983	15,078	(19,905)	
			436,416	282,997	179,276	(103,721)	
Furniture & Equipment							
0594		Furn & Equip (Admin)	20,000	16,670	(290)	(16,960)	
0598		Equipment (New And Renewal) For I.T.	56,000	46,670	0	(46,670)	
3554		Furn & Equip (Lib)	35,000	64,170	5,000	(59,170)	
			111,000	127,510	4,710	(122,800)	
Plant & Equipment							
1234		Plant & Equip - Dfes	0	0	24,064	24,064	
2514		Plant And Equipment - Refuse Site	265,000	65,000	0	(65,000)	
3274	1564	Other Plant And Equipment - Aquatic Centre	30,000	25,000	1,293	(23,707)	
3344		Plant And Equipment	30,000	30,000	0	(30,000)	
4114		Plant & Equip. - Airport	25,000	0	0	0	
4284		Plant & Equipment	995,850	829,880	306,053	(523,827)	
			1,345,850	949,880	331,410	(618,470)	
Roads							
3740	R2R209	Harbour Road - Roads To Recovery	807,225	647,690	0	(647,690)	
3740	R2R241	Main Street - Roads To Recovery	807,225	0	780,827	780,827	
3747	RRG066	Blowholes Road	375,000	483,910	495,067	11,157	
3747	RRG121	Quobba Gnaraloo	950,000	416,660	509,189	92,529	
3747	RRG174	Minilya/Lyndon Road	550,343	458,610	1,625	(456,986)	
3747	RRG209	Harbour Road	1,192,775	1,262,150	19,663	(1,242,487)	
3760	C702	Grid Construction & Approches	266,017	191,586	543	(191,043)	
3760	C737	Water Bore Installation	125,000	83,332	0	(83,332)	
3760	LRC001	Dog Fence Project Support	14,668	14,667	0	(14,667)	
3760	LRC018	Culverts And Flood Wall Rock Minilya Lyndon & Wahroonga Pimbr	310,000	14,667	4,815	(9,852)	
			5,398,253	3,573,272	1,811,729	(1,761,543)	
Footpaths							
3848		Bicycle Network Coral By Design And Construct	30,000	0	0	0	
3850	9004	Temporary Budget Job No - Footpaths Asset Renewals (COA 3850)	118,724	99,760	0	(99,760)	
3850	F004	Footpath - Robinson Street	0	0	500	500	
3850	F177	Footpath - Johnston Street	0	0	20,764	20,764	
3850	F178	Footpath - Olivia Terrace	0	0	11,325	11,325	
3858		Wa Bicycle Network Carnarvon Feasibility Study	50,000	0	10,000	10,000	
			198,724	99,760	42,590	(57,170)	
Ordinary Council Meeting - Schedules				24 May 2022		55	

CAPITAL ACQUISITIONS SUMMARY

5. CAPITAL ACQUISITIONS DETAILED

Account	Job	Account Description	Original Budget	YTD Budget	YTD Actual	Variance (Under)/Over
		Drainage				
3770	D0002	Storm Water Pumps	40,000	39,999	27,282	(12,717)
			40,000	39,999	27,282	(12,717)
		Parks & Ovals				
3294	1562	Upgrades To Swimming Pool Bowl	55,000	55,000	0	(55,000)
3474	0615	Playground Equipment	50,000	16,666	10,310	(6,356)
3690	1154	Blowholes Development Project (Capital Works)	173,500	173,499	22,297	(151,202)
3690	R013	Skate Park Upgrade	80,000	53,332	0	(53,332)
3690	R046	Youth Precinct Development	566,997	377,996	0	(377,996)
			925,497	676,493	32,607	(643,886)
		Airport				
4124	A011	Northern Apron, Taxiway B Upgrade & Lighting Rwy 04/22	262,750	262,750	38,737	(224,014)
4124	A012	Coral Bay Airstrip Upgrade	415,871	427,244	427,244	(0)
4124	A015	Carnarvon Airport Airside Fencing , Boundary Fencing, Apron Light	474,290	25,000	272,438	247,438
			1,152,911	714,994	738,418	23,424
		Other Infrastructure				
3124	0495	Brown'S Range Cemetery - Niche Wall (Columbarium)	15,000	20,000	0	(20,000)
3124	LRC014	Pioneer Cemetery Remediation	59,000	59,000	42,897	(16,103)
3604	3616	Fascine Wall (Own Sources Capital Works)	250,000	20,552	20,552	(0)
3604	3620	Iws - Infrastructure (Bbrf)	224,431	222,848	12,972	(209,876)
3604	3621	Fascine Wall (Grant Funded)	3,000	0	0	0
3604	LRC005	Fascine Shelter & Bbq Project	49,500	77,500	11,300	(66,200)
3604	LRC006	Tramway Bridge Upgrade Project	48,000	20,000	0	(20,000)
3604	LRC007	Town Amenity Improvements	275,600	275,598	155,849	(119,749)
3604	LRC017	Brockman Park Retic And Landscape	148,912	148,912	7,392	(141,520)
3800	LRC012	Upgrade Power Supply Main Street	20,000	40,844	41,028	184
3974	0404	Replacement Of Triple J Transmitter	15,000	15,000	0	(15,000)
4214	LRC003	Coral Bay Visitor Signage Project	25,000	24,999	0	(24,999)
4214	LRC009	Blowholes Camping Area Improvements	159,212	159,210	13,080	(146,130)
4314	LCR004	Town Beach Kiosk Upgrade Project	20,000	19,998	11,000	(8,998)
			1,312,655	1,104,461	316,069	(788,392)
		Landfill				
2414	0385	New Refuse Site Development At Coral Bay	310,000	30,000	2,500	(27,500)
2614	0403	Install New Customer Service Booth	35,000	29,170	30,650	1,480
2614	LRC013	Solar Power Browns Range Tip	50,000	50,000	49,418	(582)
			395,000	109,170	82,568	(26,602)
		TOTALS	11,316,306	7,678,536	3,566,659	(4,111,877)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

**INVESTING ACTIVITIES
Note 6
DISPOSAL OF ASSETS**

Asset Ref.	Asset description	Budget				YTD Actual			
		Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
		\$	\$	\$	\$	\$	\$	\$	\$
	Community amenities								
	Rubbish Truck	46,500	23,000	0	(23,500)	0	0	0	0
	Recreation and culture								
	Utility Vehicle	8,900	7,000	0	(1,900)	0	0	0	0
		55,400	30,000	0	(25,400)	0	0	0	0

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

INVESTING ACTIVITIES

Note 7

NON-OPERATING GRANTS AND CONTRIBUTIONS

Non operating grants, subsidies and contributions revenue

	Type	Adopted Budget Revenue \$	YTD Budget \$	YTD Revenue Actual \$	Comment
Non-operating grants and subsidies					Date of receipt of LRCI Grants is still undetermined
Governance					
Law, order, public safety					
Capital Grant - Dfes	Tied	151,500	141,000	164,920	
Health					
Community amenities					
LRCI Grant	Tied	50,000	50,000	0	
L.R.C.I GRANT	Tied	156,000	85,333	0	
Recreation and culture					
L.R.C.I. Grant	Tied	0	0	0	
Grants - Blowholes Dev.	Tied	190,529	190,528	0	
L.R.C.I. Grant	Tied	406,957	406,957	0	
Grants - Integrated Water Project	Tied	465,000	465,000	291,865	
Lrci Grant	Tied	168,912	168,912	0	
Grant: Art On The Move	Tied	0	15,000	50,000	
Bbrf & Dpird Grants (Skate Park & Youth Precinct)	Tied	646,997	0	30,000	
Transport					
Local Roads & Community Infrastructure Grant	Tied	34,668	34,667	0	
Regional Road Group	Tied	1,564,535	1,564,532	596,803	
Roads To Recovery	Tied	1,615,450	1,615,448	33,572	
R.A.D.S Grant	Tied	440,883	440,883	146,747	
R.A.U.P. Grant	Tied	401,200	401,200	199,362	
L.R.C.I. Infr. Grant	Tied	34,985	34,985	0	
Lrci Grant	Tied	310,000	310,000	0	
Wa Bicycle Network Coral Bay Design And Construct	Tied	15,000	15,000	5,000	
Wa Bicycle Network Carnarvon Feasibility Study	Tied	0	0	10,000	
Main Roads Funding	Tied	500,000	300,000	500,000	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

INVESTING ACTIVITIES

Note 7

NON-OPERATING GRANTS AND CONTRIBUTIONS

Non operating grants, subsidies and contributions revenue

	Type	Adopted Budget Revenue \$	YTD Budget \$	YTD Revenue Actual \$	Comment
Lrci Grant - Infr.	Tied	204,212	204,212	0	
		7,356,828	6,443,657	2,028,269	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022

OPERATING ACTIVITIES
Note 8
OPERATING GRANTS AND CONTRIBUTIONS

Provider	Type	Adopted Budget Revenue \$	YTD Budget \$	YTD Revenue Actual \$	Comment
Operating grants and subsidies					
Governance					
Grant Income	Untied	30,000	30,000	35,000	
General purpose funding					
F.A.G. - General Purpose	Untied	1,744,263	1,308,197	4,014,830	
F.A.G. - Roads	Untied	694,264	520,698	1,759,538	
Law, order, public safety					
Bushfire Grant		17,120	17,120	18,760	
Emergency Svces Grant	Untied	35,410	35,409	22,136	
Grant-Emergency Risk Management (Aware)	Untied	25,082	25,082	0	
Grants And Contributions	Untied	129,697	0	0	
Dfes Grant Risk Officer	Untied	148,203	148,203	148,203	
Health					
Grants (Mosquito Funding)	Untied	8,000	3,850	4,617	
Education and welfare					
Grants- Service Agreement - Youth Hub	Untied	244,190	244,188	211,841	
Recreation and culture					
Grants - Civic Centre		43,866	29,244	0	
Lib. And Gallery Grants		6,000	6,000	3,968	
Library Fundraising (Sale Of Books)		0	0	37	
Grant Income		0	20,000	30,000	
Transport					
Mrwa Direct Grant	Untied	337,930	337,930	337,930	
Mrwa Streetlighting Contribution	Untied	21,200	21,200	20,497	
Mrwa Robinson Street Sweeping Contribution	Untied	10,000	10,000	10,000	
Mrwa Verge Mtnce Contribution	Untied	15,000	15,000	15,000	
Wa Bicycle Network Carnarvon Feasibility Study	Untied	25,000	0	0	
Agrn951- Tropical Low & Assoc Flooding 28 Jan - 8 Feb 2021	Untied	0	0	0	Correction required to costing
Grant - Flood Mitigation Works	Untied	0	3,474,398	2,288,774	
Economic services					
Grant Income	Untied	0	20,000	30,000	
V.C. Other Income	Untied	0	0	7,000	
		3,535,225	6,266,519	8,958,131	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

**OPERATING ACTIVITIES
Note 9
RATE REVENUE**

General rate revenue	Budget						YTD Actual				
	Rate in \$ (cents)	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE				\$	\$	\$	\$	\$	\$	\$	\$
Gross rental value											
Residential	11.1200	1,679	22,108,446	2,458,459	(5,000)	4,000	2,457,459	2,456,736	46,266	(82,337)	2,420,665
Commercial/Industrial	10.3000	322	15,551,561	1,601,811	0	0	1,601,810	1,604,489	0	0	1,604,489
Special Use/Rural	11.1200	102	1,757,732	195,460	0	0	195,459	195,460	0	0	195,460
Unimproved value											
Mining	24.512000	46	501,801	123,001	0	4,000	127,001	123,001	0	0	123,001
Pastoral	11.110000	40	3,143,392	349,231	0	(88,000)	261,230	349,231	0	0	349,231
Intensive Horticultural	2.273000	170	23,409,501	532,098	0	(8,000)	524,097	532,098	0	0	532,098
Sub-Total		2,359	66,472,433	5,260,060	(5,000)	(88,000)	5,167,056	5,261,014	46,266	(82,337)	5,224,944
Minimum payment	Minimum \$										
Gross rental value											
Residential	1,158.58	395	457,639	457,639	0	0	457,639	457,639	0	0	457,639
Commercial/Industrial	1,158.58	59	68,356	68,356	0	0	68,356	68,356	0	0	68,356
Special Use/Rural	1,158.58	47	54,453	54,453	0	0	54,453	54,453	0	0	54,453
Unimproved value											
Mining	400.00	17	6,800	6,800	0	0	6,800	6,800	0	0	6,800
Pastoral	1,158.58	9	10,427	10,427	0	0	10,427	10,427	0	0	10,427
Intensive Horticultural	1,158.58	2	2,317	2,317	0	0	2,317	2,317	0	0	2,317
Sub-total		529	599,993	599,993	0	0	599,992	599,993	0	0	599,992
Total general rates							5,767,048	5,861,007	46,266	(82,337)	5,824,936
Other Rates	Rate in \$ (cents)										
SAR - GRV Coral Bay	0.06833		3,644,983	249,061	0	0	249,061	249,058	0	0	249,058
Ex-gratia rates							9,200	0	0	0	13,630
Total specified area rates			3,644,983	249,061	0	0	258,261	249,058	0	0	262,688
Total Rates							6,025,309	6,110,065	46,266	(82,337)	6,087,625

KEY INFORMATION

Prepaid rates are, until the taxable event for the rates has occurred, refundable at the request of the ratepayer. Rates received in advance give rise to a financial liability. On 1 July 2020 the prepaid rates were recognised as a financial asset and a related amount was recognised as a financial liability and no income was recognised. When the taxable event occurs the financial liability is extinguished and income recognised for the prepaid rates that have not been refunded.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

**Note 10
RECEIVABLES**

Rates receivable	30 June 2021	30 Apr 2022
	\$	\$
Opening arrears previous years		834,286
Levied this year		6,087,625
Less - collections to date		(5,886,987)
Equals current outstanding	834,286	1,034,924
Net rates collectable	834,286	1,034,924
% Collected		85%

Receivables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Receivables - general	0	251,664	2,132,847	6,481	10,088	2,401,080
Percentage	0.0%	10.5%	88.8%	0.3%	0.4%	
Balance per trial balance						
Sundry receivable	0	251,664	2,132,847	6,481	10,088	2,401,080
* Due (to)/from ATO - GST and PAYG Net	0	287,315	0	0	0	287,315
Provision for Doubtful Debts	0	0	0	0	(5,184)	(5,184)
FESA Control	0	0	0	0	0	59,646
Accrued Income	0	0	0	0	0	(338)
Total receivables general outstanding	0	538,979	2,132,847	6,481	4,904	2,742,519

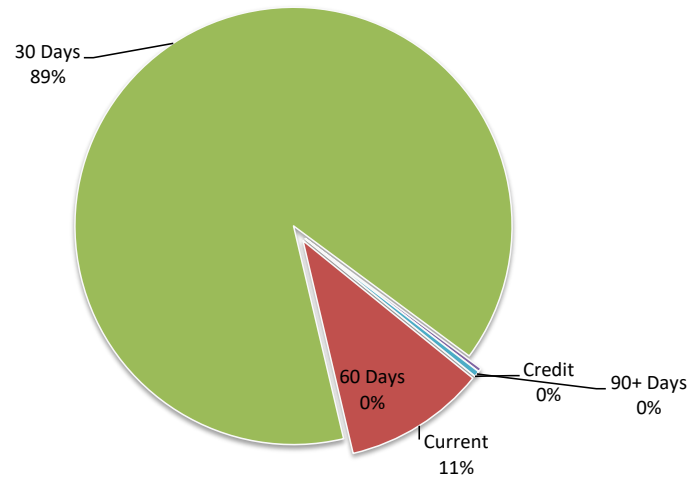
Amounts shown above include GST (where applicable)

* - Transactions pending from payroll system - processed in December.

KEY INFORMATION

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability 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 impairment of receivables is raised when there is objective evidence that they will not be collectible.

Accounts Receivable (non-rates)

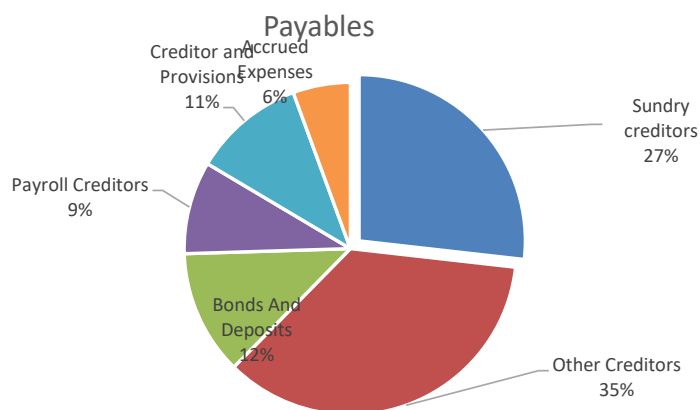


Payables - general	Credit	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$	\$
Payables - general	0	237,961	9,076	48	12,302	259,388
Percentage	0%	91.7%	3.5%	0%	4.7%	
Balance per trial balance						
Sundry creditors	0	237,961	9,076	48	12,302	259,388
Other Creditors	344,563	0	0	0	0	344,563
Bonds And Deposits	0	117,570	0	0	0	117,570
Payroll Creditors	0	87,319	0	0	0	87,319
Creditor and Provisions	0	105,360	0	0	0	105,360
Accrued Expenses	0	54,100	0	0	0	54,100
Total payables general outstanding						968,300

Amounts shown above include GST (where applicable)

KEY INFORMATION

Trade and other payables represent liabilities for goods and services provided to the Shire that are unpaid and arise when the Shire becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are normally paid within 30 days of recognition.



**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

**FINANCING ACTIVITIES
Note 12
BORROWINGS**

Repayments - borrowings

Information on borrowings	Loan No.	1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
			YTD Actual	Full Year Budget	YTD Actual	Full Year Budget	YTD Actual	Full Year Budget	YTD Actual	Full Year Budget
Particulars		\$	\$	\$	\$	\$	\$	\$	\$	\$
Transport										
Airport Corrective works	216	264,239	0	0	22,246	44,831	241,993	219,408	4,107	7,720
Water Truck	TBC	0	0	256,720	0	0	0	256,720	0	11,103
Rubbish Truck	TBC	0	0	353,000	0	0	0	353,000	0	0
Utility Vehicles (5)	TBC	0	0	227,280	0	0	0	227,280	0	0
LWB Utility Truck	TBC	0	0	110,000	0	0	0	110,000	0	0
Total		264,239	0	947,000	22,246	44,831	241,993	1,166,408	4,107	18,823
Current borrowings		30,305					30,305			
Non-current borrowings		211,689					211,689			
		241,994					241,994			

Loan Repayments are 6 monthly and are financed by general purpose revenue.

New borrowings 2021-22

The Shire has approved borrowing in the 2021/22 Budget of \$947,000 which are yet to be financed

Unspent borrowings

The Shire had no unspent debenture funds as at 30th June 2021, nor is it expected to have unspent funds as at 30th June 2022.

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 APRIL 2022**

**FINANCING ACTIVITIES
NOTE 13
LEASE LIABILITIES**

Movement in carrying amounts

Information on leases	Lease No.	1 July 2021	New Leases		Principal Repayments		Principal Outstanding		Interest Repayments	
			YTD Actual	Full Year Budget	YTD Actual	Full Year Budget	YTD Actual	Full Year Budget	YTD Actual	Full Year Budget
Particulars		\$	\$	\$	\$	\$	\$	\$	\$	\$
Other property and services										
Various Plant & Equipment		736,442	0		812	298,028	735,630	424,381	0	16,962
Total		736,442	0	0	812	298,028	735,630	424,381	0	16,962
Current lease liabilities		320,091					319,279			
Non-current lease liabilities		416,351					416,351			
		736,442					735,630			

All lease repayments were financed by general purpose revenue.

KEY INFORMATION

At inception of a contract, the Shire assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. At the commencement date, a right of use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Shire uses its incremental borrowing rate.

All contracts classified as short-term leases (i.e. a lease with a remaining term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 30 APRIL 2022

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996 , Regulation 34* . Note: The statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government (Financial Management) Regulations 1996* take precedence over Australian Accounting Standards. Regulation 16 prohibits a local government from recognising as assets Crown land that is a public thoroughfare, such as land under roads, and land not owned by but under the control or management of the local government.

Consequently, some assets, including land under roads acquired on or after 1 July 2008, have not been recognised in this financial report. This is not in accordance with the requirements of *AASB 1051 Land Under Roads paragraph 15* and *AASB 116 Property, Plant and Equipment paragraph 7*.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has 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.

PREPARATION TIMING AND REVIEW

Date prepared: All processed transactions up to 31/04/2022

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the Shire controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

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 financial statements. A separate statement of those monies

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

**KEY TERMS AND DESCRIPTIONS
FOR THE PERIOD ENDED 30 APRIL 2022**

STATUTORY REPORTING PROGRAMS

Shire operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME AND OBJECTIVES	ACTIVITIES
<p>GOVERNANCE</p> <p>To provide a decision making process for the efficient allocation of scarce resources.</p>	<p>Includes the activities of members of Council and the administrative support available to the Council for the provision of governance to the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.</p>
<p>GENERAL PURPOSE FUNDING</p> <p>To collect revenue to allow for the provision of services.</p>	<p>Rates, general purpose government grants and interest revenue.</p>
<p>LAW, ORDER, PUBLIC SAFETY</p> <p>To provide services to help ensure a safer and environmentally conscious community.</p>	<p>Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.</p>
<p>HEALTH</p> <p>To provide an operational framework for environmental and community health.</p>	<p>Inspection of food outlets and their control, provision of meat inspection services, noise control and waste disposal compliance. Administration of the ROEROC health scheme and provision of various medical facilities.</p>
<p>EDUCATION AND WELFARE</p> <p>To provide services to disadvantaged persons, the elderly, children and youth.</p>	<p>Maintenance and support of child minding and playgroup centres, senior citizen and aged care facilities.</p>
<p>HOUSING</p> <p>To provide housing to staff.</p>	<p>Provision and maintenance of staff, community and joint venture housing.</p>
<p>COMMUNITY AMENITIES</p> <p>To provide services required by the community.</p>	<p>Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery, public conveniences and community bus.</p>
<p>RECREATION AND CULTURE</p> <p>To establish and effectively manage infrastructure and resources which help the social well being of the community.</p>	<p>Maintenance of public halls, aquatic centres, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens, reserves and playgrounds. Provision of library services (contract). Support of museum and other cultural facilities and services.</p>
<p>TRANSPORT</p> <p>To provide safe, effective and efficient transport services to the community.</p>	<p>Construction and maintenance of roads, streets, footpaths, cycling ways, airstrip, parking facilities and traffic control. Cleaning of streets and maintenance of street trees, street lighting etc.</p>
<p>ECONOMIC SERVICES</p> <p>To help promote the Shire and its economic wellbeing.</p>	<p>Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building control.</p>
<p>OTHER PROPERTY AND SERVICES</p> <p>To monitor and control Council's overhead operating accounts.</p>	<p>Private works operation, plant repair and operation costs, administration and engineering operation costs.</p>

Submission assessment

No.	Main issues summarised	Officer recommendation
1	<p>Restricted Use 3, Condition 2: Add 'holiday house' after 'workforce accommodation' (to reflect all uses assigned to Lot 308).</p> <p>Restricted Use 3, Condition 3: It is unclear why this provision only applies to Lot 308. For consistency and equity this provision should apply across Coral Bay - to existing (Survey Strata 70565) and to potential future survey-strata developments on other 'Tourism' zoned lots. The clause could be edited to delete the text 'for the purposes of Restricted Use 3' and included as an 'Additional Provision' in Special Control Area 5. The words "a 'lot'" and "survey-strata lots" should be deleted and replaced with "one 'lot'" and "survey-strata lot" for clarity. Alternatively, the clause could be deleted as it appears to reiterate the definition for 'lot in a survey-strata scheme' in the Strata Titles Act 1985 Clause 3(1) and proposed definitions in the Guidelines (December 2021).</p> <p>Restricted Use 3, Condition 6: To be consistent with text elsewhere in LPS13. reword "the number of workers is restricted to a maximum of 400 beds" to "the number of workers (including family) to be accommodated is restricted to a maximum of 400". The use of the term 'beds' has historically been problematic in Coral Bay - given that a bed can accommodate more than one person - and is therefore not used in LPS13.</p> <p>Restricted Use 3, Condition 7: To be consistent with other provisions in the Scheme and to more clearly state the two separate issues dealt with in this condition, establish the sentence starting "The number of overnight visitors..." as a separate condition. The word 'beds' at the end of the sentence should also be deleted (see above) as it duplicates and confuses the earlier term 'number of overnight visitors' in the same sentence. Delete the word 'Local' in 'Local Structure Plan' (inconsistent terminology).</p> <p>Restricted Use 3, Condition 8: It is unclear why this provision only applies to Lot 308 – other than correcting an oversight related to an earlier subdivision. There is potential for subdivision and strata/survey-strata subdivision of other 'Tourism' zoned lots. And all 'Tourism' zoned lots in Coral Bay are subject to the Restricted Uses reflected in Schedule 3. This 'condition' may preferably be incorporated into SCA5 as an</p>	<p>Supported.</p> <p>Not supported. The wording in the proposed amendment make sense and provides clarification on the definition of the word "lot" in the holiday house definition.</p> <p>Supported.</p> <p>Supported in part. Do not support the suggestion of a separate condition for the requirement of overnight visitors.</p> <p>Not supported. Lot 308 still has a substantial amount of vacant land, whereas the other tourism zoned lots in Coral Bay are developed.</p>

No.	Main issues summarised	Officer recommendation
	<p>'additional provision' if considered necessary. It is noted that the Strata Titles Act 1985 provides for restricted use conditions in a scheme plan and creates an offence for contravening a restrictive use condition (Clause 32(2)(a) and Clause 82).</p> <p>Restricted Use 3, Clause 9, Clause 11 and Clause 12: The linkages and/or overlaps between the proposed Scheme provisions and the Strata Titles Act 1985 and the WAPC's draft Position Statement Planning for Tourism (December 2021) and draft Planning for Tourism Guidelines (December 2021) are confusing and, if retained, should apply to all 'Tourism' zoned land (not only to Lot 308):</p> <ul style="list-style-type: none"> • In Clause 9 reference could be made to the 'management plans' referred to in the Guideline as an alternative to requiring a few arbitrary matters to be addressed. Alternatively, this provision could be deleted, and the same matters addressed in the Governance/Conduct by-laws; • Condition 11 appears to restate requirements of the Strata Titles Act and could therefore be deleted. • Delete Condition 12.2 as 'overall management' is vague and matters relating to the management of a strata/survey-strata are comprehensively dealt with in Schedules 1 and 2 of the Strata Titles Act; • Delete Clause 12.4. The clause is puzzling and uses incorrect terminology. It is considered unnecessary given the definition for 'short-term accommodation', 'holiday house' and 'holiday accommodation' (or 'holiday unit') in the Regulations, LPS13 and/or in the draft Guidelines. • Reword Condition 12.5 to relate only to landscaping as the requirement for a strata company to control and manage the common property is established in the Strata Titles Act. 	<p>Not supported. What is proposed will help officers requesting certain information that is important in the decision-making process.</p> <p>Supported.</p> <p>Not supported. By having this provision in place, albeit vague, allows the LG to impose additional management controls, for whatever reason if it is reasonable, on a short-term accommodation proposal. Replace the term "short stay accommodation" with "short term accommodation" to be consistent with the scheme.</p> <p>Supported in part. Supports the change of terminology to be consistent with the scheme. Do not support the deletion of the condition as it gives the LG additional powers to include conditions to manage the rental of the property.</p> <p>Not supported. The condition relates to landscaping.</p>

No.	Main issues summarised	Officer recommendation
	<ul style="list-style-type: none"> Condition 12.6: Delete the word 'provisions' and replace with the word 'by-laws'. <p>Schedule 3, Restricted Use 1, Lot 52, Camping ground/Caravan Park, Condition 3: Reword to ensure that the overall population cap in Coral Bay (as set out in SCA5 and the Coral Bay Settlement Structure Plan 2014) is maintained. The Amendment Report reaffirms the long-established population cap (inclusive of workers and their dependent family) yet the amendment itself is silent on how Local Government should maintain that cap. Amendment 1 permits the use 'workforce accommodation' as an incidental use or as a permitted use on additional lots zoned 'Tourism' but disregards provisions in LPS13 that allocate all 'workforce accommodation' numbers included in the cap (four hundred) to Lot 308. 'Incidental' and permitted use (Lot 10) workforce numbers on other lots are therefore, by inference, included in the already established 'overnight visitor' number allocated to each of these other lots. It is suggested that Condition 3 be reworded as follows 'The number of overnight visitors (inclusive of workers and their dependent family) is restricted to 828'.</p> <p>Schedule 3, Restricted Uses 4, 5, 6, 8, and 15 (Lot 10) respective Conditions 2: As for Restrictive Use 1, reword to insert additional text following 'overnight visitors' as follows '(inclusive of workers and their dependent family)'.</p> <p>Schedule 3, Restricted Use 7, Lot 9500: A portion of Lot 9500 is zoned 'Tourism' and a portion is zoned 'Commercial'. To be consistent (and reflect the objectives of Amendment 1), 'incidental' workforce accommodation on Lot 9500 should only apply to that portion of the lot zoned for 'Tourism'. Reword Condition 2 to read "the number of overnight visitors (inclusive of workers and their dependent family) on land zoned for 'Tourism' is restricted to 816". A further modification to LPS13 is required to correct an oversight that omitted to include commercial uses on Lot 9500 in the Schedule 3 table.</p> <p>Schedule 4, Lot 64 Banksia Drive: Insert an additional clause into the amendment. Add text following 'overnight visitors' as follows '(inclusive of workers and their dependent family)' (to ensure that the established Coral Bay population cap is maintained, and visitor numbers are dealt with in a consistent way throughout LPS13).</p>	<p>Supported.</p> <p>Supported.</p> <p>Supported.</p> <p>Supported.</p> <p>Supported. Provision refers to Schedule 1 and not Schedule 4 in the scheme.</p>

No.	Main issues summarised	Officer recommendation
	<p>Special Control Area 11: The intention of SCA11 to protect the State’s substantial investment in the provision of ‘workforce accommodation’ is clearly understood. However, Amendment 1 has a perverse outcome in that it redirects ‘workforce accommodation’ outside of the limits of Lot 308, reducing the demand for ‘workforce accommodation’ on Lot 308. Given the extent of the proposed SCA11, a return on the investment in subdivided and serviced land for ‘workforce accommodation’ on Lot 308 could not be achieved. The land could be expected to remain undeveloped given the constraints on total visitor (including workforce) numbers in Coral Bay. It may be preferable to reduce the extent of the proposed SCA to allow the landowners to develop the land for other uses should the demand for workforce accommodation be satisfied elsewhere in Coral Bay.</p> <p>SCA11, Additional provisions: Delete Provision 1. This provision is a duplicate of Additional Provision 1 in SCA5 and appears superfluous. Is the intention to not allow for ‘exemptions’ as set out in SCA5 Additional Provision 2? Which SCA provision would prevail – that in SCA5 or SCA11?</p> <p>Position Statement Planning for Tourism and Planning for Tourism Guidelines (December 2021): Aspects of Amendment 1 are impacted by new and updated definitions reflected in the draft documents:</p> <ul style="list-style-type: none"> • Update the definitions for ‘short-term accommodation’, ‘holiday accommodation/holiday unit’ and ‘holiday house’ in Part 6 of LPS13 to be consistent with the definitions set out in the draft Position Statement; • Consider modifications to Amendment 1 arising from the updated definitions such as deletion of proposed Condition 3 associated with Restricted Use 3; • Update references to the revised terms throughout LPS13 	<p>Noted and recommended to reduce the area of the proposed SCA11 to only include the existing workers accommodation village on Lot 1 of parent lot 308.</p> <p>Supported. Delete condition 1 for the reasons explained.</p> <p>Not supported. Can be done as part of an omnibus amendment once the draft guidelines are approved as final documents.</p> <p>Not supported as explained previously.</p> <p>Not supported. Can be done as part of an omnibus amendment.</p>
2	<p>Corporation advised that given the total number of workforce beds remains unchanged, there is no impact on the Corporations water source and wastewater treatment planning. Any future planning documents to be referred to the Corporation for consideration.</p>	<p>Noted. No further action required.</p>

No.	Main issues summarised	Officer recommendation
3	<p>Peoples Park supports the amendment.</p> <p>Planning frameworks should never have restricted workforce accommodation to one (1) caretaker, as it puts operators and guests in a compromised position in respect to safety and living conditions for onsite workers.</p>	<p>Noted. No further action required.</p>
4	<p>Supports the amendment.</p>	<p>Noted. No further action required.</p>
5	<p>Ningaloo Marine Park – it appears there are no specific planning provisions within LPS 13 in relation to the Ningaloo Marine Park. DBCA recommends the proposed scheme amendment considers protection of the marine park values during future planning and development processes, as outlined in the Management Plan for the Ningaloo Marine Park and Muiron Islands Marine Management Area (2005).</p> <p>Nynggulu coastal reserves – DBCA recommends appropriate consultation with the Nganhurra Thanardi Garrbu Aboriginal Corporation Prescribed Body Corporate be undertaken during relevant planning and development processes</p> <p>Artificial light management (shorebirds) – DBCA recommends that potential artificial light impacts on shorebirds be considered during relevant planning and development processes.</p> <p>Overnight visitor numbers – visitor numbers in LPS13 differs from that in the Coral Bay Settlement Structure Plan (CBSSP) (2014). DBCA also notes that the CBSSP states that the Coral Bay Wastewater Treatment Plant has capacity for only 4000 people.</p> <p>Native species landscaping – To avoid garden escapees becoming potential weeds on nearby reserves, DBCA recommends that native plant species be considered for landscaping purposes where practicable.</p>	<p>Noted. This issue is better suited to be addressed under an omnibus amendment. Amendments are referred to the EPA for comment.</p> <p>Noted. The amendment has been advertised publicly. Development applications will be advertised in the future.</p> <p>Noted. This matter can be addressed under the normal assessment process of a development application. A scheme amendment is not required to address the issue.</p> <p>Dismissed. Statement is incorrect. The relevant agency, Water Corporation, has provided comment and supports the amendment.</p> <p>Dismissed. It is common practice for development applications adjacent to reserve areas to be referred to relevant public authority for comment. It is already a requirement in LPS13 and the Planning and Development Regulations 2015 and not necessary to duplicate.</p>
6	<p>Contaminated site – Lot 308 was classified under the Contaminated Sites Act 2003 (CS Act) as ‘remediated for restricted use’ on 30 May 2011. The classification indicates that the site was proposed to be redeveloped for worker accommodation and open space, and that at the time redevelopment would include the addition of</p>	<p>It is recommended to include a condition in the Restricted uses table for Lot 308 stating that the use of the land for worker accommodation is allowed provided it is consistent with the ‘remediated for restricted use’</p>

No.	Main issues summarised	Officer recommendation
	<p>clean fill soils to the area of the site associated with the former wastewater treatment ponds.</p> <p>Sewage sensitive area – The proposed sites for development are located in a sewage sensitive area under the Government Sewerage Policy. Consideration for the Policy does not appear to be included in the conditions relating to the development of the site. The minimum lots size of 4000m² in below the 1ha minimum lot size for proposals in sewage sensitive areas, if they are not connected to reticulated sewerage.</p> <p>Water Management Plan – If an overarching water management strategy for the whole of the Coral Bay townsite is not up to date or unavailable then a local water management plan for all lots for future development should be consider as part of the conditions of the amendment. The local water management plan should be developed for the entire lot rather than in small, staged development. Failing to adequately plan the management of storm water and services may result in flooding or other negative impacts on the site or adjacent lots.</p> <p>Fit for purpose water supply to site – The amendment includes lots which currently do not have a licence bores or reticulated water supply located at the lots. The proposal would result in significant increases to potable and non-potable water supply. Lot 308 has also been identified as a contaminated site and the groundwater for the site is not recommended to be used for any purpose.</p> <p>Before a decision is made regarding the amendment consideration for the servicing of the lots and their proposed purpose should be investigated as to ensure that the blocks have access to a fit for purpose water supply.</p>	<p>site classification that shallow unconfined aquifer groundwater beneath the site is not used and the areas of the site associated with the former treatment ponds are restricted to use as open space and not developed for accommodation use without further contamination investigations.</p> <p>It is recommended that a requirement be included in the restricted use table for Lot 308 that any development on lots less than 1ha be connected to reticulated sewerage.</p> <p>Noted. The approved Coral Bay Workers Accommodation Outline Development Plan, January 2011 is the current long-term plan for Lot 308. However, this plan is out of date and not fit for purpose anymore, therefore it is pertinent to request that a Structure Plan be prepared for the entire site before any new development is considered on Lot 308. A local water management plan could be a requirement as part of the structure plan to be prepared for Lot 308.</p> <p>Noted. This can be dealt with at development application stage.</p>

No.	Main issues summarised	Officer recommendation
7	<p>Inclusion of Holiday accommodation – Supported.</p> <p>No other Tourism zoned site in Coral Bay is subject to this level of planning control as proposed for Lot 308.</p> <p>Noted that all other sites within the modified Restricted Use Schedule where workforce accommodation is proposed as an “Incidental Use”, there is no specific restriction on bed numbers for workers as there is for Lot 308.</p> <p>There are also no bed number restrictions at all for workforce accommodation on Lot 10, 16 Robinson Street, and not required to be an Incidental Use to the predominant use of the land. Instead it is referred to as a permitted use is contrary to the use classification as described in LPS13, which classify workforce accommodation as a “D” use that is not permitted in the Tourism Zone unless the Local Government has exercised its discretion by granting development approval.</p> <p>It is noted in Table 1 (appendix 2) there is already an inconsistency between the number of overnight visitors provided for in Schedules 1 and 3 of LPS 13 and the overall population cap of 4800 overnight visitors specified in SCA 5.</p> <p>The exceedance in overnight bed numbers is further compounded by the provision for 280 overnight beds on lot 64 and Pt Lot 501 and no limit being imposed on workforce accommodation bed numbers.</p> <p>The exclusion of the specified overnight visitor bed numbers for the holiday homes on parent Lot 50 and public purpose reserves Lot 64 and Lot 501 (shaded yellow in table 1) has caused the population cap to be exceeded and should also form part of this amendment.</p> <p>The effect of Modified SA 1 will be to entirely disregard the population cap which underpins the settlement planning for Coral Bay.</p>	<p>Noted. No further action required.</p> <p>The intent is that each development application for workforce accommodation will be dealt with on its merits until the population cap is reached. Workforce accommodation numbers are included in the overall visitor numbers for the other lots.</p> <p>Supports the reasoning to make workforce accommodation on Lot 10 an “I” use. Refer to current development occurring now.</p> <p>Noted. No further action required.</p> <p>Noted. No further action required.</p> <p>Noted. No further action required.</p> <p>The modified scheme amendment 1 does not disregard the population cap of Coral Bay. Each application will be dealt with on its merits taking into account the population cap for Coral Bay.</p>

No.	Main issues summarised	Officer recommendation
	<p>SCA 11 is proposed for Lot 308 in addition to the conditions in Schedule 3 of LPS 13 – A more appropriate approach to enable a future change of use to existing development is through the structure planning process and subsequent development approval process.</p> <p>The only appropriate way for the matter of workers accommodation in Coral Bay to be properly and comprehensively assessed is via a review of the Coral Bay Settlement Structure Plan.</p>	<p>Noted. No further action required.</p> <p>Noted, however as this is a statutory document it is dealing with the development of Coral Bay appropriately. However, a recommendation will be put to the Minister for Planning to review the CBSSP in relation to how it is affected by this amendment.</p>
8	<p>Changes to Restricted Use Schedule 3 for Lot 308 – proposed changes are supported. However, should circumstances change, the Shire of Carnarvon and the WAPC should be prepared to lift any notified restrictions to allow for an alternative use from those allowed for in the proposed Restricted Use Schedule. BAC is also requesting that consideration be given to the conditions that apply to holiday house and holiday accommodation be applied to other Tourism zoned lots where appropriate to ensure consistency throughout the scheme.</p> <p>Changes allowing Workforce accommodation on other 'Tourism' zoned land in Restricted Use Schedule 3 is a concern and could substantially affect the ability for workforce accommodation to be sustainably provided on Lot 308.</p> <p>Lot 9500 Coral Bay – Incidental workforce accommodation should only apply to the Tourism zoned area of Lot 9500 and not the commercial zoned area.</p> <p>The commercial uses should be included in the Restricted Use Schedule 3 No 7.</p>	<p>BAC's comments are noted. Future change to use of land can be dealt with through a scheme amendment. Conditions applying to holiday house and holiday accommodation should only apply to Lot 308, as other lots in Schedule 3 as part of this amendment do not include holiday house and holiday accommodation as permitted uses.</p> <p>Comment is noted and not supported. Circumstances around the provision of workforce accommodation on Lot 308 with the proposed changes to the scheme would be no different to how it is currently and has been for many years. Each development application would be dealt with on its own merits.</p> <p>Supported. Restricted Use Schedule 3 No. 7 should include a condition that the workforce accommodation only applies to the Tourism zoned portion of Lot 9500.</p> <p>Not supported. The scheme map clearly shows that the Commercial zoned portion is excluded from Restricted Use Schedule 3 and</p>

No.	Main issues summarised	Officer recommendation
	<p>Lot 10, 16 Robinson Street – Workforce accommodation on Lot 10 should be “I” use or the same conditions that apply to Lot 308, with regards to workforce accommodation, should apply to Lot 10. This same should apply to Lot 64.</p> <p>The prime elevated location of Lot 10 would not lend itself to be developed as a workforce accommodation site given the exceptional views it has over Coral Bay.</p> <p>Population and visitor numbers – Concerns raised about the omission of a restriction on workforce numbers similar to what is required for Lot 308. The BAC is requesting amendments to the scheme text to include restrictions on workforce overnight numbers for all other tourism lots.</p> <p>Special Control Area (SCA) 11 – Concerns are raised that the application of SCA11 will compromise the use and viability for workforce accommodation on Lot 308 given the open market for workforce accommodation on other lots in Coral Bay. BACV request that the SCA11 be reduced in area to only apply to the existing built village on Lot 1 on Parent Lot 308.</p>	<p>therefore does not need to be part of the amendment.</p> <p>Supported. It is recommended that the Restricted Use Schedule 3 No. 15 be amended to read the same as the other Tourism zoned lots, except for Lot 308.</p> <p>Noted. No further action required.</p> <p>Scheme text will be amended to include workforce accommodation numbers in the overall visitor numbers for the other tourism lots.</p> <p>Supported.</p>
9	<p>Further to the submission lodged by Harley Dykstra in response to advertising of the above amendment, we together with our client have had follow up discussions with the Minister for Regional Development. As a consequence of those further discussions, we hereby lodge a supplementary submission that should be read in conjunction with our earlier submission.</p> <p>We were advised by the Shire that this matter looked most likely be considered at the June 2022 meeting of Council, and to allow time for us to discuss our supplementary submission with the CEO and Planning Team, we request that the matter is deferred to the June 2022 Council meeting.</p> <p>Succinctly, our request via this supplementary submission is that proposed Lot 3 on the approved plan of subdivision (WAPC154764) be removed from Special Control Area 11 that is being proposed as part of the amendment. For reasons already outlined in our original submission, relating to the control that exists over holiday accommodation and workers accommodation across the various sites that comprise the Coral Bay</p>	<p>Noted as a late submission.</p> <p>Special Control Area 11 (SCA11) has been amended to only include lots 1 and 2 which is the existing worker village and the adjacent vacant lot to the north for overflow purposes. Lots 3 and 4 are no longer proposed to be part of SCA11.</p>

No.	Main issues summarised	Officer recommendation
	<p>township, we ask that Lot 3 not be subject to a restriction whereby that land can only be used solely for workforce accommodation purposes.</p> <p>The request to have Lot 3 excluded from Special Control Area 11 does not mean that this land will not be used for workforce accommodation, however, it allows for flexibility to respond appropriately to market demand for either workforce accommodation or for holiday accommodation.</p> <p>Whilst the above request is our specific request to both the Shire and the DPLH in its final determination of the Scheme Amendment, we would also recommend that the Shire review the current overall planning mechanism that is seeking to control the balance of workforce accommodation and holiday accommodation uses within the Coral Bay settlement. The current mechanism of attempting to control the number of beds for each purpose on each site by way of Scheme provisions and tables is complex, open for criticism regarding potential inequities, and also not responsive to future changes and developments in the marketplace over time. Perhaps a simpler mechanism for the Shire to consider would be to abolish specific references to specific sites and bed numbers, and rather introduce a single zoning mechanism for residential accommodation.</p> <p>As part of that zoning mechanism specific Scheme provisions could be introduced to control the uses of holiday accommodation and workers accommodation. For example, the specific Scheme provisions could require that, unless specific approval already existed for 100% tourist use, there should be a minimum component within any subdivision and development of land of at least 10% that is dedicated to workers accommodation and that is dedicated to holiday accommodation. If both of these essential accommodation types make up at least 10% of each green title accommodation development, then the remaining 90% of the accommodation type can fluctuate depending upon the market demand and the aspirations of the landowners and developers. Such a mechanism would be simple to articulate, regulate, and remain responsive to the needs of the market, while still achieving the objectives of the Coral Bay settlement Structure Plan (2014).</p>	<p>Not supported. Such a change would mean that the amendment must be readvertised for a provision that would seemingly not improve the current provisions. The proposal to change the planning mechanism to percentages would be more complex from a planning point of view and even harder to enforce than the current provision of a cap on visitor numbers.</p>

Schedule of additional modifications

Proposed modification to Specified Additional Use 1:

No.	Subject	Advertised provision	Proposed modified provision	Comment
1	Lot 64, 61 Banksia Drive and the adjoining portion of Lot 501 Coral Bay reserved for Public Purposes	Excluded from advertised amendment.	Modify Schedule 1 – Specified additional uses for land in the local reserves in Scheme area, Number 4 by changing the condition to read as follows: 1. The number of overnight visitors (inclusive of workers and their dependent family) is restricted to 280.	Modification of Schedule 1 is proposed to be included in the amendment for consistency reasons. The condition is modified to be consistent with the changes made to other lots in Coral Bay that can accommodate workforce accommodation.

Proposed additional modifications to Restricted Uses:

No.	Subject	Advertised provision	Proposed modified provision	Comment
3	Parent Lot 308 Coral Bay – modification to restricted use No. 3 conditions	<ol style="list-style-type: none"> The general development standards of the Scheme apply unless prescribed in a Structure Plan approved under Part 4 of the deemed provisions or a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. A Structure Plan shall be prepared in accordance with Part 4 of the deemed 	<ol style="list-style-type: none"> The general development standards of the Scheme apply unless prescribed in a Structure Plan approved under Part 4 of the deemed provisions or a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R-Code is designated, in which case the requirements of the Residential Design Codes shall apply. A Structure Plan shall be prepared in accordance with Part 4 of the deemed provisions for the whole of the land holding (Parent Lot 308). The Structure Plan shall spatially define the location of 	<p>The term ‘holiday house’ has been included in the conditions as it is also listed as a restricted use.</p> <p>The words “including dependent family to be accommodated” have been included to be consistent with the rest of the Scheme and Coral Bay Settlement Structure Plan.</p> <p>The word “beds” has been deleted as it is not a true</p>

		<p>provisions for the whole of the land holding (Parent Lot 308). The Structure Plan shall spatially define the location of 'workforce accommodation' and 'holiday accommodation' uses.</p> <p>3. Notwithstanding any other provision of the scheme, for the purposes of Restricted Use 3, the definition of a 'lot' within the 'Holiday House' definition is to also apply to survey-strata lots under the <i>Strata Titles Act 1985</i>.</p> <p>4. Freehold subdivision of the whole of the land holding (Parent Lot 308) shall be limited to 'superlots' with a minimum size of 4,000m² and generally be in accordance with an endorsed Local Structure Plan.</p> <p>5. Subdivision of the 'superlots' shall be limited to survey strata subdivision. No subdivision of lots in fee simple of less than 4,000m² will be approved.</p> <p>6. For all lots, both green title and survey-strata or lease areas identified for the use 'workforce accommodation' on an approved Structure Plan, the number of workers (including dependent family) to be accommodated is restricted to a maximum of 400.</p> <p>7. For all lots, both green title and survey-strata or lease areas identified for the use 'Holiday House' or 'Holiday Accommodation' on an approved Structure Plan, no 'workforce accommodation' is permitted, other than for a manager/caretaker for the identified</p>	<p>'workforce accommodation', 'holiday house' and 'holiday accommodation' uses.</p> <p>3. Notwithstanding any other provision of the scheme, for the purposes of Restricted Use 3, the definition of a 'lot' within the 'Holiday House' definition is to also apply to survey-strata lots under the Strata Titles Act 1985.</p> <p>4. Freehold subdivision of the whole of the land holding (Parent Lot 308) shall be limited to 'superlots' with a minimum size of 4,000m² and generally be in accordance with an endorsed Local Structure Plan.</p> <p>5. Subdivision of the 'superlots' shall be limited to survey strata subdivision. No subdivision of lots in fee simple of less than 4,000m² will be approved.</p> <p>6. For all lots, both green title and survey-strata or lease areas identified for the use 'workforce accommodation' on an approved Structure Plan, the number of workers (including dependent family) to be accommodated is restricted to a maximum of 400.</p> <p>7. For all lots, both green title and survey-strata or lease areas identified for the use 'Holiday House' or 'Holiday Accommodation' on an approved Structure Plan, no 'workforce accommodation' is permitted, other than for a manager/caretaker for the identified</p>	<p>representation of visitor numbers.</p> <p>Advertised provision - Condition 11 has been deleted as it is not necessary to have it included when it is covered in another Act.</p> <p>Advertised provision - Condition 12 has been renumbered and "short-stay" accommodation has been changed to "short-term" accommodation to be consistent with the rest of the Scheme.</p> <p>Advertised provision – Condition 12.6 has been amended by deleting the word "provisions" and replacing it with the word "by-laws" to be consistent with terminology used in the Strata Titles Act 1985.</p> <p>Proposed conditions 12 and 13 have been added as it was a request from the Department of Water, Environment and Regulation and it will prompt decision makers to ask for required information and to minimise possible oversight.</p>
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		<p>is restricted to a maximum of 400 beds.</p> <p>7. For all lots, both green title and survey-strata or lease areas identified for the uses 'Holiday House' or 'Holiday Accommodation' on an approved Local Structure Plan, no 'workforce accommodation' is permitted, other than for a manager/caretaker for the identified area. The number of overnight visitors to be accommodated in the 'holiday house' and 'holiday accommodation' area is restricted to 520 beds.</p> <p>8. At any stage of subdivision, section 70A notifications under the Transfer of Land Act 1893 shall ensure future interest holders are made aware of the provisions that apply to Lot 308 relating to restriction of use.</p> <p>9. Holiday accommodation and holiday house may require management plans to be submitted to the Local Government for approval prior to occupation and should address the following:</p> <p>9.1. Nomination of a management agent and details of management approval/protocol shall form a</p>	<p>area. The number of overnight visitors to be accommodated in the 'holiday house' and 'holiday accommodation' area is restricted to 520.</p> <p>8. At any stage of subdivision, section 70A notifications under the Transfer of Land Act 1893 shall ensure future interest holders are made aware of the provisions that apply to Lot 308 relating to restriction of use.</p> <p>9. Holiday accommodation and holiday house may require management plans to be submitted to the Local Government for approval prior to occupation and should address the following:</p> <p>9.1. Nomination of a management agent and details of management approval/protocol shall form a legally binding agreement with the Local Government;</p> <p>9.2. Car Parking and signage provision; and</p> <p>9.3. The maintenance of a booking register.</p> <p>10. Strata subdivision under the Strata Titles Act 1985 shall only be considered once the Local Government has granted development approval.</p> <p>11. Strata subdivision may include the following additions to the by-laws contained in the Schedules 1 and 2 of the Strata Titles Act 1985:</p>	
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		<p>legally binding agreement with the Local Government;</p> <p>9.2. Car Parking and signage provision; and</p> <p>9.3. The maintenance of a booking register.</p> <p>10. Strata subdivision under the Strata Titles Act 1985 shall only be considered once the Local Government has granted development approval.</p> <p>11. Strata subdivision may be subject to restriction(s) in accordance with the Strata Titles Act 1985 as provided for in the provisions of the Scheme</p> <p>12. Strata subdivision may include the following additions to the by-laws contained in the Schedules 1 and 2 of the <i>Strata Titles Act 1985</i>:</p> <p>12.1. 12.6Development or redevelopment on the Strata lots must comply with an existing development approval issued by the Shire of Carnarvon, or such alternative development approval as the Local Government may grant, which complies with the requirements of the Scheme.</p>	<p>11.1.1. Development or redevelopment on the Strata lots must comply with an existing development approval issued by the Shire of Carnarvon, or such alternative development approval as the Local Government may grant, which complies with the requirements of the Scheme.</p> <p>11.2. Controls to ensure the overall management of the short stay accommodation</p> <p>11.3. Provisions stipulating that the proposed short-stay accommodation cannot be used for permanent residential purposes at any time and occupation by any individual shall not exceed 3 months in any 12 month period;</p> <p>11.4. Provisions that the owners of the proposed short-term accommodation may allow their property to be rented out for short-term accommodation purposes;</p> <p>11.5. Provisions requiring all common property, including the communal open space areas, to be landscaped and maintained by the Strata Company/Managing Authority;</p> <p>11.6. Amendment to or repeal of the by-laws cannot be affected without approval of the Western Australian Planning Commission.</p>	
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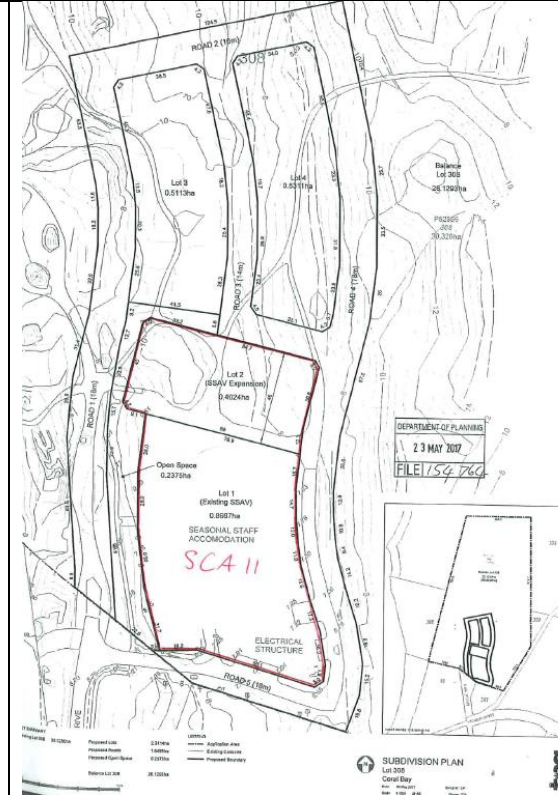
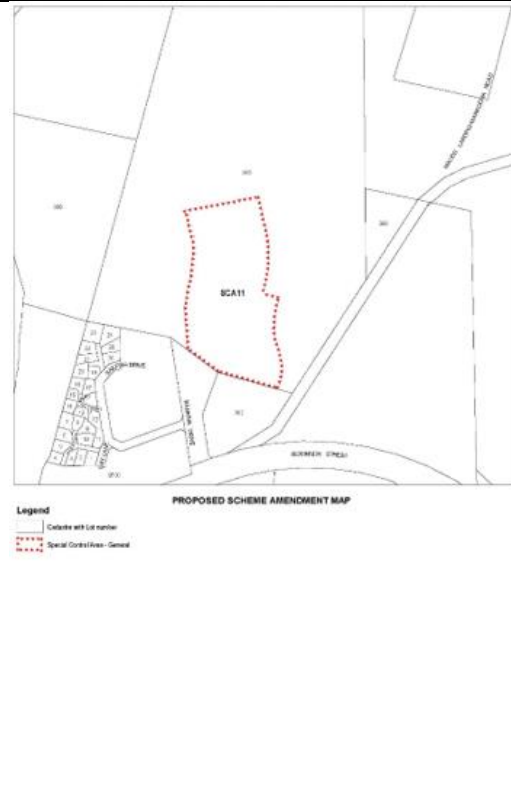
		<p>12.2. Controls to ensure the overall management of the short stay accommodation</p> <p>12.3. Provisions stipulating that the proposed short-stay accommodation cannot be used for permanent residential purposes at any time and occupation by any individual shall not exceed 3 months in any 12 month period;</p> <p>12.4. Provisions that the owners of the proposed short-stay accommodation may allow their property to be rented out for short stay accommodation purposes;</p> <p>12.5. Provisions requiring all common property, including the communal open space areas, to be landscaped and maintained by the Strata Company/Managing Authority;</p> <p>12.6 Amendment to or repeal of the provisions cannot be effected without approval of the Western Australian Planning Commission.</p>	<p>12. The use of land for accommodation purposes is allowed provided it is consistent with the 'remediated for restricted use' site classification that shallow unconfined aquifer groundwater beneath the site is not used, and the areas of the site associated with the former treatment ponds are restricted to use as open space and not developed for accommodation use without further contamination investigations.</p> <p>13. Any development on lots less than 1ha must be connected to reticulated sewerage. .</p>	
1	Lot 52 / 66 Robinson Street Coral	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed	Advertised provision - Condition 3, is modified to include workers and their dependent family. This

	<p>Bay modification to restricted use No. 1 conditions</p>	<p>provisions, the general development standards of the Scheme apply. 2. No short-term accommodation other than for caravans and camping is permitted. 3 The number of overnight visitors is restricted to 828.</p>	<p>provisions, the general development standards of the Scheme apply. 2. No short-term accommodation other than for caravans and camping is permitted. 3 The number of overnight visitors (inclusive of workers and their dependent family) is restricted to 828.</p>	<p>is included to make it clear that the overall visitor number also includes workforce accommodation, so that the total visitor cap for Coral Bay is not exceeded.</p>
4	<p>Lot 800 / 79 Banksia Drive Coral Bay – modification to restricted use No. 4 conditions</p>	<p>1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 340.</p>	<p>1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors (inclusive of workers and their dependent family) to be accommodated is restricted to 340.</p>	<p>Advertised provision - Condition 2, is modified to include workers and their dependent family. This is included to make it clear that the overall visitor number also includes workforce accommodation, so that the total visitor cap for Coral Bay is not exceeded.</p>
5	<p>Lot 13 / No 20 Robinson Street, Coral Bay – modification to restricted use No. 5 conditions</p>	<p>1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 534.</p>	<p>1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors (inclusive of workers and their dependent family) to be accommodated is restricted to 534.</p>	<p>Advertised provision - Condition 2, is modified to include workers and their dependent family. This is included to make it clear that the overall visitor number also includes workforce accommodation, so that the total visitor cap for Coral Bay is not exceeded.</p>
6	<p>Lot 1 / 14 Robinson Street, Coral Bay – modification to restricted use No. 6 conditions</p>	<p>1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply.</p>	<p>1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply.</p>	<p>Advertised provision - Condition 2, is modified to include workers and their dependent family. This is included to make it clear that the overall visitor number also includes workforce accommodation, so that the total visitor cap for Coral Bay is not exceeded.</p>

		2. The number of overnight visitors to be accommodated is restricted to 270.	2. The number of overnight visitors (inclusive of workers and their dependent family) to be accommodated is restricted to 270.	total visitor cap for Coral Bay is not exceeded.
7	Lot 9500, Coral Bay – modification to restricted use No. 7 conditions	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 816.	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors (inclusive of workers and their dependent family) on land zoned for ‘Tourism’ to be accommodated is restricted to 816.	Advertised provision - Condition 2, is modified to include workers and their dependent family only on land zoned ‘Tourism’. This is included to make it clear that the overall visitor number also includes workforce accommodation, so that the total visitor cap for Coral Bay is not exceeded.
8	Lot 1 / 44 Robinson Street and Lot 2 / 24 French Street, Coral Bay – modification to restricted use No. 8 conditions	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 546.	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors (inclusive of workers and their dependent family) to be accommodated is restricted to 546.	Advertised provision - Condition 2, is modified to include workers and their dependent family. This is included to make it clear that the overall visitor number also includes workforce accommodation, so that the total visitor cap for Coral Bay is not exceeded.
15	Lot 10 / 16 Robinson Street, Coral Bay – modification to restricted use No. 15 conditions	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 265.	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors (inclusive of workers and their dependent family) to be accommodated is restricted to 265.	Advertised provision - Condition 2, is modified to include workers and their dependent family. This is included to make it clear that the overall visitor number also includes workforce accommodation, so that the total visitor cap for Coral Bay is not exceeded.

SCA11	Special Control Area 11: Lot 308 Coral Bay	<p>1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply.</p>	<p>1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply.</p> <p>2. Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be demonstrated that approval of the use will support the predominant use.</p>	<p>A new condition is added to conditions relating to workforce accommodation now that the holiday resort is being developed. Workforce accommodation should be an incidental use for lot 10 as well, as it would be no different to any of the other lots containing holiday accommodation.</p>
	<p>The following provisions apply to all land within SCA 11 as notated on the Scheme Map.</p> <p>1. Notwithstanding any other provisions within the scheme, a person must not commence or carry out any works or development within SCA 11 without first having applied for and obtained the development approval of the local government under Part 8 and 9 of the deemed provisions.</p> <p>2. Notwithstanding any other provisions of the Scheme, use and development of land within SCA 11 shall be restricted to 'Workforce Accommodation'.</p> <p>3. All other uses are not permitted ('X').</p>	<p>The following provisions apply to all land within SCA 11 as notated on the Scheme Map.</p> <p>1. Notwithstanding any other provisions of the Scheme, use and development of land within SCA 11 shall be restricted to 'Workforce Accommodation'.</p> <p>2. All other uses are not permitted ('X').</p>	<p>Condition 1 has been deleted as it is already mentioned in the conditions of Special Control Area 5 that applies to the whole of Coral Bay.</p>	

SCA11 Special Control Area 11 – Proposed Scheme amendment map



The area of Special Control Area 11 is recommended to be reduced in size to only affect the existing workers village and the expansion area being lots 1 and 2 of parent lot 308. Reason for this is to protect the States investment into the development of the workers village and to allow the rest of lot 308 to be developed and /or managed in a similar way to the other tourist lots with regards to additional workers accommodation in Coral Bay, and at the same time to be more flexible with tourist accommodation options on Lot 308, which include lots 3 and 4 on parent lot 308. This was also a request from the BACV in their submission.

CEO Shire of Carnarvon
PO Box 459
CARNARVON WA 6701

Dear Ms Selvey

Local Planning Scheme No 13 – Amendment 1

The amendment report asserts that the key objectives of proposed Amendment 1 are to introduce the use 'Holiday Accommodation' to Lot 308 as an additional restricted use and to resolve long-term workforce accommodation issues in Coral Bay. The report also emphasises the retention of overnight visitor caps established in the Coral Bay Settlement Structure Plan and incorporated into Local Planning Scheme 13.

While the intention of the amendment is transparent, the proposed scheme provisions require modification to ensure that these intentions are effectively translated into scheme provisions that will provide clear guidance for Local Government decision making and establish a 'level playing field' for all 'Tourism' zoned land in Coral Bay. The amendment also requires modification if it is to have 'due regard' to the *Position Statement Planning for Tourism (December 2021)* and draft *Planning for Tourism Guidelines (December 2021)*

Suggested modifications to proposed Amendment No 1 are outlined below:

- Restricted Use 3, Condition 2: Add 'holiday house' after 'workforce accommodation' (*to reflect all uses assigned to Lot 308*).
- Restricted Use 3, Condition 3: It is unclear why this provision only applies to Lot 308. For consistency and equity this provision should apply across Coral Bay - to existing (Survey Strata 70565) and to potential future survey-strata developments on other 'Tourism' zoned lots. The clause could be edited to delete the text 'for the purposes of Restricted Use 3' and included as an 'Additional Provision' in Special Control Area 5. The words "a 'lot'" and "survey-strata lots" should be deleted and replaced with "one 'lot'" and "survey-strata lot" for clarity. Alternatively, the clause could be deleted as it appears to reiterate the definition for 'lot in a survey-strata scheme' in the *Strata Titles Act 1985* Clause 3(1) and proposed definitions in the *Guidelines (December 2021)*.
- Restricted Use 3, Condition 6: To be consistent with text elsewhere in LPS13. reword "the number of workers is restricted to a maximum of 400 beds" to "the number of workers (including family) to be accommodated is restricted to a maximum of 400". The use of the term 'beds' has historically been problematic in Coral Bay - given that a bed can accommodate more than one person - and is therefore not used in LPS13.
- Restricted Use 3, Condition 7: To be consistent with other provisions in the Scheme and to more clearly state the two separate issues dealt with in this condition, establish the sentence starting "The number of overnight visitors..." as a separate condition. The word 'beds' at the end of the sentence should also be deleted (see above) as it duplicates and confuses the earlier term 'number of overnight visitors' in the same sentence. Delete the word 'Local' in 'Local Structure Plan' (*inconsistent terminology*).
- Restricted Use 3, Condition 8: It is unclear why this provision only applies to Lot 308 – other than correcting an oversight related to an earlier subdivision. There is potential for subdivision and strata/survey-strata subdivision of other 'Tourism' zoned lots. And, all 'Tourism' zoned lots in Coral Bay are subject to the Restricted Uses reflected in Schedule 3. This 'condition' may preferably be incorporated into SCA5 as an 'additional provision' if considered necessary. It is noted that the *Strata Titles Act 1985* provides for restricted use conditions in a scheme plan and creates an offence for contravening a restrictive use condition (Clause 32(2)(a) and Clause 82).
- Restricted Use 3, Clause 9, Clause 11 and Clause 12: The linkages and/or overlaps between the proposed Scheme provisions and the *Strata Titles Act 1985* and the WAPC's draft *Position Statement Planning for Tourism (December 2021)* and draft *Planning for Tourism Guidelines (December 2021)* are confusing and, if retained, should apply to all 'Tourism' zoned land (not only to Lot 308):

- In Clause 9 reference could be made to the ‘management plans’ referred to in the *Guideline* as an alternative to requiring a few arbitrary matters to be addressed. Alternatively, this provision could be deleted and the same matters addressed in the Governance/Conduct by-laws;
 - Condition 11 appears to restate requirements of the *Strata Titles Act* and could therefore be deleted;
 - Delete Condition 12.2 as ‘overall management’ is vague and matters relating to the management of a strata/survey-strata are comprehensively dealt with in Schedules 1 and 2 of the *Strata Titles Act*;
 - Delete Clause 12.4. The clause is puzzling and uses incorrect terminology. It is considered unnecessary given the definition for ‘short-term accommodation’, ‘holiday house’ and ‘holiday accommodation’ (or ‘holiday unit’) in the *Regulations*, LPS13 and/or in the draft *Guidelines*.
 - Reword Condition 12.5 to relate only to landscaping as the requirement for a strata company to control and manage the common property is established in the *Strata Titles Act*.
 - Condition 12.6: Delete the word ‘provisions’ and replace with the word ‘by-laws’.
- Schedule 3, Restricted Use 1, Lot 52, Camping ground/Caravan Park, Condition 3: Reword to ensure that the overall population cap in Coral Bay (as set out in SCA5 and the Coral Bay Settlement Structure Plan 2014) is maintained. The Amendment Report reaffirms the long-established population cap (inclusive of workers and their dependent family) yet the amendment itself is silent on how Local Government should maintain that cap. Amendment 1 permits the use ‘workforce accommodation’ as an incidental use or as a permitted use on additional lots zoned ‘Tourism’ but disregards provisions in LPS13 that allocate all ‘workforce accommodation’ numbers included in the cap (four hundred) to Lot 308. ‘Incidental’ and permitted use (Lot 10) workforce numbers on other lots are therefore, by inference, included in the already established ‘overnight visitor’ number allocated to each of these other lots. It is suggested that Condition 3 be reworded as follows *‘The number of overnight visitors (inclusive of workers and their dependent family) is restricted to 828’*.
 - Schedule 3, Restricted Uses 4, 5, 6, 8, and 15 (Lot 10) respective Conditions 2: As for Restrictive Use 1, reword to insert additional text following ‘overnight visitors’ as follows *‘(inclusive of workers and their dependent family)’*.
 - Schedule 3, Restricted Use 7, Lot 9500: A portion of Lot 9500 is zoned ‘Tourism’ and a portion is zoned ‘Commercial’. To be consistent (and reflect the objectives of Amendment 1), ‘incidental’ workforce accommodation on Lot 9500 should only apply to that portion of the lot zoned for ‘Tourism’. Reword Condition 2 to read *“the number of overnight visitors (inclusive of workers and their dependent family) on land zoned for ‘Tourism’ is restricted to 816”*. A further modification to LPS13 is required to correct an oversight that omitted to include commercial uses on Lot 9500 in the Schedule 3 table.
 - Schedule 4, Lot 64 Banksia Drive: Insert an additional clause into the amendment. Add text following ‘overnight visitors’ as follows *‘(inclusive of workers and their dependent family)’* (to ensure that the established Coral Bay population cap is maintained and visitor numbers are dealt with in a consistent way throughout LPS13).
 - Special Control Area 11: The intention of SCA11 to protect the State’s substantial investment in the provision of ‘workforce accommodation’ is clearly understood. However, Amendment 1 has a perverse outcome in that it redirects ‘workforce accommodation’ outside of the limits of Lot 308, reducing the demand for ‘workforce accommodation’ on Lot 308. Given the extent of the proposed SCA11, a return on the investment in subdivided and serviced land for ‘workforce accommodation’ on Lot 308 could not be achieved. The land could be expected to remain undeveloped given the constraints on total visitor (including workforce) numbers in Coral Bay. It may be preferable to reduce the extent of the proposed SCA to allow the landowners to develop the land for other uses should the demand for workforce accommodation be satisfied elsewhere in Coral Bay.
 - SCA11, Additional provisions: Delete Provision 1. This provision is a duplicate of Additional Provision 1 in SCA5 and appears superfluous. Is the intention to not allow for ‘exemptions’ as set out in SCA5 Additional Provision 2? Which SCA provision would prevail – that in SCA5 or SCA11?
 - *Position Statement Planning for Tourism and Planning for Tourism Guidelines (December 2021)*: Aspects of Amendment 1 are impacted by new and updated definitions reflected in the draft documents:

- Update the definitions for ‘short-term accommodation’, ‘holiday accommodation/holiday unit’ and ‘holiday house’ in Part 6 of LPS13 to be consistent with the definitions set out in the draft *Position Statement*;
- Consider modifications to Amendment 1 arising from the updated definitions such as deletion of proposed Condition 3 associated with Restricted Use 3;
- Update references to the revised terms throughout LPS13.

In general terms, Amendment 1 requires modification to:

- (a) ensure all land zoned for ‘Tourism’ in Coral Bay is dealt with in the same way in LPS13 – through modifications to SCA5 or/and the ‘Additional Site and Development Requirements for the Tourism Zone’;
- (b) ensure that the Coral Bay population cap is not changed through omissions in and approval of the amendment (without modification). If the intention is to change the population cap this should have been clearly stated in the Amendment Report. Any change to the population cap would require a public review of the modelling and assessments that underpin the population caps determined through the Coral Bay Settlement Plan (2004) and Structure Plan (2014);
- (c) remove provisions which restate existing clauses in LPS13 and legislation (*Strata Titles Act*);
- (d) be consistent with recently published WAPC policy documents that focus on tourism.

Please contact me should you wish to clarify matters dealt with in my submission.

Yours sincerely

Pam Baskind

Email: pam.baskind@bigpond.com

Mob: +61 419917997

Address: 58B Sorrento Street, North Beach WA 6020



Your Ref: ADM2148
Our Ref: TPS381587 (File: 124689785)
Enquiries: Nick McLachlan
Direct Tel: 9420 3909
Email: land.planning@watercorporation.com.au

18 January 2022

Chief Executive Officer
Shire of Carnarvon
3 Francis Street
CARNARVON WA 6701

Attention: Stefan Louw

Re: LPS 13 AMD 1 - Coral Bay

Thank you for your letter dated 22nd November 2021. We offer the following comments regarding this proposal.

As the total number of workforce beds remains unchanged, there is no impact to the Corporations water source and wastewater treatment planning.

To ensure local water and wastewater reticulation assets are adequately designed to cater for future development, we request that according structure plans are provided for our consideration as per the usual referral process.

A handwritten signature in blue ink, appearing to read "McLachlan".

Nick McLachlan
Senior Planner – Land Planning
Development Services



Mr Stefan Louw
Shire of Carnarvon

louw.c@carnarvon.wa.gov.au

Dear Sir

RE: SUBMISSION SCHEME AMENDMENT # 1 – TOWN PLANNING SCHEME 13

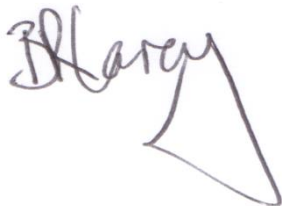
We refer to correspondence received 22 November 2021 inviting land owners to make a submission in respect to the above scheme amendment, which primarily, introduces Workforce Accommodation as n 'l' use, to a number of sites, including ours at Lot 13 Robinson Street.

We strongly support this Amendment and make the following comments to assist;

1. The current Coral Bay Strategy Plan and Shire of Carnarvon Scheme, contravenes the Caravan and Camping Act Legislation. Those Planning Frameworks should never have restricted Workers accommodation to 1 caretaker.
2. This puts operators and guests in a severely compromised position in respect to safety.
3. We are required to provide guest safety and quickness of response times 365/24/7. The Act infers somewhere close is ok, but other than on site, the next closest place we can find accommodation is Exmouth.
4. We nor any other tourism operator can comply with this legislative requirement if we can only have 1 caretaker, noting, Managers can not be expected to work a full day then be on call for 5 nights. That will also not comply with Worksafe. We then need to have someone on site on the managers days off, then when they have their 5 weeks annual leave, a third couple need to be on site to cover those nights.
5. We often have approx. 500 people on site and there is hardly a night when there isn't a call out. Guests safety is seriously at risk if key staff are forced to live off site – although, there is actually nowhere for them to live anyway.
6. As result, those staff who do live on site are living in sub standard, squalid conditions but we are currently not allowed to re build these under the existing planning framework.

In summary, this proposed amendment is strongly supported and we look forward to this being adopted so we can comply with the various legislation, provide best practice safety for guests and decent accommodation for key staff.

Yours sincerely

A handwritten signature in black ink that reads "Brad Carey". The signature is written in a cursive style with a large, sweeping flourish at the end.

Brad Carey
Director





Form 3A Submission form

Regulation 24(1)
(a), 26(6)(a), 40(1)(a)
and 49(1)(a)

Version: 2.0 (February 2021)

Planning and Development Act 2005

TO: The Chief Executive Officer of the

Shire of Carnarvon

SUBMISSION ON LOCAL PLANNING SCHEME/SCHEME AMENDMENT

Number AMENDMENT N°1 TOWN PLANNING SCHEME 13

Name: NORM MONCK

Organisation / Company: BATAVIA HOLDINGS PTY LTD
(if applicable)

Address: P.O. Box 3025 MANDURAH EAST W.A. 6210

Phone: 04 08 09 07 24

State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.

SHORTAGE OF STAFF ACCOMMODATION

ADDRESS OF PROPERTY AFFECTED (if applicable).

(Include lot number and nearest street intersection).

LOT 10

16 ROBINSON ST CORAL BAY

SUBMISSION

(Provide your comments in full and any arguments to support them (attach additional pages if necessary).)

WE STRONGLY SUPPORT THE PROPOSED AMENDMENT 1
TO ALLOW BUSSINESS TO ACCOMMODATE THEIR STAFF
ON THEIR LAND IN ORDER TO OPERATE THE BUSSINESS
SAFELY AND EFFICIENTLY

Date 18-1-22

Signature

Norman S Monck



Department of Biodiversity,
Conservation and Attractions



We're working for
Western Australia.

Your ref: ADM2148
Our ref: PRS 48193
Enquiries: Brooke Halkyard
Phone: (08) 9840 0457
Email: brooke.halkyard@dbca.wa.gov.au

Mr Stefan Louw
Planning and Building Manager
Shire of Carnarvon
PO Box 459
CARNARVON WA 6701

Dear Mr Louw

LOCAL PLANNING SCHEME 13, AMENDMENT NO. 1 – AVAILABLE FOR PUBLIC INSPECTION

Thank you for providing the Department of Biodiversity, Conservation and Attractions (DBCA) with the opportunity to comment on the Shire of Carnarvon's Local Planning Scheme 13 (LPS 13), Amendment Number 1.

DBCA provides the attached comments pursuant to the department's roles and responsibilities under the *Conservation and Land Management Act 1984* and the *Biodiversity Conservation Act 2016*.

To ensure a timely response, please send future requests for comments directly to the relevant DBCA Region (DBCA Region boundaries can be found at <https://www.dpaw.wa.gov.au/management/land-use-planning>). As a general guide, matters within the town of Mauds Landing (Coral Bay) are to be directed to the DBCA Pilbara regional office (karratha.admin@dbca.wa.gov.au).

If you have any queries regarding these comments or would like to discuss further, please contact Brooke Halkyard on (08) 9840 0457 or brooke.halkyard@dbca.wa.gov.au.

Yours sincerely

Alicia Whittington
A/Regional Manager

18 January 2022

Attachment: Comments on Shire of Carnarvon Local Planning Scheme 13 Amendment No. 1

Issue	Comment
Ningaloo Marine Park	<p>The Ningaloo Coast World Heritage Area (NCWHA) and its outstanding universal values are considered within LPS 13, however, it appears there are no specific planning provisions within the document in relation to the Ningaloo Marine Park. Whilst the Ningaloo Marine Park is encompassed by the NCWHA, DBCA recommends the proposed scheme amendment considers protection of marine park values during future planning and development processes, as outlined in the <i>Management Plan for the Ningaloo Marine Park and Muiron Islands Marine Management Area</i> (2005). For example, coastal biological communities are considered a key performance indicator and a high conservation priority for the marine park. Where applicable, consideration should be given to signage, education and access management to minimise potential direct and indirect impacts to coastal communities (e.g. trampling) resulting from adjacent development proposals.</p>
Nyinggulu coastal reserves	<p>LPS 13 has planning provisions for a Foreshore Reserve, including the objective to protect natural values (terrestrial and marine), and indigenous culture and heritage. DBCA notes that the Foreshore Reserve area shown in Map 19 aligns with the Ningaloo Conservation Estate Indigenous Land Use Agreement (ILUA) and the Nyinggulu coastal reserves (except for a portion of the coast to the west of the Coral Bay settlement).</p> <p>Noting that the ILUA exists adjacent to the proposed scheme amendment area, DBCA recommends appropriate consultation with the Nganhurra Thanardi Garrbu Aboriginal Corporation Prescribed Body Corporate be undertaken during relevant planning and development processes</p> <p>DBCA also recommends the proposed scheme amendment considers the Nyinggulu coastal reserve values during future planning and development processes, as outlined in the <i>Nyinggulu (Ningaloo) coastal reserves draft joint management plan</i> (2019). For example, where applicable, consideration should be given to signage, education and access management to avoid potential impacts to cultural sites resulting from adjacent development proposals.</p>
Artificial light management (shorebirds)	<p>Artificial light management is addressed in Schedule 5 (10) of LPS 13 (Light Overspill), however, shorebirds are not cited as a sensitive receptor. DBCA records indicate the occurrence of numerous conservation significant shorebird species within the proposed scheme amendment area, including the lesser sand plover (<i>Charadrius mongolus</i>) (Endangered) greater sand plover (<i>Charadrius leschenaultia</i>) (Vulnerable) and other migratory shorebirds species protected under the <i>Biodiversity Conservation Act 2016</i>. It is recommended that potential artificial light impacts on shorebirds be considered during relevant planning and development processes, in accordance with the <i>National Light Pollution Guidelines for Wildlife Including Marine Turtles, Seabirds and Migratory Shorebirds</i> (Department of Environment and Energy, 2020).</p>
Overnight visitor numbers	<p>The conditions in Schedule 1 and Schedule 3 of LPS 13 include provision for 5007 overnight beds (total tourist and workers accommodation). The proposed scheme amendment does not appear to increase overnight visitor numbers, however, it is noted that 5007 overnight beds exceeds the total number stated in the Coral Bay Settlement Structure Plan (2014) CBSSP of 4800. DBCA notes in the CBSSP that the Coral Bay Wastewater Treatment Plant only has the capacity to treat waste water generated by 4000 people.</p>
Native species landscaping	<p>To avoid garden escapees becoming potential weeds on nearby reserves, DBCA recommends that native plant species be considered for landscaping purposes, where practicable.</p>



Memorandum

TO: Land Use Planning – Midwest Gascoyne Region
FROM: Contaminated Sites – Science and Planning
DATE: 2 December 2021
RE: Shire of Carnarvon, Coral Bay Scheme Amendment
FILE NO: PA 046268 DMO 3145 File DEC7586/1~1

The following comments are for inclusion within the consolidated response to PA request 046268 to the Shire of Carnarvon for the Coral Bay proposed scheme amendment as it relates to BAC Village Pty Ltd owned land at Lot 308 on Deposited Plan 52556.

Lot 308 was classified under the *Contaminated Sites Act 2003* (CS Act) as '*remediated for restricted use*' on 30 May 2011 and memorial L662429ML was placed on certificate of title 2758/224. The classification indicates that the site was proposed to be redeveloped for worker accommodation and open space, and that at the time redevelopment would include the addition of clean fill soils to the area of the site associated with the former wastewater treatment ponds.

The site was largely deemed suitable for residential (worker accommodation) use, provided groundwater from the shallow unconfined aquifer beneath the site is not used. The areas of the site associated with the former treatment ponds are restricted to use as open space. The site classification includes the following land use restrictions;

- A site-specific health and safety plan is recommended to address potential risks to the health of any workers undertaking intrusive works in the vicinity of the former sewage treatment ponds.
- Remediation of the former waste water treatment ponds area of the site should be completed with the addition of clean fill soils prior to planned redevelopment for open space use. This area of the site is restricted to open space use and should not be development for a more sensitive use without further investigation.
- Due to the nature and extent of groundwater contamination identified to date, the abstraction of groundwater for any purpose is not recommended.

Redevelopment of the treatment pond areas for purposes such as accommodation will require further investigation to demonstrate that the area is suitable for the proposed use.

The scheme amendment indicates that in addition to the use of the site for worker (workforce) accommodation that future use and development is proposed to include holiday accommodation use.



Based on the available information, the proposed additional use of the site for holiday accommodation is consistent with the use of the site for worker accommodation. From a contamination perspective there is no objection to the use of the site for holiday accommodation, provided that consistent with the 'remediated for restricted use' site classification, that shallow unconfined aquifer groundwater beneath the site is not used and the areas of the site associated with the former treatment ponds are restricted to use as open space and not developed for accommodation use without further contamination investigations.

Looking further forward and following any proposed scheme amendments, as a function of the site classification and CS Act memorial on title, in accordance with section 58(6) of the CS Act, when the Shire of Carnarvon (or any planning authority) is considering issuing a subdivision or development approval for Lot 308, a referral to the department will be required to seek advice on the suitability of the land for the proposed development.

If you have any queries in relation to the above, please contact Senior Environmental Officer, Scott Jenkinson, on 6364 7188.

Approved by:

Andrew Miller
SENIOR MANAGER
CONTAMINATED SITES

From: [Mid West Gascoyne](#)
To: [Shire of Carnarvon](#)
Cc: [Stefan Louw](#)
Subject: Local Planning Scheme 13 Amendment No. 1
Date: Monday, 24 January 2022 7:25:43 AM
Attachments: [image001.jpg](#)
[2021 December Shire of Carnarvon Amendment - CS Input sm approved.PDF](#)

Our Reference: PA 46268

Your Reference: ADM2148

To: Shire of Carnarvon

From: Department of Water and Environmental Regulation

Attention: Stefan Louw

Dear Stefan Louw

LOCAL PLANNING SCHEME 13 AMENDMENT NO. 1

Thank you for providing the Local Planning Scheme 13 Amendment No. 1 for the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the Local Planning Scheme 13 Amendment No. 1 has the potential for impact on environment and/or water resource values and/or management. Key issues and recommendations are provided below and these matters should be addressed:

- **Issue: Contaminated site**
 - **Advice:** Lot 308 was classified under the Contaminated Sites Act 2003 (CS Act) as 'remediated for restricted use' on 30 May 2011 and memorial L662429ML was placed on certificate of title 2758/224. The classification indicates that the site was proposed to be redeveloped for worker accommodation and open space, and that at the time redevelopment would include the addition of clean fill soils to the area of the site associated with the former wastewater treatment ponds.
- **Issue: Sewage Sensitive area – within 2km of selected coastal embayments**
 - **Advice:** The proposed sites for development are located in a sewage sensitive area under the Government Sewerage Policy. Consideration for the Policy does not appear to be included in the conditions relating to the development of the sites.
- **Issue: Water Management Plan**
 - **Advice:** If an overarching water management strategy for the whole of the Coral Bay townsite is not up to date or unavailable then a local water management plan for all lots for future development should be considered as part of the conditions of the amendment. The local water management plan should be developed for the entire lot rather than in small staged development. Failing to develop an adequate plan for the management of storm water

and services may result in flooding or other negative impacts on the site or adjacent lots.

- Issue: Native vegetation clearing
 - Advice: Under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless:
 - it is undertaken under the authority of a clearing permit
 - it is done after the person has received notice under Section 51DA(5) that a clearing permit is not required
 - the clearing is subject to an exemption
 - Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations).
- Issue: Fit for purpose water supply to sites
 - Advice: Under the Rights in Water and Irrigation Act 1914 Coral Bay townsite sits within the proclaimed Gascoyne Groundwater Area. The taking of water from this resource is subject to licencing.

More detail pertaining to the above issues are provided in the table below.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact Landy Jones on 9965 7431.

Yours sincerely

[Yolande Jones](#)

Senior NRM Water Licensing
NRM Planning Advice
Mid West Gascoyne Region

[Department of Water and Environmental Regulation](#)

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Item No.	Reference	Reviewer comment/advice
		<p>Issue: Contaminated site</p> <p>Advice: Lot 308 was classified under the Contaminated Sites Act 2003 (CS Act) as 'remediated for restricted use' on 30 May 2011 and memorial L662429ML was placed on certificate of title 2758/224. The classification indicates that the site was proposed to be redeveloped for worker accommodation and open space, and that at the time redevelopment would include the addition of clean fill soils to the area of the site associated with the former wastewater treatment ponds.</p> <p>Discussion: Lot 308 was classified under the Contaminated Sites Act 2003 (CS Act) as 'remediated for restricted use' on 30 May 2011 and memorial L662429ML was placed on certificate of title 2758/224. The classification indicates that the site was proposed to be redeveloped for worker accommodation and open space, and that at the time redevelopment would include the addition of clean fill soils to the area of the site associated with the former wastewater treatment ponds.</p> <p>The site was largely deemed suitable for residential (worker accommodation) use, provided groundwater from the shallow unconfined aquifer beneath the site is not used. The areas of the site associated with the former treatment ponds are restricted to use as open space. The site classification includes the following land use restrictions;</p> <ul style="list-style-type: none"> • A site-specific health and safety plan is recommended to address potential risks to the health of any workers undertaking intrusive works in the vicinity of the former sewage treatment ponds. • Remediation of the former waste water treatment ponds area of the site should be completed with the addition of clean fill soils prior to planned redevelopment for open space use. This area of the site is restricted to open space use and should not be development for a more sensitive use without further investigation. • Due to the nature and extent of groundwater contamination identified to date, the abstraction of groundwater for any purpose is not recommended. <p>Redevelopment of the treatment pond areas for purposes such as accommodation will require further investigation to</p>

	<p>demonstrate that the area is suitable for the proposed use.</p> <p>The scheme amendment indicates that in addition to the use of the site for worker (workforce) accommodation that future use and development is proposed to include holiday accommodation use.</p> <p>Based on the available information, the proposed additional use of the site for holiday accommodation is consistent with the use of the site for worker accommodation. From a contamination perspective there is no objection to the use of the site for holiday accommodation, provided that consistent with the 'remediated for restricted use' site classification, that shallow unconfined aquifer groundwater beneath the site is not used and the areas of the site associated with the former treatment ponds are restricted to use as open space and not developed for accommodation use without further contamination investigations.</p> <p>Looking further forward and following any proposed scheme amendments, as a function of the site classification and CS Act memorial on title, in accordance with section 58(6) of the CS Act, when the Shire of Carnarvon (or any planning authority) is considering issuing a subdivision or development approval for Lot 308, a referral to the department will be required to seek advice on the suitability of the land for the proposed development.</p> <p>If you have any queries in relation to the above, please contact Senior Environmental Officer, Scott Jenkinson, on 6364 7188.</p>
	<p>Issue: Sewage Sensitive area – within 2km of selected coastal embayments</p> <p>Advice: The proposed sites for development are located in a sewage sensitive area under the Government Sewerage Policy. Consideration for the Policy does not appear to be included in the conditions relating to the development of the sites.</p> <p>Discussion: The proposed sites for development are located in a sewage sensitive area under the Government Sewerage Policy. Consideration for the Policy does not appear to be included in the conditions relating to the development of the sites.</p> <p>Discussion: The Townsite of Coral Bay is considered a sewage sensitive area under the Government Sewerage Policy, the policy has provisions relating to minimum lot size, the requirement for connection of reticulated sewage and separation distance from groundwater.</p> <p>The proposal encompasses significant areas of land which if</p>

	<p>allowed to develop to its full potential without being connected to reticulated sewage would increase the amount of nutrients potentially being released into the environment. As part of the Government Sewerage Policy connection to reticulated sewage is a requirement to manage the accumulative impacts of future development.</p> <p>In the amendment there has been a minimum lot size set for the development of some sites. The minimum lot size of 4000m2 is below the 1ha minimum lot size for proposals in sewage sensitive areas, if they are not to be connected to reticulated sewerage. The Shire should considered the requirement of lots sizes in relation to the connection of reticulated sewage and considered the need for connection to reticulated sewerage to facility this increase in accommodation density of lots as small as 4000m2.</p> <p>Therefore it is considered pertinent to include a condition for future development to identify this requirement to future development to ensure the developer/s are aware of this requirement to connect to reticulated sewerage.</p> <p>Discussions with the service provider should be undertaken prior to a final decision being made to determine if the reticulated service can be delivered to the proposed blocks. Failing to determine if a reticulated service can be provided to the site may hamper future development to the lots.</p>
	<p>Issue: Water Management Plan</p> <p>Advice: If an overarching water management strategy for the whole of the Coral Bay townsite is not up to date or unavailable then a local water management plan for all lots for future development should be consider as part of the conditions of the amendment. The local water management plan should be developed for the entire lot rather than in small staged development. Failing to adequate plan the management of storm water and services may result in flooding or other negative impacts on the site or adjacent lots.</p> <p>Discussion: The amendment includes lots which currently do not have a licence bores or reticulated water supply located at the lots. The proposal would result in significant increases to potable and non-potable water supply. Lot 308 has also be identified as a contaminated site and the groundwater for the site is not recommended to be used for any purpose.</p> <p>Before a decision is made regarding the amendment consideration for the servicing of the lots and their proposed purpose should be investigated as to ensure that the blocks are servicable.</p>

		<p>Issue: Fit for purpose water supply to sites</p> <p>Advice: Under the Rights in Water and Irrigation Act 1914 Coral Bay townsite sits within the proclaimed Gascoyne Groundwater Area. The taking of water from this resource is subject to licencing.</p> <p>Discussion: The amendment includes lots which currently do not have a licence bores or reticulated water supply located at the lots. The proposal would result in significant increases to potable and non-potable water supply. Lot 308 has also been identified as a contaminated site and the groundwater for the site is not recommended to be used for any purpose.</p> <p>Before a decision is made regarding the amendment consideration for the servicing of the lots and their proposed purpose should be investigated as to ensure that the blocks have access to a fit for purpose water supply.</p>
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Our Ref: 22146 – 20211207 - BH

21 January 2022

Chief Executive Officer
Shire of Carnarvon
PO Box 459
CARNARVON WA 6701

Via email: shire@carnarvon.wa.gov.au
Louw.C@carnarvon.wa.gov.au

Attention: Stefan Louw - Operations Manager Development Services

Dear Stefan

SUBMISSION ON SCHEME AMENDMENT NO.1 TO LOCAL PLANNING SCHEME NO. 13

Introduction and Background to Scheme Amendment No.1

Harley Dykstra, on behalf of BAC Village Pty Ltd, the landowner of Lot 308 Banksia Drive, Coral Bay, has prepared this submission on Scheme Amendment No. 1 to the Shire of Carnarvon Local Planning Scheme No. 13 (SA 1).

Lot 308 Banksia Drive has an area of 30.3275ha. The site is zoned 'Tourism' and is included in Schedule 3 – 'Restricted uses for land in Scheme area' under the Shire of Carnarvon Local Planning Scheme No. 13 (LPS 13). Lot 308 is currently identified as Restricted Use site 3 which is subject to 7 conditions.

On 29 March 2021 Harley Dykstra submitted a request to the Shire of Carnarvon to initiate a Basic Scheme Amendment to amend Schedule 3 by replacing existing references to 'Holiday Houses' with 'Holiday Accommodation'. The Shire of Carnarvon Council considered this request at its Ordinary Council Meeting on 21 May 2021 and resolved by Absolute Majority to initiate SA 1 as a Basic Scheme Amendment.

The Shire of Carnarvon Council considered a Report by the Shire CEO at its Ordinary Council Meeting on 22 June 2021 in relation to the provision of Workers Accommodation (Workforce Accommodation) in Coral Bay. A copy of the CEO's Report is included at **Appendix A**. The CEO's Report considered the unique planning framework which applies to Coral Bay based on its role as a 'tourist node' rather than a typical town. In particular, the CEO's Report references the Coral Bay Settlement Structure Plan (CBSSP) which seeks to ensure the holiday and tourist character of Coral Bay is not compromised and demands for the provision of essential services and infrastructure available in a typical townsite are not triggered.

With regard to Managers Residences, the CEO's Report noted applications had previously been received seeking approval for multiple workers to reside at caravan parks, which Shire staff have considered to be problematic and have not supported. The CEO's Report recommends workers at tourist facilities other than the Manager, should continue to be accommodated in the designated 'workers accommodation' sites in Coral Bay.

Significantly, in a concluding paragraph, the CEO's Report recognised:

'The barrier to workers accommodation developments is economic viability, not land availability or an unwieldy Shire planning approval process'.

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24 May 2022

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In correspondence dated 26 October 2021, the WAPC advised the Shire SA 1 had been considered by the Minister for Planning who determined SA 1 is required to be advertised which not only the basic amendment proposed by the Shire of Carnarvon but included a further modification prior to determination of the Amendment ('Modified SA 1').

Planning Framework

We recognise the relevant planning framework includes, or has been informed by, the following documents as summarised below:

- The Ningaloo Coast Regional Strategy (2004) which included the original Coral Bay Settlement Plan introduced the principle of a 'population cap' as the key determinate for limiting bed numbers for workers and overnight visitors. The Regional Strategy included a population cap of 4500 people including 400 beds for workers and was intended to be implemented over a period of 30 years.
- Lot 308 Coral Bay Workers Accommodation Village ODP (2010) specifically designated 400 beds for workers (including dependents) on Lot 308.
- The Coral Bay Settlement Structure Plan (2014) ('the CBSSP') reinforced the principle of a population cap, but increased the overall maximum number from 4500 to 5300 people. The provision of 400 beds for workers on Lot 308 was reinforced in the CBSSP and was to be implemented over a period of 25 years.
- The Shire of Carnarvon LPS 13, gazetted on 3 November 2020, sought to retain the overall population cap of 5300 people consistent with the CBSSP 2014. Further details are provided in relation to this matter below.

These planning instruments have consistently provided for a maximum of 400 beds in Coral Bay for workers (including dependents) all to be located on Lot 308, except for a manager/caretaker which may be accommodated on each of the remaining Tourism zoned sites within Coral Bay listed in Schedule 3 of LPS 13.

Existing Development, Approvals and Proposals on Lot 308

Existing development, planning approvals and current planning proposals on Lot 308 are set out below:

- Existing Seasonal Staff Accommodation facility comprising 37 dwellings (70 beds) with an existing lease between BAC Village and the State of Western Australia.
- Development Application for Workforce Accommodation and associated facilities comprising 43 units to accommodate up to 60 beds (submitted December 2021) and agreed terms to contract for lease of the portion of Lot 308 to RAC.
- Development Approval for Workers Accommodation, including Government Regional Officer Housing (GROH) to provide a total of twelve (12) workforce accommodation dwellings (estimated 50 beds).
- Green title subdivision of Lot 308 Banksia Drive into two lots (WAPC Ref: 159914) including a super-lot to accommodate 12 survey strata lots and a balance lot. The subdivision design acknowledges the preceding subdivision approval (WAPC Ref: 154764).
- Survey-strata subdivision of a portion of Lot 308 into twelve (12) survey-strata lots (WAPC Ref: 1452-20).
- Subdivision approval granted on 28 April 2017 (WAPC ref: 154764) for the creation of four super lots, road reserve, an area of public open space and a balance lot. This approval has been implemented and remains valid until 1 May 2023.
- Expressions of Interest (EOI) currently being offered to the market to develop a potential Workforce Accommodation facility over a 2 ha portion of land on the south-east part of Lot 308 (anticipated to accommodate between 80 – 100 beds).

Lot 308 Banksia Drive Holiday Accommodation

Consistent with the Basic Scheme Amendment initiated by the Shire, the Modified Scheme Amendment provides for the future development of Holiday Accommodation on Lot 308, subject to various conditions. The inclusion of Holiday Accommodation as a Restricted Use is supported by BAC Village Pty Ltd.

SUBMISSION ON SCHEME AMENDMENT NO.1

The additional conditions relating to Holiday Accommodation proposed by Modified SA 1 are generally derived from the CBSSP. It is more generally noted no other Tourism zoned site in Coral Bay is subject to this level of planning control.

Workforce Accommodation

As highlighted above, existing approvals and proposals on Lot 308 Banksia Drive provide for a of total of 280 beds for workforce accommodation, with the opportunity for future development proposals to also deliver additional workforce accommodation beds on Lot 308 over time.

Modified SA 1 introduces workforce accommodation as an 'Incidental Use' for various tourism zoned lots in Schedule 3 – Restricted Uses.

Whereas Lot 308 is subject to restrictions on bed numbers for workers (400 beds) as well as a restriction on overnight visitor bed numbers (520) we have noted for all other sites within the modified Restricted Use Schedule where workforce accommodation is proposed as an 'Incidental Use', there is no specific restriction on bed numbers for workers.

Further, for Lot 10/16 Robinson Street, there are no bed number restrictions at all for workforce accommodation. Workforce accommodation is not even required to be incidental to the predominant use of the site for the other restricted uses capable of being developed on Lot 10, but instead is referred to in the Scheme Amendment Report as a 'permitted use'. It is noted in the LPS 13 Zoning Table, 'Workforce Accommodation' is a 'D' use in the Tourism Zone – *a use that is not permitted unless the local government has exercised its discretion by granting development approval.*

Subject to full consideration being given to the matters raised in the following section of this submission on visitor number calculations, the permissibility of workforce accommodation on Lot 10 should in any case default to the Zoning Table.

Visitor Number Calculations under LPS 13

As referenced above, the CBSSP (2014) introduced an increased population cap of **4800 overnight visitors**, including workers and their dependent family within the Coral Bay Settlement. Provision for 500 day visitors brings the overall population cap to 5300. **Table 1** below demonstrates how the overnight visitor numbers are allocated under LPS 13 and dealt with under Modified SA 1:

No.	Description of Land	LPS 13		Modified SA 1	
		No. Overnight Visitors	No. Workers*	No. Overnight Visitors	No. Workers*
1	Lot 52 / No. 66 Robinson Street Coral Bay	828	Manager/caretaker only	828	Incidental to Predominant Use
2	Parent Lot 50 Survey Strata 70565	208	N/A	Not included	N/A
3	Parent Lot 308 Coral Bay	520	400	520	400
4	Lot 800 / No. 79 Banksia Drive Coral Bay	340	Manager/caretaker only	340	Incidental to Predominant Use
5	Lot 13 / No. 20 Robinson Street, Coral Bay	534	Manager/caretaker only	534	Incidental to Predominant Use
6	Lot 1 / No. 14 Robinson Street, Coral Bay	270	Manager/caretaker only	270	Incidental to Predominant Use

7	Lot 9500, Coral Bay	816	Manager/caretaker only	816**	Incidental to Predominant Use
8	Lot 1 / No.44 Robinson Street and Lot 2 / No.24 French Street, Coral Bay	546	Manager/caretaker only	546	Incidental to Predominant Use
15	Lot 10 / 16 Robinson Street, Coral Bay	265	Manager/caretaker only	265	No limit
4	Lot 64, No.61 Banksia Drive and the adjoining portion of Lot 501 Coral Bay reserved for Public Purposes	280	No limit	Not included	Incidental to Predominant Use
Actual Overnight Visitors		4607	400	Subject to individual applications	
Permitted Overnight Visitors		4400	400		
Exceedance		(207)	N/A		
Total		5007			

*includes dependents

** Should be reduced to 608 to account for 208 beds on Lot 50

Table 1 – Overnight Visitors

As recognised in the Scheme Amendment Report, Special Control Area 5: *Coral Bay Settlement* applies to the entire Coral Bay Settlement.

Further, Additional Condition 12 of SCA 5 states:

12. Within SCA5 there is an overall population cap of 4 800 overnight visitors, that includes workers and their dependent family, plus 500 day visitors.

It is noted from **Table 1** there is already an inconsistency between the number of overnight visitors provided for in Schedules 1 and 3 of LPS 13 and the overall population cap of 4800 overnight visitors specified in SCA 5.

This can be explained by the number of overnight beds originally allocated to former Lot 46 not being adjusted to reflect the subdivision of Lot 46 to create Lot 50 (site 2 above – 208 beds) and Lot 9500 (site 7 above – 816 beds). To correct this anomaly, the number of beds allocated to Lot 9500 should be reduced to 608. Extracts from the CBSSP – Figure 3: *Tenure Overview* and Figure 5: *Coral Bay Overall/Outline Development Planning Context* depict former Lot 46 and a current Landgate capture illustrates the subdivision of Lot 46 resulted in the creation of parent Lot 50 (comprising 26 survey strata lots on Strata Plan 70565) and Lot 9500 (**Appendix B** refers).

The exceedance in overnight bed numbers is further compounded by the provision for 280 overnight beds on Lot 64 & Pt Lot 501 and no limit being imposed on workforce accommodation bed numbers.

In paragraph 4, section 2.2 of the Scheme Amendment Report, the amendment area is defined as follows:

'The amendment area covers most of the Coral Bay settlement. Land uses immediately outside of the amendment area include 'holiday homes' along Sailfish Drive, 'commercial' areas along Robinson Street as well as various 'public purpose' reserves and unallocated Crown land'.

Our objection to this premise is that exclusion of the specified overnight visitor beds for the holiday homes along Sailfish Drive (Parent Lot 50) and public purpose reserves (Lot 64 & Lot 501) omits two sites (shaded yellow in **Table 1**) that cause the population cap to be exceeded.

This shows there is an inherent inconsistency between the population cap for overnight visitor numbers provided for in Schedules 1 and 3 of LPS 13 and the limit imposed by SCA 5. The effect of Modified SA 1 will be to entirely disregard the population cap which underpins the settlement planning for Coral Bay.

Lot 308 Banksia Drive Special Control Area

In addition to the 12 conditions (plus 6 sub-clauses relating to condition 12 pertaining to strata by-laws) that would apply to the use and development of Lot 308 under Modified SA 1, Lot 308 would be subject to a new special control area which limits land use to workforce accommodation only, in perpetuity. This notwithstanding, the inclusion of existing and proposed workforce accommodation on Lot 308 within a new SCA will not ensure these uses are necessarily 'protected' or will continue to operate into the future as this is beyond the reach of a Local Planning Scheme.

A more appropriate approach to enable a future change of use to existing/approved development is through the structure planning process and subsequent development application process provided for in Schedule 3 as part of Modified SA 1. These structure planning and development approval requirements still provide for a very high level of planning assessment and control via a process that is more consistent with orderly and proper planning and would enable the overall use of Lot 308 to be reviewed as circumstances change over time.

Conclusion

This submission supports Modified SA1 where it is consistent with the intent of the original Basic Scheme Amendment initiated by the Shire of Carnarvon Council. However, for the reasons provided in our submission above, Modified SA 1 as it relates to workforce accommodation, should not be finalised without being significantly revised.

The substantive reason for our position is because Modified SA 1 undermines the fundamental basis of the settlement strategy for Coral Bay, which since 2004 has been based on a population cap embedded in the planning framework, including most recently, in LPS 13. The departure from this key principle as proposed by Modified SA 1 with regard to workforce accommodation is ad hoc and does not reflect orderly and proper planning.

As previously resolved by Council, it is our view the only appropriate way for the matter of workers accommodation in Coral Bay to be properly and comprehensively assessed is via a review of the CBSSP.

Should you wish to discuss the matters raised in this submission please do not hesitate to contact the undersigned.

Yours sincerely



Henry Dykstra
Planning Director
HARLEY DYKSTRA PTY LTD

E-mail: henryd@harleydykstra.com.au

APPENDIX A | Minute Extract from 22 June 2021 OCM

DELEGATIONS
BUILDING

Application No.	Owners Name	Lot & Street	Type of Building Work
B20/004	PAUL ANTHONY DIXON	LOT 1302 (39) GASCOYNE RD EAST CARNARVON	INSTALLATION OF SOLAR PV SYSTEM TO EXISTING DWELLING
B21/2	SHIRE OF CARNARVON	LOT 2 (35) MAHONY AVE, BROWN RANGE	EXHIBITION, VIEWING AND STORAGE ROOM
B21/021	HOUSING AUTHORITY/DEPARTMENT OF COMMUNITIES	MUNGULLAH COMMUNITY HOUSING - ACACIA WAY, GREYS PLAIN (43 UNITS)	BATTERY POWERED SMOKE ALARMS FOR 43 X UNITS AT MUNGULLAH COMMUNITY HOUSING
B21/023	JAYTAH PTY LTD	LOT 26 (26) SAILFISH DRIVE, CORAL BAY	RESIDENTIAL DWELLING
B21/025	HORIZON POWER (BENTLEY OFFICE)	LOT 30 (20) BUTCHER ST, MORGANTOWN	DIVIDING FENCE
B21/030	STATE OF WA c/- SHIRE OF CARNARVON	LOT 1220 (9) CAMEL LANE, CARNARVON	CONCRETE FOOTINGS AND STEEL FRAME TOWER FOR SES TRAINING

OFFICER'S RECOMMENDATION PART ONE

That Council, by Simple Majority, in accordance with Section 5.46 of the Local Government Act, resolves to accept the reports outlining the actions performed under delegated authority for the months of May and June 2021.

FC 3/6/21

COUNCIL RESOLUTION & OFFICER'S RECOMMENDATION PART ONE

Cr Skender/Cr Nelson

That Council, by Simple Majority, in accordance with Section 5.46 of the Local Government Act, resolves to accept the reports outlining the actions performed under delegated authority for the months of May and June 2021.

CARRIED
F6/A0

8.1.2 WORKERS ACCOMMODATION -CORAL BAY

File No: ADM0036
 Date of Meeting: 16 June 2021
 Location/Address: N/A
 Name of Applicant: The Shire of Carnarvon
 Name of Owner: N/A
 Author/s: A. Selvey, Chief Executive Officer
 Declaration of Interest: Nil
 Voting Requirements: Simple Majority
 Schedules: Coral Bay Structure Plan and relevant zoning map from LPS 13; and flowchart on the DA process.

Authority / Discretion

	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
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X	Executive	The substantial direction setting and oversight role of the Council. E.g., adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
	Legislative	Includes adopting local laws, town planning schemes and policies.
	Quasi-Judicial	When Council determines an application / matter that directly affects a person's right and interest. The judicial character arises from the obligations to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits / licenses.
	Information	Includes items provided to Council for information purposes only that do not require a decision of Council (i.e. – for noting).

Summary of Item:

This item presents information in response to a Council resolution for a report on Workers Accommodation in Coral Bay. The officer's recommendation is that Council receives the report as presented.

Background:

At Council's ordinary meeting held 23 February 2021, Council directed the CEO to investigate and prepare a report on how the Shire could assist provision of affordable Workers Accommodation in Coral Bay. It was expected the report would include plans from DBCA and take into consideration stakeholder concerns, including indigenous heritage.

Stakeholder and Public Consultation:

A Community Forum held at Coral Bay on Thursday 4 March 2021 provided an opportunity to hear views of the community regarding worker accommodation.

Council's Role

The Shire of Carnarvon is the responsible statutory planning authority for Coral Bay. The relevant controlling document is Local Planning Scheme 13 (LPS13).

A copy of the Coral Bay Structure Plan and relevant zoning map from LPS 13 is attached. **See Schedule 8.1.2(b).**

Land development, including provision of workers accommodation, is a commercial undertaking with usual associated financial considerations and risks.

Lack of workers accommodation is a product of the nature of Coral Bay. There is a small number of landowners, restrictions exist on where accommodation can be built and restricted land market is present. When the issue has been raised with the Department of Planning the response has been that the Shire is welcome to initiate a review of the Coral Bay Settlement Structure Plan.

The Shire approved a development application for eleven workers accommodation dwellings on Lot 308 in September 2020. To date there has been no initiation of works. This is the only Coral Bay application for workers accommodation lodged in recent years. Council has improved the timeframe for processing development applications through delegation of much of the approval process.

The Planning and Development Regulations specify a sixty-day determination period if the application does not require advertising. Actual processing time varies depending on the scale of the application, the amount of information provided by the applicant and if it can be dealt with through delegated authority.

Refer to **Schedule 8.2.1(a)** for a flowchart on the DA process.

Coral Bay Settlement Structure Plan

Coral Bay was gazetted as a townsite in 2010. Operation of the market for workers accommodation is restricted by LPS 13 and the strategy set out in the Coral Bay Settlement Structure Plan (the CBSSP). These documents set limits on population and growth of the town. The basis of the limits is that Coral Bay should be a 'tourist node' rather than a typical town to not detract from the holiday and tourist character of the locality. The CBSSP states:

Coral Bay is a tourist settlement and therefore not a typical town requiring essential services, emergency and social infrastructure that would be subject to normal market pressures for expansion and development.

Creation of a typical (or 'normalised') townsite within this location is not considered appropriate as it would trigger requirements for significant physical and social infrastructure provision, detract from the tourism and holiday fabric of the settlement, and impact the sensitive and unique environment the settlement lies within and requires careful and ongoing management. The Structure Plan proposes a population cap on both workers' accommodation and overnight visitors, thereby carefully managing its growth and development to protect the sensitive environment it lies within. (CBSSP 2014, p58)

Statutory Environment:

The definition of workforce accommodation under LPS 13 is as follows -

workforce accommodation 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.

Coral Bay Land for Worker Accommodation

Under LPS 13 workforce accommodation in Coral Bay is generally limited to Lots 308 and 64 however the Scheme makes provision for a 'caretaker's dwelling' within the Tourism Zone as an 'I' use which:

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 all relevant development standards and requirements of this Scheme;

The Shire recently approved a caretaker's residence for the tourist facility manager to be established at Lot 13 (No. 20) Robinson Street.

Lot 308 Plan 52556 (No. 19) Banksia Drive

LPS 13 Zone – Tourism

Schedule 3 of LPS13 contains Restricted Use R3 which applies to this lot and limits land uses to Holiday Houses and Workforce Accommodation. The following relevant conditions apply:

2. *Subdivision of the whole of the land holding (Parent Lot 308) shall be limited to 'superlots' with a minimum size of 4000m².*
3. *Subdivision of the 'superlots' shall be limited to built or survey strata subdivision. No subdivision of lots in fee simple of less than 4000m² will be approved.*
4. *At 'superlot' subdivision stage, use restrictions shall be imposed to limit the use to workforce accommodation or holiday houses.*
5. *For all lots or lease areas identified for the use 'workforce accommodation' on an approved Local Development Plan, the number of workers is restricted to a maximum of 400 (including dependant family).*

Schedule 7 of LPS 13 contains Special Control Area SCA 5 which also applies to Lot 308, it includes the following additional provisions:

9. *Notwithstanding anything that may be contained elsewhere in the Scheme, workers other than the manager or caretaker of short-term accommodation, may only be accommodated in 'Workforce Accommodation'.*
10. *Notwithstanding anything contained elsewhere in the Scheme, 'Workforce Accommodation' in SCA5 means premises, which may include modular or relocatable buildings, used exclusively for the accommodation of:*
 - 10.1. *the owners and operators of commercial enterprises approved under this scheme who are permanently located and work in Coral Bay (and dependant family);*
 - 10.2. *seasonal and permanent employees engaged in providing services directly associated with uses or works approved under this Scheme (and dependant family);*
 - 10.3. *employees of the Local Government and State Government (and dependant family);*
 - 10.4. *workers engaged in construction in Coral Bay on a temporary basis.*

Lot 64 Plan 30121 (No. 61) Banksia Drive

LPS 13 Reserve – Public Purposes

The objective for the reserve is as follows:

To provide for a range of essential physical and community infrastructure.

Schedule 1 of LPS 13 contains Additional Use provision AR4 which applies to Lot 64. The additional uses being:

Caravan park

Camping ground

Workforce accommodation

The conditions associated with AR4 are:

The number of overnight visitors is restricted to 280.

Regarding possible future additional uses within Lot 64 the Shire has received legal advice to the effect that:

LPS13 does not contain any provisions which have the effect of absolutely prohibiting specified uses of a local reserve. Nor is the permissible use of a local reserve limited to uses which are consistent with the objectives of local reserve, or with the 'additional uses' listed in Schedule 1.

Any licence issued by the Department of Lands for use of this land for will first require establishment of an Indigenous Land Use Agreement (ILUA) requiring negotiation with the Native Title holders.

Managers Residences

The Caravan Parks and Camping Grounds Act and Regulations (1997) have been interpreted as there being a single manager's dwelling as per s11:

11. *Buildings on a facility*
 - (1) *Buildings on a facility may be only of the following types —*
 - (a) *manager's house;*
 - (b) *office;*

The Shire has received applications where approval is sought for the manager of the caravan park, the manager's assistant, the manager of the retail facility etc. Planning officer's views however is that if approved, this would be problematic setting a precedent to alter the number of managers houses. To date, the Shire has only permitted a single managers house. This requires other workers to be accommodated in the 'workers accommodation' sites in Coral Bay. The recommendation is that this position is maintained.

Transportable

The Caravan and Camping Grounds Regulations (1997) s15 requires the following:

15. Mobility of caravans

(1) The owner of a caravan is to ensure that the caravan has wheels attached to it, or in the case of a park home assembled from components, each component of the park home has wheels attached to it, and is maintained in such a condition that it is able to be moved under its own power or by being towed, within 24 hours of –

(a) any services attached to it being disconnected; and

(b) in the case of a park home assembled from components, it being split into components.

(2) A person is not to interfere with a caravan so as to render it unable to be moved, under its own power or by being towed. Penalty: \$2 000.

Therefore, any accommodation in Caravan Parks must comply with this requirement.

Relevant Plans and Policy:

As noted above

Financial Implications:

There are no financial impacts in receiving this report as recommended.

Risk Assessment:

		STEP 3 – Risk Tolerance Chart Used to Determine Risk				
Consequence		Insignificant 1	Minor 2	Major 3	Critical 4	Extreme 5
Likelihood						
Almost certain	A	High	High	Extreme	Extreme	Extreme
Likely	B	Moderate	High	High	Extreme	Extreme
Possible	C	Low	Moderate	High	Extreme	Extreme
Unlikely	D	Low	Low	Moderate	High	Extreme
Rare	E	Low	Low	Moderate	High	High

Risk Category	Description	Rating (Consequence x likelihood)	Mitigating Action/s
Financial	N/A		
Health & Safety	N/A		
Reputation	The Shire's role in providing workers accommodation is not well understood and community expectation about the capacity of the Shire to directly provide accommodation is a reputational risk for the Shire.	High	Clear communication, including making this report available, to the community.
Service disruption	N/A		

Compliance	Any planning decisions must comply with Planning Regulations and the Shire's own Scheme and related plans. Deviation from these legislative instruments puts the Shire at risk.	High	Council is provided with advice from officer's that is compliant with legislation. Where necessary, legal advice is sought to inform the officer's report and recommendation.
Property	N/A		
Environment	N/A		
Fraud	N/A		

Community & Strategic Objectives:

The proposal accords with the following Shire desired outcomes as expressed in the *Community Strategic Plan 2018-2028*:

Goal 5: Civic

Strong and listening Council.

ITEM	OUTCOMES AND STRATEGIES
5.6	The Shire advocates on behalf of its community
5.6.1	The Shire develops partnerships with government and non-government organisations to achieve positive outcomes for the region

Comment:

Future Development of Workers Accommodation.

Lot 308 remains the prime location for development of Worker Accommodation. It is appropriately zoned, has significant related development and additional land available for further development potentially allowing a variety of different options to be considered.

The land has been developed by its owner the Baiyungu Aboriginal Corporation Village (BACV) with backing from the State government with an element of being the preferred location for all future Workers accommodation until demand is met, or the land fully developed.

It is also significant that Lot 308 has ILUA status allowing further development to proceed.

Lot 64 offers some future potential for worker accommodation development but is not the prime designated site. It requires preparation of a Local Development Plan and obtaining an Indigenous Land Use Agreement (ILUA).

Factors affecting further development of Workers Accommodation.

Apart from the restraints and issues above, the main contributing factor for the lack of current development planning is financial viability. Any further development would require a business case that supports the financial investment required. That includes infrastructure such roads and utility services as well as the actual building of the designated accommodation units. Accommodation units may range from high end, like existing units, to a "Mining" camp type development based upon transportable "Donga" type units.

The problem confronting a developer is that the prevailing rental income at Coral Bay is relatively low compared to other locations in WA. This low rental return makes further development unviable.

Until such time as a developer can fund a project within an acceptable degree of risk it is unlikely any new workers accommodation proposal will come forward.

Growth and development of Coral Bay is constrained by the lack of worker accommodation. The designated land is controlled by the BAVC which has its own commercial interests to consider. Development of Lot 64 is more problematic than a further development of Lot 308, particularly regarding obtaining an ILUA.

The barrier to workers accommodation developments is economic viability, not land availability or an unwieldy Shire planning approval process. The view is that the Shire planning approval process is as timely as possible without compromising the need for due diligence to protect current and future community needs.

OFFICER'S RECOMMENDATION PART 1

That Council, by Simple Majority pursuant to the Shire of Carnarvon Local Planning Scheme No. 13, receives the report from the Chief Executive Officer on Workers Accommodation in Coral Bay in response to the Council Resolution FC 21/2/21 from the Ordinary Meeting of Council on 23 February 2021.

FC 4/6/21

COUNCIL RESOLUTION

Cr Simpson/Cr Nelson

That Council, by Simple Majority pursuant to the Shire of Carnarvon Local Planning Scheme No. 13 resolves to-

- 1. Receive the report from the Chief Executive Officer on Workers Accommodation in Coral Bay in response to the Council Resolution FC21/2/21 from the Ordinary Meeting of Council on 23 February 2021;*
- 2. Investigate a Scheme Amendment to allow up to two manager's residences in Short Term Accommodation in Special Control Area 5: Coral Bay Settlement, noting that the Scheme Amendment will be formally brought back to Council for further consideration; and*
- 3. Formally lodge a request with the Minister for Planning to commence a review of the Coral Bay Settlement Structure Plan.*

CARRIED
F6/AO

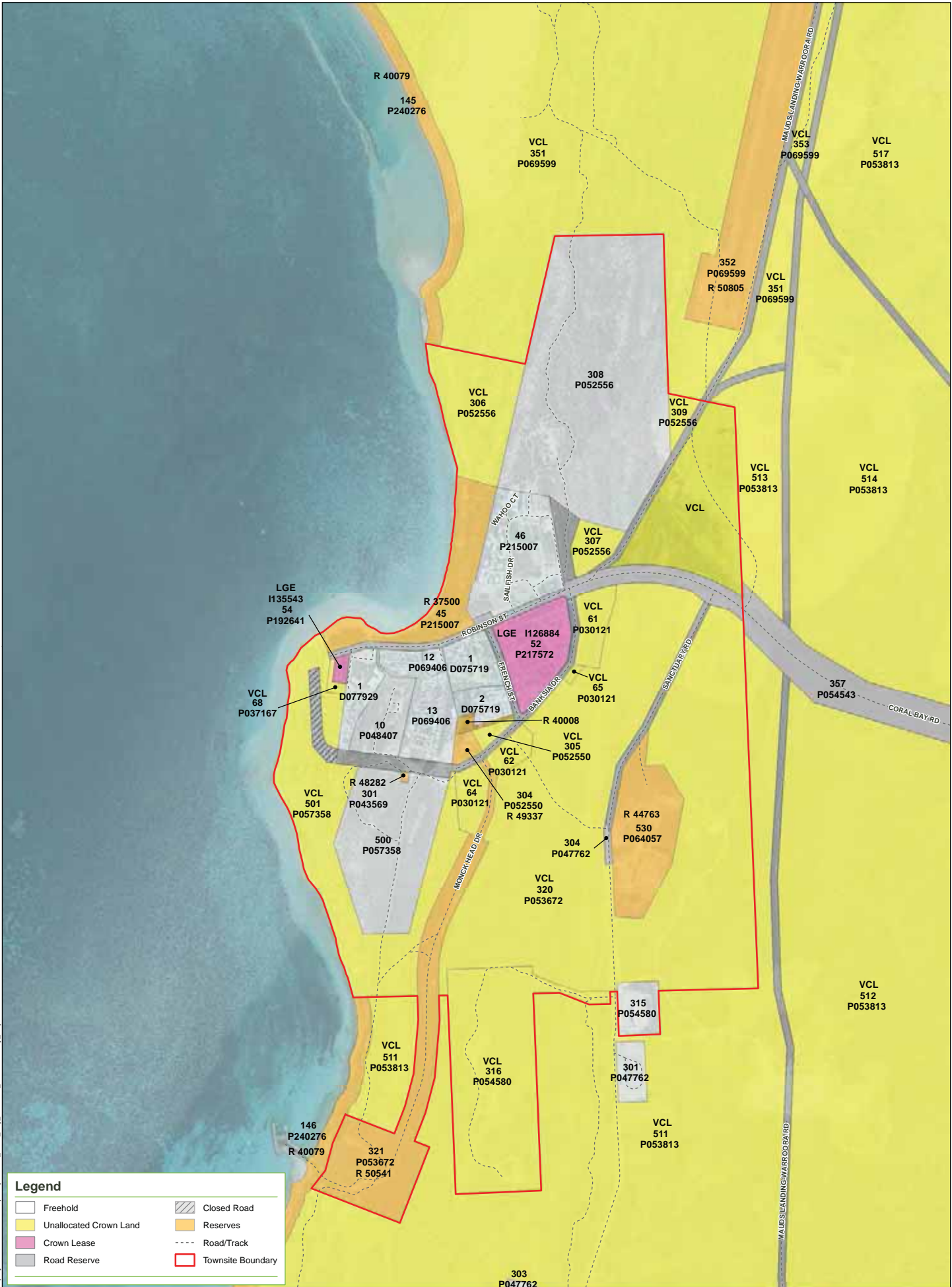
8.1.3 PROJECT PRIORITISATION

File No: ADM0158
 Date of Meeting: 16 June 2021
 Location/Address: N/A
 Name of Applicant: The Shire of Carnarvon
 Name of Owner: N/A
 Author/s: A. Selvey, Chief Executive Officer
 Declaration of Interest: Nil
 Voting Requirements: Simple Majority
 Schedules: Schedule 8.1.3 List of Prioritised Projects

Authority / Discretion

	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
X	Executive	The substantial direction setting and oversight role of the

APPENDIX B | Former Lot 46 Land Tenure Current Landgate Capture





**Coral Bay Wokers
Accommodation Village
Outline Development
Plan Approved (WAPC:
25 January 2010)**

Bayview Coral Bay Masterplan 2007
Total 2190 beds (1094 caravan & camping)
26 dwelling leases - to expire in 2039
Resort, lodge, adventure camp, backpackers,
commercial.

**DEC Foreshore
Management Plan 2012**

**Coral bay Shopping Precinct.
Batavia Holdings, 2011
10 Commercial Tenancies**

**Ningaloo Reef Resort ODP 2012.
Aspen Parks. Redevelopment up to 240 rooms.**

**Scheme Amendment initiated
2012. To transfer to
Tourism Precinct**

**Worley Parsons Access
Study 2009. Close Robinson.
Construct Banksia &
carpark.**

**340 Bed
Proposed Eco Lodge. BAC.**

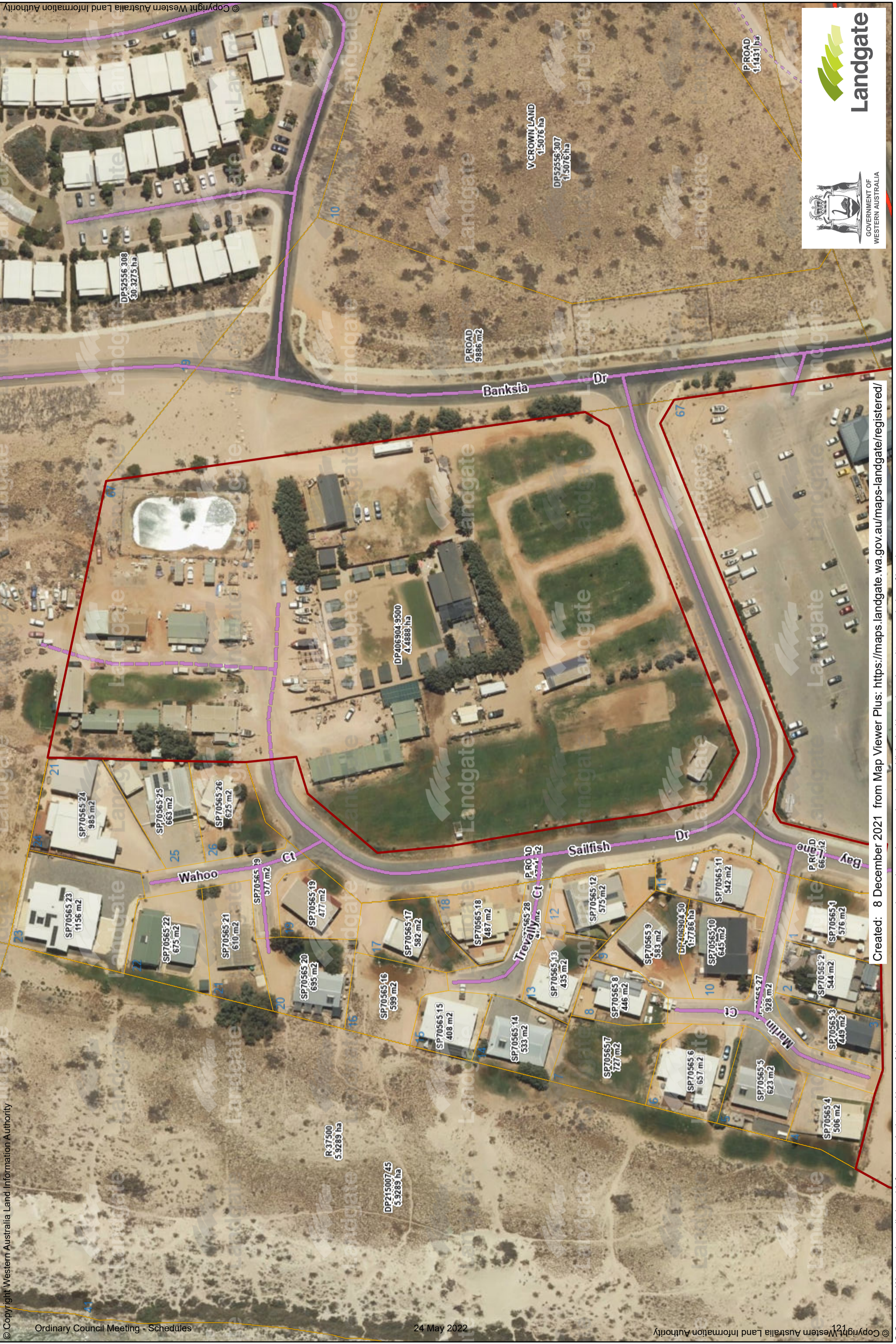
**Ningaloo Reef Wilderness Lodge
ODP 2005**

**Ningaloo Coast Resort ODP 2010
69 one & two storey units**

Aerial Image Vintage: October, 2011

Map by: JP P:\GIS\Projects\230187_Coral_Bay_Structure_Plan\CoralBay_Map_Brainstorm.mxd 07/08/2012 17:02

Cadastre



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PO Box 980 Carnarvon W.A. 6701 _ Phone: (08) 9941 1629 _ ICN 1891 _ Email: baiyungu@westnet.com.au

15 December 2021

Ms Andrea Selvey
Chief Executive Officer Shire of Carnarvon
PO Box 459
CARNARVON WA 6701

By email: shire@carnarvon.wa.gov.au

Dear Ms Selvey,

Submission on Shire of Carnarvon Local Planning Scheme (LPS) No. 13, Amendment 1

This submission is made by the Baiyungu Aboriginal Corporation (BAC), the controlling shareholder interest in BAC Village Pty Ltd and BAC Eco Resort Pty Ltd as owners of Lot 308 and Lot 800 in Coral Bay respectively, both of which are affected by Amendment 1.

Amendment 1 was initiated by the Shire of Carnarvon on 25th May 2021 to address a technical matter relating to having more than one Holiday House on a single freehold Lot arising from definitional matters under the Planning and Development Act and Regulations.

Whilst it is understood that the WAPC is already addressing the definitional issues in other ways, as the problem applies throughout the State, the amendment process proceeded and the WAPC has taken the opportunity to add additional provisions to the already initiated Amendment 1. The WAPC, through additions to Amendment 1 seeks to re-adjust long-held arrangements for the provision of workforce accommodation in Coral Bay.

The WAPC has also taken the opportunity to tighten and clarify how Holiday House, Holiday accommodation and Workforce accommodation uses can be undertaken on Lot 308 and to 'protect' the Government's investments on Lot 308 to date.

In the main, the proposed amendment is not surprising, although it has a number of problematic issues that we raise in our attached submission. We are seriously concerned that Amendment 1 has the potential to create some perverse outcomes that are not in the best interests of Coral Bay, the BAC and the Shire's ongoing administration of LPS 13. We give an outline of this in our attached submission.

There is a need to 'fix' the long-standing and often complained about workforce accommodation problem in Coral Bay. We believe that planning settings alone will not do this - it is fundamentally a financial viability problem with some unrealistically high expectations about costs/benefits.

In addition, the reputation and standing of the BAC and Traditional Owners more broadly in Coral Bay and the Region is affected by circumstances in Coral Bay. We are sensitive to the history that has led to


this amendment being made and would much prefer to play our part in a positive outcome that will enhance, support and strengthen Coral Bay as well as to help support the BAC's objectives to create opportunities to improve the health, well-being and prosperity of Baiyungu people.

Ideally, prior to finalising the Amendment, we would like to see a serious collaborative engagement with the BAC, stakeholders in Coral Bay, the State Government and the Shire of Carnarvon to establish whether or not Lot 308, and specifically the lots within the proposed special Control Area (SCA) 11, can be viably developed for workforce accommodation given the proposed change in settings that Amendment 1 presents. If workforce accommodation is found, through such a collaborative planning exercise, not to be a sustainable development option for the BAC on Lot 308, then alternatives must be considered and made operationally fair and sustainable in the scheme.

We would welcome the opportunity to discuss with the Shire of Carnarvon and the State Government if and how such a focused, timely and coordinated attempt for a collaborative planning outcome could be undertaken.

Please direct to all correspondence and enquiries to Paul Baron as a General Manager of the BAC. Paul can be contacted on his mobile 0447 846 408.

Yours sincerely


Laurence Cooyou
Chair
Baiyungu Aboriginal Corporation

Attached: **Submission to Shire of Carnarvon: Shire of Carnarvon Local Planning Scheme No. 13
Amendment No. 1**

Cc: Ministers for Planning, Regional Development, Lands

Submission to Shire of Carnarvon

Shire of Carnarvon Local Planning Scheme No. 13 Amendment No. 1

By: Baiyungu Aboriginal Corporation
PO Box 980 CARNARVON WA 6701

Majority Shareholder in Lots 308 (BAC Village Pty Ltd) and Lot 800 (BAC Eco Resort Pty Ltd) in Coral Bay.

Changes to Restricted Use Schedule 3 for Lot 308

1. Addition of Holiday Accommodation as a restricted use is supported as an expansion of allowable uses on Lot 308.
2. Allowance for a Holiday House to be approved on a Strata Lot is supported, as this fixes the problem that the Shire initiated the amendment for in the first place, ie the definition of a lot did not include a strata lot. This should however apply throughout the Scheme.
3. Addition of a requirement for a Structure Plan for the whole of Lot 308 to designate where workforce accommodation and holiday accommodation are to be located is noted – it effectively makes more explicit what is required or implied by Local Planning Scheme (LPS) 13.
4. Extension of the existing provision that requires use restrictions (either workforce accommodation or holiday houses) to be applied at ‘superlot’ subdivision stage to also apply at Strata subdivision stage is not objected to as it is understood that this ensures ongoing consistency of use. This is also applied to holiday accommodation.

Notwithstanding, should circumstances arise that justify a change of use, the Shire of Carnarvon and the WAPC should be prepared to lift any notified restrictions to allow for an alternative use from those allowed for in the proposed Restricted Use Schedule 3. This will be important if the Amendment is finalised as proposed and this is discussed further below in relation to proposed Special Control Area (SCA) 11.

The addition of a number of usual and standard conditions pertaining to the management of holiday house and holiday accommodation uses is noted. These conditions do not apply to other tourism zoned lots in Coral Bay, although similar requirements do apply to the existing holiday houses on Lot 50. Consideration should be given to which of these conditions should be applied to other Tourism zoned lots to ensure consistency throughout the scheme.

Changes allowing Workforce accommodation on other ‘Tourism’ zoned land in Restricted Use Schedule 3

5. The change from the current LPS 13 that restricts all lots zoned for ‘Tourism’ use, other than Lot 308, to having no workforce accommodation except for a manager/caretaker to allowing those lots to have Workforce accommodation as an ‘Incidental’ use is a significant change that causes much concern.

It will substantially affect the ability for Workforce accommodation to be sustainably provided on Lot 308 and, importantly, will risk the existing situation in Coral Bay remaining for a long time.

Lot 9500 Coral Bay

6. In relation to the application of 'Incidental' Workforce accommodation on Lot 9500, the following changes are requested:

- for the avoidance of any doubt and to ensure ongoing consistent application of the Scheme provisions, it should be made explicit in the Restricted Use Schedule 3 that this allowance for 'Incidental' workforce accommodation ONLY applies to the Tourism zoned areas and NOT the Commercial Zoned areas on Lot 9500.
- it should also be noted that the current Restricted Use Schedule in LPS 13 and in Amendment 1 do not include the commercial uses as part of Lot 9500, as is shown on the Scheme Map – there is opportunity for this to be corrected if the amendment proceeds.

Lot 10 16 Robinson Street

7. Lot 10 has the addition of Workforce Accommodation to the list of restricted uses in Schedule 3. There are no other conditions in the Schedule applying to this use on Lot 10, which is inequitable in relation to the conditions that apply to Lot 308 in this regard. A similar set of conditions to Lot 308 should apply for Lot 10 for Workforce accommodation.

A similar situation applies to Lot 64, which was added as another potential workforce accommodation site in *Schedule 1, Specified Additional Uses for Land in Local Reserves in Scheme Area* by the State when LPS 13 was finalised in 2020. A similar set of conditions to Lot 308 should apply for Lot 64 for Workforce accommodation.

8. The addition of Workforce accommodation to Lot 10 as per the amendment is an unusual and somewhat surprising proposition, in that Lot 10 is a prime elevated tourist development site with some of the best views in Coral Bay. It would therefore seem unlikely that the owner would place permanent workforce accommodation on Lot 10, although the owner could consider a period of some temporary workforce accommodation being provided, which would not be a good outcome for Coral Bay.

Population and Visitor Numbers

9. No 'overnight visitor' numbers that includes specific 'workforce' numbers have been allocated to those Tourism zoned lots on which workforce accommodation is proposed to be 'incidental' and on Lot 10 in Schedule 3. This is also the case with Lot 64 workforce accommodation in *Schedule 1, Specified Additional Uses for Land in Local Reserves in Scheme Area*.

LPS13 Special Control Area (SCA) 5 specifies an overall population cap in Coral Bay of 4,800 overnight visitors (including workforce), in accordance with the 2014 Coral Bay Settlement Structure Plan, and the cap for workers accommodation of 400 is entirely allocated to Lot 308.

10. No explanation of how the Amendment is to work in relation to Workforce accommodation numbers is provided in the amendment report or the amendment itself. We are left to interpret that it is either a deliberate omission or an oversight, which would seem unlikely given the attention applied to determining a sustainable population for Coral Bay over the last two decades and the explicit provisions in the scheme and structure plan.

Regardless, workforce accommodation numbers are part of the overall cap set on 'overnight visitors' in SCA 5 and any 'Incidental' or Lot 10 workforce accommodation would seemingly have to be taken from the overnight visitor cap assigned to each Tourism zoned lot in the Restricted

Use Schedule (similarly for Lot 46 in Schedule 1); ie the Shire of Carnarvon would have to require owners to trade-off allocated visitor numbers for workforce accommodation when considering planning applications in order to preserve the population cap stipulated in LPS 13.

11. For all the affected lots (No. 1, 4, 5, 6, 7, & 8 in Schedule 3), it is requested that the 'Incidental' workforce condition in Schedule 3 be replaced with the following, or equivalent:

Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be demonstrated that approval of the use will support the predominant use. Workforce and visitors to be accommodated cannot exceed the total number of overnight visitors as specified in Condition (add the relevant condition number that specifies the restricted visitor number for each affected lot).

12. Lot 10 should have an additional condition added for Workforce accommodation as follows, or equivalent:

Workforce and visitors to be accommodated cannot exceed the total number of overnight visitors as specified in Condition (add the relevant condition number that specifies the restricted visitor number for each affected lot).

13. Lot 64 should also have the following, or equivalent, condition in *Schedule 1, Specified Additional Uses for Land in Local Reserves in Scheme Area*:

Workforce and visitors to be accommodated cannot exceed the total number of overnight visitors as specified in Condition 1.

14. Clearly, the overnight visitor number complication highlights the practical unworkability of the Amendment. Should further amendment to the Scheme be required to address this unsatisfactory situation, such as changing overnight visitor/workforce population caps and allocation, this should require specialist investigations and broader public consideration first, as it would be a substantive change from the approach adopted in Coral Bay over the last two decades.

Special Control Area 11

15. The addition of Special Control Area (SCA) 11 over the existing approved subdivisions on Lot 308 of Lots 1 (existing village), 2, 3, 4 and 9000 (with 12 strata lots) is understood for the following main reasons:

- it reflects the planning context at the time of planning, approvals, agreements and investments to date by the State.
- it secures a control that is technically absent from the January 2017 subdivision approval for Lots 1, 2, 3 & 4 to impose restrictions on use to workforce accommodation only, as per Condition 4 of Schedule 3 in the current LPS 13.

Notwithstanding that the application of SCA 11 is understandable, given that Amendment 1 would allow for workforce accommodation to be provided for elsewhere throughout Coral Bay, the use and viability of workforce accommodation within SCA 11 is potentially seriously compromised.

There is a very real possibility that the approved subdivisions on Lot 308 may remain vacant for beyond the foreseeable future. Given that the State is seeking to 'open up the market' for workforce accommodation, as has been flagged for some time now, the State should also provide greater use flexibility for this part of Lot 308 to be consistent with that being afforded elsewhere in Coral Bay and to avoid the creation of a 'stranded asset'.

16. So that the BACV can respond to the possible weakening of demand for workforce accommodation on Lot 308 and provide the flexibility to adjust existing plans for approved Lots 2-4 and Lot 9000 to accommodate Holiday House, Holiday Accommodation or Workforce Accommodation and reflect any changes in the required structure planning process, it is requested that SCA 11 be reduced to only apply to the existing built village on Lot 1 on Parent Lot 308.

From: [Henry Dykstra](#)
To: [Stefan Louw](#); [Andrea Selvey](#)
Cc: [dpl](#)
Subject: Supplementary Submission on Scheme Amendment No.1 to Local Planning Scheme No.13 (HD22146)
Date: Thursday, 12 May 2022 1:48:03 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Stefan,

Further to the submission lodged by Harley Dykstra in response to advertising of the above amendment, we together with our client have had follow up discussions with the Minister for Regional Development. As a consequence of those further discussions, we hereby lodge a supplementary submission that should be read in conjunction with our earlier submission.

We were advised by the Shire that this matter looked most likely be considered at the June 2022 meeting of Council, and to allow time for us to discuss our supplementary submission with the CEO and Planning Team, we request that the matter is deferred to the June 2022 Council meeting.

Succinctly, our request via this supplementary submission is that proposed Lot 3 on the approved plan of subdivision (WAPC154764) be removed from Special Control Area 11 that is being proposed as part of the amendment. For reasons already outlined in our original submission, relating to the control that exists over holiday accommodation and workers accommodation across the various sites that comprise the Coral Bay township, we ask that Lot 3 not be subject to a restriction whereby that land can only be used solely for workforce accommodation purposes.

The request to have Lot 3 excluded from Special Control Area 11 does not mean that this land will not be used for workforce accommodation, however, it allows for flexibility to respond appropriately to market demand for either workforce accommodation or for holiday accommodation.

Whilst the above request is our specific request to both the Shire and the DPLH in its final determination of the Scheme Amendment, we would also recommend that the Shire review the current overall planning mechanism that is seeking to control the balance of workforce accommodation and holiday accommodation uses within the Coral Bay settlement. The current mechanism of attempting to control the number of beds for each purpose on each site by way of Scheme provisions and tables is complex, open for criticism regarding potential inequities, and also not responsive to future changes and developments in the marketplace over time. Perhaps a simpler mechanism for the Shire to consider would be to abolish specific references to specific sites and bed numbers, and rather introduce a single zoning mechanism for residential accommodation.

As part of that zoning mechanism specific Scheme provisions could be introduced to control the uses of holiday accommodation and workers accommodation. For example, the specific Scheme provisions could require that, unless specific approval already existed for 100% tourist use, there should be a minimum component within any subdivision and development of land of at least 10% that is dedicated to workers accommodation and that is dedicated to holiday accommodation. If both of these essential accommodation types make up at least 10% of each green title accommodation development, then the remaining 90% of the accommodation type can fluctuate depending upon the market demand and the aspirations of the landowners and developers. Such a mechanism would be simple to articulate, regulate, and remain responsive to the needs of the market, while still achieving the objectives of the Coral Bay settlement Structure Plan (2014).

Stefan, I would appreciate if you could confirm that our request for deferral will be presented to council.

Please do not hesitate to contact me if you have any concerns.

Kind regards
Henry Dykstra BA (URP), MPIA

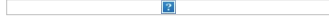
Executive Director / Manager of Planning

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Unit 15, 2 Hensbrook Loop, Forrestdale WA 6112



Albany Bunbury Busselton Forrestdale Perth

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Schedule of Modifications

Coral Bay Settlement Structure Plan

No.	Section	Recommended modifications	Rationale						
1.		<p>Insert amendment table on page 2 following cover page which will include:</p> <table border="1" data-bbox="587 674 715 1778"> <thead> <tr> <th data-bbox="587 1503 651 1778">Amendment No.</th> <th data-bbox="587 1043 651 1503">Summary of Amendment</th> <th data-bbox="587 674 651 1043">Date approved by WAPC</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 1503 715 1778"></td> <td data-bbox="651 1043 715 1503"></td> <td data-bbox="651 674 715 1043"></td> </tr> </tbody> </table>	Amendment No.	Summary of Amendment	Date approved by WAPC				Table of amendments to be inserted consistent with the Structure Plan Framework (2015)
Amendment No.	Summary of Amendment	Date approved by WAPC							
2	All sections	Modify all references of "workers' accommodation" to "workforce accommodation".	Align appropriate land use terminology to the definition within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> , and Local Planning Scheme No. 13.						
3.	Executive Summary	<p>Modify executive summary 'Workers Accommodation' section to:</p> <p>"Workforce Accommodation - 'To address the seasonal needs of employment in Coral Bay, 'workforce accommodation' can be considered across a range of tourism sites as per the current Scheme."</p>	To ensure consistency with the outcomes of Amendment 1 to Local Planning Scheme No. 13.						
4.	7.3.2 Overflow caravan and camping	<p>Considerations:</p> <p>In the last sentence of considerations section Delete: "should this use not be accommodated on Lot 308 by the landowner."</p> <p>Policy Position</p>	To ensure consistency with the outcomes of Amendment 1 to Local Planning Scheme No. 13.						

		In the last sentence of the Policy Position section Delete: "should this use not be accommodated on Lot 308 by the landowner.	
5.	7.3.3 Workers	<p>Considerations:</p> <p>2nd para; Last sentence modify to: "Lot 308 is designated as 'Worker's Accommodation with the option for holiday homes as per Figure 1".</p> <p>Delete 3rd paragraph: "In addition to the National Lifestyle Villages seasonal development, some of the remaining portion of Lot 308 is designated 'Workers' Accommodation' in the CBSSP as per the current DZS11."</p> <p>Paragraph 4 - modify to:</p> <p>"Workforce accommodation can be provided on tourism zoned land in accordance with the Scheme. Long stay sites required for workforce accommodation within existing caravan parks must be designated on the annual caravan park licences issued by the Shire of Carnarvon in accordance with the <i>Caravan and Camping Grounds Act 1995</i>."</p> <p>Policy Position:</p> <p>Paragraph 3: modify to:</p> <p>"Workforce accommodation can be provided on tourism zoned land in accordance with the Scheme. Long stay sites required for workforce accommodation within existing caravan parks must be designated on the annual caravan park licences issued by the Shire of Carnarvon in accordance with the <i>Caravan and Camping Grounds Act 1995</i>."</p> <p>Actions:</p> <p>Modify point 2 to:</p> <p>"Designate UCL Lot 64 on P30121 and part UCL Lot 501 on P57358 (approximately 2.5 hectares) also for 'workforce accommodation' (leasehold) subject to an approved structure plan.</p>	<p>Amended to align with Amendment No. 1. in regard to workforce accommodation and tourism operations.</p> <p>Address clarity and grammar.</p> <p>Provide more clarity regarding the potential for Lot 308 to be used for holiday houses.</p> <p>In regard to point 2 of Actions; intent of Amendment 1 is to move away from the reliance on Lot 308 for the provision of workforce accommodation, necessitating the need to modify the action to remove connection to Lot 308.</p>

6.	7.3.4 Holiday Homes	<p>Delete "control the use of 'workers' accommodation' in caravan parks to cater solely for management staff".</p> <p>Policy Position:</p> <p>Modify 2nd Paragraph to: "In addition to the 'Workforce Accommodation' provisions, Lot 308 is also designated 'Holiday Homes' where subdivision may be supported to accommodate lease tenure or survey strata arrangements for the purposes of short term holiday home accommodation"</p> <p>Modify 3rd Paragraph to: "Prior to further subdivision or development of Lot 308 the landowner is to undertake structure planning to indicate how the land is to be designated respectively for 'Holiday homes' and 'workers accommodation'."</p>	Modified to remove reference to DZS 11. Modifications to align with the intent and outcomes of Amendment 1 to Local Planning Scheme No. 13
7.	7.11	<p>Modify CBSSP 2014 column for Workforce accommodation to:</p> <p>"To address the seasonal needs of employment in Coral Bay, 'workforce accommodation' can be considered across a range of tourism sites as per the current Scheme."</p> <p>Modify CBSSP 2014 column for Holiday Homes to:</p> <p>"Holiday Home precinct provided over the existing 26 Holiday homes on Lot 46 on P215007 and, subject to an approved structure plan, the balance of Lot 308 on P52556."</p>	Modifications to align with the intent and outcomes of Amendment 1 to Local Planning Scheme No. 13



Shire of Carnarvon
Local Planning Scheme No. 13

Amendment No. 1

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Carnarvon Local Planning Scheme No. 13 Amendment No. 1

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Replace Restricted Use 3 with the following:

No.	Description of Land	Restricted Use	Conditions
3.	Parent Lot 308 Coral Bay	Holiday accommodation Holiday House Workforce accommodation	<ol style="list-style-type: none"> 1. The general development standards of the Scheme apply unless prescribed in a Structure Plan approved under Part 4 of the deemed provisions or a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. A Structure Plan shall be prepared in accordance with Part 4 of the deemed provisions for the whole of the land holding (Parent Lot 308). The Structure Plan shall spatially define the location of 'workforce accommodation' and 'holiday accommodation' uses. 3. Notwithstanding any other provision of the scheme, for the purposes of Restricted Use 3, the definition of a 'lot' within the 'Holiday House' definition is to also apply to survey-strata lots under the <i>Strata Titles Act 1985</i>. 4. Freehold subdivision of the whole of the land holding (Parent Lot 308) shall be limited to 'superlots' with a minimum size of 4,000m² and generally be in accordance with an endorsed Local Structure Plan. 5. Subdivision of the 'superlots' shall be limited to survey strata subdivision. No subdivision of lots in fee simple of less than 4,000m² will be approved. 6. For all lots, both green title and survey-strata or lease areas identified for the use 'workforce accommodation' on an approved Structure Plan, the number of workers is restricted to a maximum of 400 beds. 7. For all lots, both green title and survey-strata or lease areas identified for the uses 'Holiday House' or 'Holiday Accommodation' on an approved Local Structure Plan, no 'workforce accommodation' is permitted, other than for a manager/caretaker for the identified area. The number of overnight visitors to be accommodated in the 'holiday house' and 'holiday accommodation' area is restricted to 520 beds. 8. At any stage of subdivision, section 70A notifications under the Transfer of Land Act 1893 shall ensure future interest holders are made aware of the provisions that apply to Lot 308 relating to restriction of use. 9. Holiday accommodation and holiday house may require management plans to be submitted to the Local Government for approval prior to occupation and should address the following: <ol style="list-style-type: none"> 9.1. Nomination of a management agent and details of management approval/protocol shall form a legally binding agreement with the Local Government; 9.2. Car Parking and signage provision; and

No.	Description of Land	Restricted Use	Conditions
			<p>9.3. The maintenance of a booking register.</p> <p>10. Strata subdivision under the Strata Titles Act 1985 shall only be considered once the Local Government has granted development approval.</p> <p>11. Strata subdivision may be subject to restriction(s) in accordance with the Strata Titles Act 1985 as provided for in the provisions of the Scheme</p> <p>12. Strata subdivision may include the following additions to the by-laws contained in the Schedules 1 and 2 of the <i>Strata Titles Act 1985</i>:</p> <p>12.1. Development or redevelopment on the Strata lots must comply with an existing development approval issued by the Shire of Carnarvon, or such alternative development approval as the Local Government may grant, which complies with the requirements of the Scheme.</p> <p>12.2. Controls to ensure the overall management of the short stay accommodation</p> <p>12.3. Provisions stipulating that the proposed short-stay accommodation cannot be used for permanent residential purposes at any time and occupation by any individual shall not exceed 3 months in any 12 month period;</p> <p>12.4. Provisions that the owners of the proposed short-stay accommodation may allow their property to be rented out for short stay accommodation purposes;</p> <p>12.5. Provisions requiring all common property, including the communal open space areas, to be landscaped and maintained by the Strata Company/Managing Authority;</p> <p>12.6. Amendment to or repeal of the provisions cannot be effected without approval of the Western Australian Planning Commission.</p>

2. Modify Schedule 3 - Restricted Uses for land in Scheme Area, Numbers 1, 4, 5, 6, 7, 8 and 15 in the following way:

No.	Description of Land	Restricted Use	Conditions
1.	Lot 52 / 66 Robinson Street Coral Bay	Camping ground Caravan park	<p>1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply.</p> <p>2. No short-term accommodation other than for caravans and camping is permitted.</p> <p>3 The number of overnight visitors is restricted to 828.</p>
		Workforce Accommodation	<p>1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply.</p> <p>2. Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be</p>

No.	Description of Land	Restricted Use	Conditions
			demonstrated that approval of the use will support the predominant use.
4.	Lot 800 / 79 Banksia Drive Coral Bay	Camping ground Caravan park Hotel Motel Tourist development	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 340.
		Workforce Accommodation	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply. 2. Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be demonstrated that approval of the use will support the predominant use.
5.	Lot 13 / No 20 Robinson Street, Coral Bay	Caravan park Camping ground Tourist development Hotel Motel	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 534.
		Workforce Accommodation	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply. 2. Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be demonstrated that approval of the use will support the predominant use.
6.	Lot 1 / 14 Robinson Street, Coral Bay	Camping ground Caravan park Hotel Motel Tourist development	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 270.
		Workforce Accommodation	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply.

No.	Description of Land	Restricted Use	Conditions
			2. Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be demonstrated that approval of the use will support the predominant use.
7.	Lot 9500, Coral Bay	Camping ground Caravan park Hotel Motel Tourist development	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 816.
		Workforce Accommodation	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply. 2. Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be demonstrated that approval of the use will support the predominant use.
8.	Lot 1 / 44 Robinson Street and Lot 2 / 24 French Street, Coral Bay	Camping ground Caravan park Hotel Motel Tourist development	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 546.
		Workforce Accommodation	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply. 2. Notwithstanding other clauses within the Scheme, Workforce accommodation is to be classed as an 'I' use, it must be demonstrated that approval of the use will support the predominant use.
15	Lot 10 / 16 Robinson Street, Coral Bay	Camping ground Caravan park Hotel Motel Tourist development	1. The general development standards of the Scheme apply unless prescribed in a Local Development Plan approved under Part 6 of the deemed provisions; or unless an R- Code is designated, in which case the requirements of the Residential Design Codes shall apply. 2. The number of overnight visitors to be accommodated is restricted to 265.

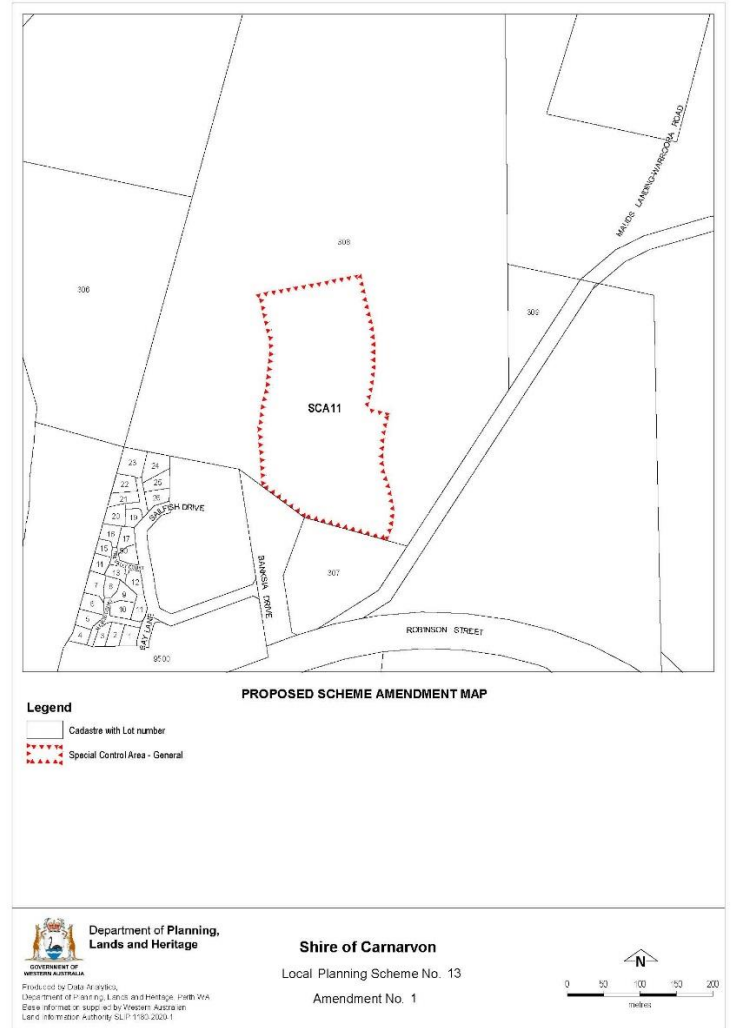
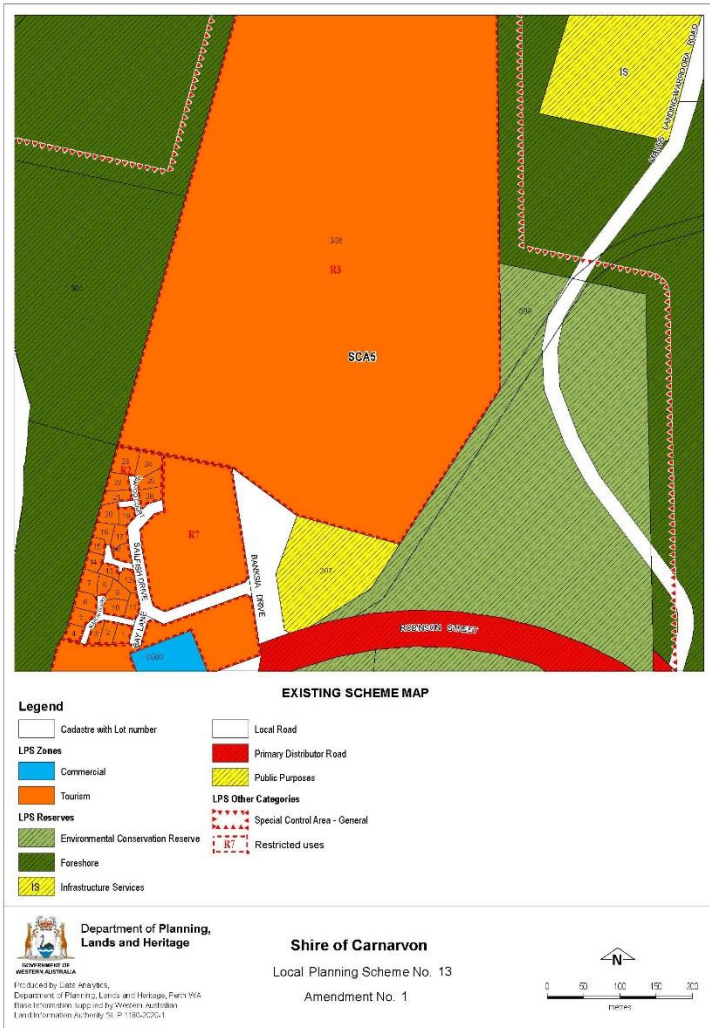
No.	Description of Land	Restricted Use	Conditions
		Workforce Accommodation	1. Where development standards are not prescribed in a Local Development Plan approved under the Part 6 of the deemed provisions, the general development standards of the Scheme apply.

3. Insert the following into Schedule 7 - Special Control Areas in Scheme Area:

11. Special Control Area 11: Lot 308 Coral Bay

Purpose	Objectives	Additional Provisions
Future use and development within the Special Control Area 11 boundary is solely for 'Workforce Accommodation'.	Land within the boundary of Special Control Area 11 is to be used solely for the 'Workforce Accommodation' use.	<p>The following provisions apply to all land within SCA 11 as notated on the Scheme Map.</p> <p>1. Notwithstanding any other provisions within the scheme, a person must not commence or carry out any works or development within SCA 11 without first having applied for and obtained the development approval of the local government under Part 8 and 9 of the deemed provisions.</p> <p>2. Notwithstanding any other provisions of the Scheme, use and development of land within SCA 11 shall be restricted to 'Workforce Accommodation'.</p> <p>3. All other uses are not permitted ('X').</p>

4. Update the Scheme Maps Accordingly.



SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

This proposal seeks to amend the Shire of Carnarvon's Local Planning Scheme No.13 (LPS 13) as it relates to Coral Bay by introducing Holiday Accommodation on Lot 308 Banksia Drive and providing options to assist in resolving long term workforce accommodation issues. These options include introducing Workforce Accommodation as an incidental use on tourism zoned land.

2.0 SITE DETAILS

The amendment area is within the tourism settlement of Coral Bay in the Shire of Carnarvon.

2.1 Legal Details

The amendment area covers approximately 62 hectares that comprises of various lots within the Coral Bay settlement including (see **Figure 1 - Location Plan**):

- Lot 308 Banksia Drive;
- Lot 52 / 66 Robinson Street;
- Lot 800 / 79 Banksia Drive;
- Lot 13 / No 20 Robinson Street;
- Lot 1 / 14 Robinson Street;
- Lot 9500;
- Lot 1 / 44 Robinson Street and Lot 2 / 24 French Street; and
- Lot 10 / 16 Robinson Street.



Figure 1: Location Plan

2.2 Subject site context

The area for the amendment is currently zoned 'Tourism'. In addition to the Local Planning Scheme zoning, all lots have 'Restricted Uses' through Schedule 3 of LPS 13 that can broadly be described as tourism uses that reflect current development or future potential of the subject lots.

As well as the restriction of uses, Schedule 3 also applies various conditions across the subject lots, such as: requiring local development plans; prescribing overnight visitor numbers; and notating future subdivision and development requirements or restrictions.

In addition, Special Control Area (SCA) 5 applies to the entire Coral Bay settlement. The purpose of this SCA is for the protection of the natural environment, retention of the remote sense of place and promoting low impact nature based visitor experience. This SCA notes additional provisions relating to future subdivision and development approvals, the overall population cap for the townsite and not permitting any permanent residential development.

The amendment area covers most of the Coral Bay settlement. Land uses immediately outside of the amendment area include 'holiday homes' along Sailfish Drive, 'commercial' areas along Robinson Street as well as various 'public purpose' reserves and unallocated Crown land.

3.0 Land Use Planning Framework

In 2004, the State Government adopted State Planning Policy 6.3: Ningaloo Coast and the Ningaloo Coast Regional Strategy Carnarvon to Exmouth. The strategy contained the original Coral Bay Settlement Plan (CBSP), which did not support permanent residential development and established the principle of having separate workforce accommodation outside of tourism and commercial sites. The site for workforce accommodation that was identified was Lot 308.

The CSBP was reviewed in 2013 which resulted in the adoption of the Coral Bay Settlement Structure Plan 2014 (CBSSP), which sets a 25 year vision and is similar to a district structure plan. It provides guidance on matters such as future land use, tourism bed numbers and the coordination and provision of major infrastructure (refer **Figure 2 - CBSSP Map**).

In regard to Lot 308, two of the key strategic directions of the CBSSP are:

- Lot 308 to be the 'Workforce Accommodation' precinct for Coral Bay that provides up to 400 beds for persons who need to reside in Coral Bay as a result of their businesses or employment.
- Lot 308 to also provide the option for short term accommodation through the provision of 'Holiday Homes' for up to 520 beds."

The CBSSP also allows for lease tenure or survey-strata subdivision, following preparation of a local structure plan, for both the 'workforce accommodation' and 'holiday homes' uses. The proposed amendment would allow for 'holiday accommodation' to be developed on 'superlots' or lots with a minimum of 4000m² with the possibility for lease tenure.

In addition to the CBSSP, the Coral Bay Workers Accommodation Village Outline Development Plan 2010 (ODP) applies to Lot 308. This shows that all of Lot 308 will be developed for workforce accommodation.

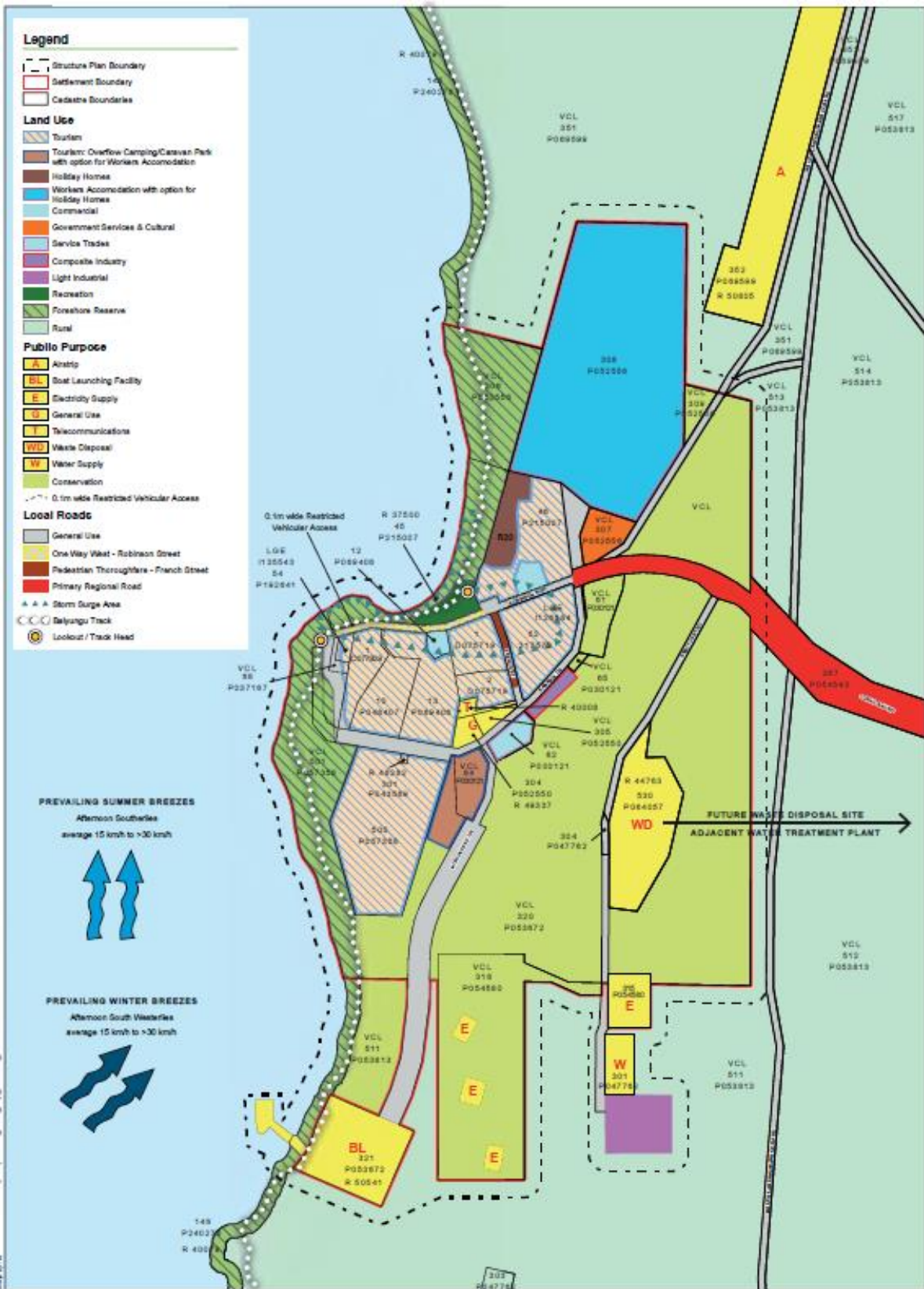


Figure 2: CBSSP Map

4.0 AMENDMENT PROPOSAL

The proposed amendment seeks to:

- Modify Restricted Use 3 to include provisions that require structure planning and further guidance to the potential subdivision and development of Lot 308;
- Modify Schedule 3 – Restricted Uses for Land in the Scheme Area – for numbers 1, 4, 5, 6, 7, 8 and 15 to allow local tourism operators to potentially cater for their employees on site by introducing Workforce Accommodation as an incidental use on tourism zoned land and as a permitted use on a private vacant tourism lot that has not yet been developed (Lot 10);
- Insert a new Special Control Area 11 – Special Control Area 11: Lot 308 Coral Bay to protect existing and proposed workforce accommodation on Lot 308; and
- Modify the Scheme Maps accordingly to introduce a Special Control Area over the existing and proposed workforce accommodation on Lot 308.

5.0 JUSTIFICATION

Workforce accommodation continues to be an important issue in Coral Bay and this amendment introduces options to improve the current situation by permitting local tourism operators to potentially accommodate their employees on site. Since 2004, the only development of workforce accommodation on Lot 308 was through the State Government which paid for a 70 bed facility in 2012 at a cost of 17.375 million through Royalties for Regions. The Government lease for this expires on 28 June 2023.

This amendment seeks to balance the need to work towards resolving the long-term provision of workforce accommodation in Coral Bay while also encouraging the further development of additional holiday accommodation through:

- Protecting the existing and proposed workforce accommodation on Lot 308 by introducing a Special Control Area over Lot 308 – Special Control Area 11 – Lot 308, Coral Bay;
- Introducing diversification of development opportunities for tourism providers in Coral Bay by allowing Workforce Accommodation as an incidental use on tourism zoned land and as a permitted use on a private vacant tourism lot that has not yet been developed (Lot 10); and
- Broadening the development opportunities for Lot 308 from the current Workforce Accommodation and Holiday House uses to also include Holiday Accommodation uses – which will provide additional accommodation options for visitors to Coral Bay, particularly considering that Lot 308 is a large lot (approximately 30 hectares) that can support Workforce Accommodation, Holiday Houses and Holiday Accommodation uses.

6.0 CONCLUSION

This amendment seeks to provide options to improve outstanding workforce accommodation issues in Coral Bay as well as provide for further options for the development of short term accommodation on Lot 308 through the introduction of Holiday Accommodation.

SCHEME AMENDMENT INITIATED

This Amendment was initiated by resolution of the Shire of Carnarvon at its Ordinary Meeting of the Council held on the 25th day of May, 2021

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Carnarvon at the Ordinary Council Meeting of the Council held on the 24th day of May, 2022 and the Common Seal of the Shire of Carnarvon was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

**PHOTOS OF CROSSING ON GNARALOO – WAROORA COASTAL TRACK
SHOWING INUNDATION OF TIDAL WATERS**



SAND BAR AT AMHERST POINT LAGOON BREACH



CREEK BED FILLED WITH WATER AFTER BREACH OF SAND BAR





SCHEDULE 7.4.2 – EXTRACT ORDINARY COUNCIL MEETING APRIL 2022

7.4.3 ROADS TO RECOVERY FUNDING – BUDGET VARIATION

1.25pm – Cr Skender declared an Impartiality Interest in this matter as his partner is co-author of the report. Cr Skender was not required to leave the meeting and could participate and vote on the matter.

File No.	ADM0048
Date of Meeting:	26 April 2022
Location/Address:	N/A
Name of Applicant:	Shire of Carnarvon
Name of Owner:	Shire of Carnarvon
Author/s:	Carolien Claassens – Project Contracts Manager David Nielsen – Executive Manager Infrastructure Services
Declaration of Interest:	Nil
Voting Requirements:	Recommendation 1 - Absolute Majority Recommendation 2 - Simple Majority Recommendation 3 - Simple Majority
Previous Reports:	N/A
Schedules:	Schedule

Authority / Discretion

	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
X	Executive	The substantial direction setting and oversight role of the Council. E.g., adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
	Legislative	Includes adopting local laws, town planning schemes and policies.
	Quasi-Judicial	When Council determines an application / matter that directly affects a person's right and interest. The judicial character arises from the obligations to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits / licenses.
	Information	Includes items provided to Council for information purposes only that do not require a decision of Council (i.e. – for noting).

Summary of Item:

Approval is requested for an amendment of Roads to Recovery funding allocation in the 2021/22 budget.

The amendment proposed is as follows:

- Defer Robinson Street reconstruction to 2022/23
- Bring forward proposed 22/23 resealing works to 21/22.

Background:

At its Special Council Meeting on 5 April 2022, Council resolved to defer a decision on this matter to allow time for consideration of possible alternative projects able to meet the requirement to have funding expended by 30 June 2022 as required under the Roads to Recovery (R2R) program.

The matter was discussed at the Corporate Information Session (CIS) held on 12 April 2022.

The Department of Infrastructure, Transport, Regional Development and Communications (Department) supports the maintenance and improvement of local road infrastructure assets via the Roads to Recovery (R2R) Program. Funding is provided in a five (5) year program. The current five-year program commenced in 2019/20. The annual Shire of Carnarvon R2R funding allocation is \$807,225. The R2R 21/22 adopted budget allocation is for reconstruction of a section of Robinson Street in the Carnarvon CBD. Reconstruction from its intersection with Olivia Terrace to its intersection with Camel Lane on the eastern carriageway (traffic into the town) is proposed.

Final payment of the 2021/22 Road to Recovery allocation is scheduled for June 2022. Under R2R funding conditions, there must be an intent for the project to be completed by 30 June 2022. It is possible for project expenditure to occur up to six months after receipt of funding. Projects must be completed and all received funding expended by December 2022.

Two attempts to engage consultant project management for the design, specification and supervision of the works have been unsuccessful. Insufficient time to complete the project has been cited as the principal reason for a lack of willingness to undertake the task.

Consultation with project managers indicated that a project timetable with construction works commencing in early 2023 is achievable. Commencing works in summer 2023 also avoids main street disruption during the Tourist season.

Advice from the Department was requested for deferring Robinson Street reconstruction works to 2022/23 and introduce a new project to ensure full expenditure of the 2021/22 R2R funding allocation. The Department advised that the proposal is acceptable if the proposal is provided as part of the April quarterly reporting process.

Bitumen re-sealing works of several town roads and sections of Carnarvon Mullewa Road are the only projects considered achievable within the short remaining 21/22 timeframe. Reasons for this include:

- No Public Tender process is required as the Shire has an existing contract for Bituminous Sealing Works with Fulton Hogan until 31 August 2023.
- Fulton Hogan has advised their availability to complete resealing works in May/ June 2022.

The following Shire roads are flagged on the RAMM asset management system as due (or becoming due) for resealing:

ROADS DUE OR BECOMING DUE FOR RESEAL	LENGTH OF RESEAL (M)
Carnarvon - Mullewa Road	19,043
Fenner Street	100
Festival Road	400
Foss Crescent	508
Foss Crescent (B)	90
George Street	190
Giles Road	530
Granberry Drive	690
Hill Street	180
Hubble Street	740
North River Road	690
Olivia Tce Carpark (2)	96
Olivia Tce Carpark(1)	124

ROADS DUE OR BECOMING DUE FOR RESEAL	LENGTH OF RESEAL (M)
Shallcross Street	400
Smart Street	185
Snook Court	88
Speedway Road (A)	1,219
Tuckey Court	160
West Street	175
Wooramel Street	180
Grand Total	25,788

Under the recommended proposal, required reseal works are effectively being bought forward by one year.

Stakeholder and Public Consultation:

Greenfield Technical Services
 Department of Infrastructure, Transport, Regional Development and Communications
 Fulton Hogan Industries (Contract RFT 08/2017 Bituminous Sealing Works)

Statutory Environment:

Local Government Act 1995 - Section 6.8 Expenditure from municipal fund not included in annual budget.
 Local Government Act 1995 - Section 3.18 Performing executive functions.

Relevant Plans and Policy:

N/A

Financial Implications:

There is no net budget implication associated with the recommendations. All financial commitments can be met by existing R2R funding allocations and existing budget allocations for design works.

It should be noted that after this item being presented at the 5 April special Council meeting, rates have been received from Fulton Hogan for the resealing works as follows and estimates of costs are based on these rates:

- 10mm Reseal - \$6.00/SQM (rural roads)
- 7mm Reseal - \$5.67/SQM (urban roads)

Risk Assessment:

		STEP 3 – Risk Tolerance Chart Used to Determine Risk				
Consequence		Insignificant 1	Minor 2	Major 3	Critical 4	Extreme 5
Likelihood						
Almost certain	A	High	High	Extreme	Extreme	Extreme
Likely	B	Moderate	High	High	Extreme	Extreme
Possible	C	Low	Moderate	High	Extreme	Extreme
Unlikely	D	Low	Low	Moderate	High	Extreme
Rare	E	Low	Low	Moderate	High	High

Risk Category	Description	Rating (Consequence x likelihood)	Mitigating Action/s
Financial	Loss/repayment of funding if Robinson Street Reconstruction is not completed by December 2022.	A.3 Extreme	Accept the recommendation to defer the project.
Health & Safety	N/A		
Reputation	Main Street reconstruction work in 2011/2012 damaged Shire reputation. Failure of the road pavement, loss of parking and an extended time to complete the works were key reasons for the damaged reputation. Proposed reconstruction works may again result in negative community feedback unless completed to an appropriate standard with minimum disruption.	B.3 High	Defer construction as recommended to ensure proper design, planning and public communication.
Service disruption	Works causing temporary disruption to the town centre.	A.2 High	Accept the recommendation to complete works during summer. Careful design, planning and site management (including possibly night work) will assist in minimising disruption.
Compliance	N/A		
Property	N/A		
Environment	N/A		
Fraud	N/A		

Community & Strategic Objectives:

The proposal accords with the following Shire desired outcomes as expressed in the *Community Strategic Plan 2018-2028*:

Goal 2: Natural and built environment

A sustainable natural and built environment that meets current and future community needs

ITEM	OUTCOMES AND STRATEGIES
2.6	Shire assets and facilities that support services and meet community need
2.6.1	Roads are appropriately managed according to their need and use

Comment:

At the CIS meeting, the following project options were discussed as potential R2R projects.

Project option	Comments
Robinson Street	Reconstruction of a portion of badly deteriorated road. Very public project, honouring commitments made to the community. Will not be able to be completed within the required timeframe.
Resealing program Carnarvon Mullewa Road and town roads – as per RAMM assessment	Up to 18 Kms of reseal (see table below for initial roads identified) Works are due and resealing before further degrading is sound asset management. Contract in place and contractor able to do the works within the required timeframe. Contract prevents competitive tendering. Not seen by the public as a priority.
Minilya Lyndon Road	Approx. 6kms of road raised and re-sheeted. No complex design required however will require tender for procurement of services. Procurement unlikely to be completed prior to 30 June 2022.
Quobba Gnaraloo Road	Approx. 8-9kms of road re-sheeted (does not require raising.) No complex design required however will require tender for procurement of services. Procurement unlikely to be completed prior to 30 June 2022.
Wahroonga Pimbee Road	Approx. 6kms of road raised and re-sheeted. No complex design required however will require tender for procurement of services. Procurement unlikely to be completed prior to 30 June 2022.
Racecourse Road	Not a road reserve. Quote for a survey to create road reserve being sourced for consideration by Council as part of the 2022/23 budget. Once the survey is completed, an application to create the road reserve can be lodged. Anticipate that would take at least 12 months.

The following roads and estimated cost have been identified for the resealing program:

ROADS DUE OR BECOMING DUE FOR RESEAL	SEAL AGE (YEARS)	LENGTH OF RESEAL (KM)	ESTIMATED RESEAL COST
Carnarvon - Mullewa Road	Varies from 10 to 20 years	10.33	\$433,689
Fenner Street	13	0.10	\$4,800
Festival Road*	18	0.40	\$23,250
Foss Crescent	12	0.51	\$57,060
Foss Crescent (B)	12	0.09	\$4,860
George Street	12	0.19	\$9,120
Giles Road	12	0.53	\$17,490
Granberry Drive	12 and 18	0.69	\$30,636
Hill Street	12	0.18	\$7,992
Hubble Street	12	0.74	\$60,006
North River Road	5 (is initial seal)	0.69	\$31,050
Olivia Tce Carpark (2)*	5 (is initial seal)	0.10	\$6,282

ROADS DUE OR BECOMING DUE FOR RESEAL	SEAL AGE (YEARS)	LENGTH OF RESEAL (KM)	ESTIMATED RESEAL COST
Olivia Tce Carpark(1)*	5 (is initial seal)	0.12	\$8,928
Shallcross Street	12	0.40	\$17,760
Smart Street	12	0.19	\$9,288
Snook Court	12	0.09	\$5,634
Speedway Road (A)	10	1.22	\$54,468
Tuckey Court	12	0.16	\$9,168
West Street	12	0.18	\$7,752
Wooramel Street	12	0.18	\$7,992
Grand Total		17.07	\$807,225

* May not be an eligible road section for R2R. If so, additional Carnarvon Mullewa Road sections will be resealed.

The final quantity and selection of roads for resealing will be determined after inspections are completed of each road section to “ground truth” the flagged need. That may result in additions and deletions to the above table. A final reseal program to be ordered from the contractor will match the available R2R budget and the observed reseal priority.

The proposed resealing work is the only known option that can be completed fully meeting the R2R funding conditions.

Council requested information about key milestones to achieve the target of Robinson Street upgrades in January/February 2023. Please see below for information:

ACTIVITY	COMMENCEMENT DATE	COMPLETION DATE
Surveys to progress reconstruction works designs for the Robinson Street project.	February 2022	Completed in March 2022
Requests for quotation from consultants for the design, specification, and works supervision for this project, based on a revised completion in early 2023.	May 2022	May 2022
Appoint consultants to complete planning and design specification. (Note: Design and specification work can be commenced under existing budget allocations. This will maximise the time for planning necessary to complete the works in a manner minimising community disruption.)	May 2022	May 2022
Tender for construction advertised Subject to Council decision during the 2022/2023 budget process, a construction works tender for the Robinson Street reconstruction works will be issued in August/September 2022.	August 2022	September 2022
Contract for construction awarded	September 2022	October 2022
Construction commences	January/February 2023	TBC

OFFICER'S RECOMMENDATION PART ONE

That Council, by Absolute Majority in accordance with Section 6.8 (1) (b) of the Local Government Act 1995, approves Roads to Recovery 2021/2022 budget expenditure variations as follows:

COA	Job	Description	Current budget	Budget variation	Revised budget
137400	R2R241	Main Street Reconstruction	\$807,225	-\$807,225	\$0
137400	TBD	Reseal town streets and Carnarvon Mullewa Road sections to meet asset management requirements.	\$0	\$807,225	\$807,225

OFFICER'S RECOMMENDATION PART TWO

That Council, by Simple Majority pursuant to Section 3.18 of the Local Government Act, 1995 resolves to proceed with the appointment of a project management consultant for the design, specification and works supervision services necessary to complete the Robinson Street (Carnarvon) reconstruction works, noting that the costs can be met within current budget allocations for design works.

OFFICER'S RECOMMENDATION PART THREE

That Council, by Simple Majority pursuant to Section 3.18 of the Local Government Act, 1995 resolves to consider as part of its 2022/2023 budget process, an allocation of \$807,225 of its Roads to Recovery funding to the reconstruction of Robinson Street Carnarvon.

FC 17/4/22

COUNCIL RESOLUTION & OFFICER'S RECOMMENDATION PART ONE

Cr Maslen/Cr Vandeleur

That Council, by Absolute Majority in accordance with Section 6.8 (1) (b) of the Local Government Act 1995, approves Roads to Recovery 2021/2022 budget expenditure variations as follows:

COA	Job	Description	Current budget	Budget variation	Revised budget
137400	R2R241	Main Street Reconstruction	\$807,225	-\$807,225	\$0
137400	TBD	Reseal town streets and Carnarvon Mullewa Road sections to meet asset management requirements.	\$0	\$807,225	\$807,225

CARRIED BY ABSOLUTE MAJORITY

F7/A0

FC 18/4/22

COUNCIL RESOLUTION & OFFICER'S RECOMMENDATION PART TWO

Cr Maslen/Cr Vandeleur

That Council, by Simple Majority pursuant to Section 3.18 of the Local Government Act, 1995 resolves to proceed with the appointment of a project management consultant for the design, specification and works supervision services necessary to complete the Robinson Street (Carnarvon) reconstruction works, noting that the costs can be met within current budget allocations for design works.

CARRIED

F7/A0

FC 19/4/22

COUNCIL RESOLUTION & OFFICER'S RECOMMENDATION PART THREE

Cr Maslen/Cr Ferreirinha

That Council, by Simple Majority pursuant to Section 3.18 of the Local Government Act, 1995 resolves to consider as part of its 2022/2023 budget process, an allocation of \$807,225 of its Roads to Recovery funding to the reconstruction of Robinson Street Carnarvon.

CARRIED
F7/A0

SCHEDULE 7.4.3 – EXTRACT SPECIAL COUNCIL MEETING 17 JAN 2022

4.3 PREPARING AUSTRALIAN COMMUNITIES PROGRAM 2021 – APPLICATION FOR THE IMPROVING FLOOD PREPAREDNESS PROJECT

File No: ADM0279
 Date of Meeting: 17 January 2022
 Location/Address: N/A
 Name of Applicant: Shire of Carnarvon
 Name of Owner: N/A
 Author/s: Andrea Selvey, Chief Executive Officer
 Declaration of Interest: Nil
 Voting Requirements: Simple Majority
 Previous Report: Nil
 Schedules: Nil

Authority / Discretion

	Advocacy	When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
X	Executive	The substantial direction setting and oversight role of the Council. E.g., adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
	Legislative	Includes adopting local laws, town planning schemes and policies.
	Quasi-Judicial	When Council determines an application / matter that directly affects a person’s right and interest. The judicial character arises from the obligations to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licenses, applications for other permits / licenses.
	Information	Includes items provided to Council for information purposes only that do not require a decision of Council (i.e. – for noting).

Summary of Item:

This item presents information on an application the Shire has submitted for funding from the Preparing Australian Communities Program and seeks Council’s retrospective approval for the application.

Background:

The Australian Federal Government announced that \$600 million would be available over six years from 2021-22 to 2026-27 for the Preparing Australia Program to support projects that mitigate or reduce the disaster risk, impact and consequence associated with large-scale natural hazards.

The objectives of the Preparing Australia Program are to:

- improve the long-term resilience of Australian communities and households to natural hazards including bushfires, floods and tropical cyclones
- deliver disaster risk reduction projects that reduce hazard exposure or vulnerability and are aligned with the recommendations of the Royal Commission into National Natural Disaster Arrangements and the National Disaster Risk Reduction Framework.

The Preparing Australian Communities Program (PACP) Local stream will support disaster risk reduction and resilience initiatives that will reduce the impact of future natural hazards on Australian communities. A total of \$150 million is available from 2021-22 to 2024-25.

To be eligible, projects must fall into one of the following categories:

- *Planning - assessment of risk, vulnerability, resilience and disaster risk reduction activities, investment/business case, or technical feasibility*
- *Awareness and capacity - increasing disaster risk and resilience awareness and capacity building activities*
- *Infrastructure - delivery of built and/or natural infrastructure, including new or upgraded infrastructure.*

The grant amount will be up to:

- 50% of eligible project expenditure for infrastructure projects of \$100,000 and over
- 100% of eligible project expenditure for infrastructure projects under \$100,000
- 100% of eligible project expenditure for non-infrastructure projects.

A project plan is mandatory for applications seeking a grant amount over \$1,000,000.

The Shire of Carnarvon is listed as one of 14 priority LGAs in Western Australia in relation to addressing cyclone risks and one of four in WA to addressing flood risks. This means that the Shire will be awarded an additional 20 points during the assessment process.

Consultation:

DPIRD
DWER
DFES

Statutory Environment:

S3.18 of the Local Government Act 1995

Relevant Plans and Policy:

Nil

Financial Implications:

The projected cost of all elements of the project is \$2,200,428. The Shire of Carnarvon, together with the Department of Primary Industries and Regional Development, will be required to contribute \$809,656 in cash and kind to the project. DWER and DPIRD have confirmed the following financial commitments:

1. DPIRD: \$224,999
2. DWER: \$100,000

Should the application be accepted as presented, the Shire's **cash** co-contribution will be \$401,030 with an in-kind contribution of \$83,627. The Shire will also **receive** \$127,823 in cash from the grant for project management.

No funds have been allocated for these works in the 2021/2022 budget. The Flood Mitigation Reserve contains \$11,886. To proceed as per the officer's recommendation, Council will be required to consider this funding during the 2022/2023 Budget process.

Risk Assessment:

STEP 3 – Risk Tolerance Chart Used to Determine Risk					
Consequence	Insignificant 1	Minor 2	Major 3	Critical 4	Extreme 5

Likelihood						
Almost certain	A	High	High	Extreme	Extreme	Extreme
Likely	B	Moderate	High	High	Extreme	Extreme
Possible	C	Low	Moderate	High	Extreme	Extreme
Unlikely	D	Low	Low	Moderate	High	Extreme
Rare	E	Low	Low	Moderate	High	High

Risk Category	Description	Rating (Consequence x likelihood)	Mitigating Action/s
Financial	The required co-contribution exceeds the Shire's budget capacity	Moderate	The cash co-contribution required is within the financial capacity of the Shire. Staff will also seek other opportunities to secure the matching co-contribution from other funding programs opportunities.
Health & Safety	The town levees may not provide the level of protection to the community.	High	This application aims to secure funding to improve the town levees.
Reputation	Failure of the town levees could result in reputational damage to the Shire as these are Shire assets.	High	This funding would ensure the structural integrity of the town levees and gates.
Service disruption	N/A		
Compliance	N/A		
Property	N/A		
Environment	N/A		
Fraud	N/A		

Community & Strategic Objectives:

Goal 2: Natural and built environment

A sustainable natural and built environment that meets current and future community needs

ITEM	OUTCOMES AND STRATEGIES
2.3	Flood control and stormwater management practices that are efficient and sustainable
2.3.1	Provide for effective management and maintenance of Council's flood control and stormwater infrastructure

Comment:

DPIRD (and DWER), under the auspices of the Flood Management Working Group, have partnered with the Shire in preparing an application for funding.

The PACP Local opened for applications on 10 December 2021 and closed at 5pm AEDT on 6 January 2022. Given the timing, it was not possible to seek Council endorsement of an application prior to the closing date; however, this funding opportunity was discussed informally at the Corporate Information Session on 10 December 2021.

The infrastructure elements of this project have emerged from a formal review of the levees by GHD. After the flood event in February 2021, some issues and concerns with the levees were identified. The Department of Primary Industries and Regional Development (DPIRD) engaged GHD to conduct a formal integrity inspection of the levee system and developed a report and recommendations for remedial works.

Based on that assessment, the following works have been identified as projects that would be eligible for funding under the Preparing Australia Program.

Elements

1. Shire of Carnarvon Town Levees.

Town Levees	Improvements Required
Carnarvon Airport Levee	Address erosion piping holes, erosion gullies and isolated sinkholes
East Carnarvon Levee	Address erosion piping holes, erosion gullies and isolated sinkholes
Morgan Town Levee	Address erosion piping holes, erosion gullies and isolated sinkholes
Robinson Street Levee	Address erosion piping holes, erosion gullies and isolated sinkholes

This element is well detailed in the GHD report which demonstrates more than sufficient evidence and rigour to substantiate the need and price estimate.

2. Replace flood gates on Shire levees (five on airport levee) referenced in the GHD report.

The focus is on Airport levees “Northeast”, “West” and “Morgantown”. Morgantown gates can be retained with repairs; however, Airport culverts and gates require substantive work/replacement to be made sound.

3. Detailed survey to define hydraulic conditions and updated Hydraulic Modelling.

The Shire has consulted with DPIRD and DWER to determine the best approach to secure this funding and, in addition to the three projects identified by the Shire (listed above) a survey and modelling of flood flows and behaviour is recommended. An understanding of the full range of expected flood events is required to support land use planning, flood emergency response planning, infrastructure design, and community flood preparedness.

Floodplain mapping and the corresponding development strategy for the Gascoyne River was last updated in 2002 and does not include the last twenty years of flood data. The December 2010 flood event is the largest flood event recorded on the Gascoyne since records began in 1959. In addition, the current flood mapping does not reflect changes that have occurred within the catchment and floodplain (e.g., road bridge upgrades, etc.) and an assessment of the impact of climate change.

More detailed surveys and incorporations of the findings into updated modelling is expected to significantly improve the comparison to the 2021 observations and increase confidence in the expected flood behaviour for larger events. Updated modelling of flood behaviour increases the ability of the local emergency managers and community to appropriately plan and respond to future flood events. (Please note: As this is “Planning” work, it will be 100% grant funded, i.e., no co-contribution is required.)

4. Geotechnical Investigation.

A geotechnical investigation will be conducted to identify the properties of the material in all levees. Observation of the embankment faces treated with geo-web showed that they performed reasonably

well in reducing erosion due to rainfall runoff. However, the areas where this treatment has been applied have not been subjected to a river flow and the performance under those conditions is uncertain. Rockfill protection may be required on active water faces to reduce erosion and soil loss from flood events. (Please note: As this is “Planning” work, it will be 100% grant funded, i.e., no co-contribution is required.)

5. Embankment Stabilisation Review

Embankment stabilisation will be assessed to further understand contributing factors that can assist in retaining the material of the levees. This will involve investigations to confirm whether the density of small root system plants on the embankment face are providing optimal retention of soil, and whether the geo-web supporting structure and rock pitching can provide additional support in mitigating soil erosion. (Please note: As this is “Planning” work, it will be 100% grant funded, i.e., no co-contribution is required.)

6. River care and floodways’ management plan.

During flooding in Carnarvon horticultural area in 2021, the riverbanks, floodways and properties were significantly impacted by floodwaters. Whilst the riverbanks are in public management, the floodways are under public and private ownership. Growers located adjacent to floodway observed many of the main floodways failed to flow as intended which resulted in floodwater being diverted onto growers’ properties creating damage to infrastructure and soil loss. Privately owned floodways are managed differently by each owner creating up and down stream issues for neighbours. A standard approach to management of the floodway would reduce the obstructions and impacts. (Please note: As this is “Planning” work, it will be 100% grant funded, i.e., no co-contribution is required.)

7. River care and floodway’s natural infrastructure upgrades.

A natural infrastructure upgrade of riverbanks and floodways in priority areas on crown land will contribute to the resilience of the community. The expected benefits include:

- a. Floodways operating as flow lines
- b. Riverbanks stabilised reducing the impact of flooding on adjoining properties
- c. Improve business resilience through the reduction in soil loss and damage to horticultural properties from flood events

As an infrastructure element, a 50 co-contribution is required. The co-contribution amount has been funded by DPRID.

Budget:

The projected cost of all elements of Stage 1 is \$2,200,428.

The Shire of Carnarvon, together with the Department of Primary Industries and Regional Development, has committed \$809,656 in cash and kind to the project.

Program Item	Cost	Grant Request	Co-Contribution	Co-Contributor
Town Levees	715,392	357,696	357,696	
Materials	465,000	232,500	232,500	SOC
Contractor on costs	105,000	52,500	52,500	SOC
Project Management SOC	88,392	44,196	44,196	SOC
Contingency 10%	57,000	28,500	28,500	SOC
Carnarvon Airport Levee Flood Gates	199,524	99,762	99,762	
Earthworks Headwalls	15,000	7,500	7,500	SOC

Supply and construct new headwalls	40,000	20,000	20,000	SOC
Penstock	64,000	32,000	32,000	SOC
Rock Armoring	30,000	15,000	15,000	SOC
Handrails	5,600	2,800	2,800	SOC
Project Management SOC	29,464	14,732	14,732	SOC
Contingency 10%	15,460	7,730	7,730	SOC
Geotechnical Investigation	100,752	100,752		
Sampling at a rate of 2 sites/km	48,000	48,000		
Consulting advice and overheads	30,200	30,200		
Project Management SOC	14,732	14,732		
Contingency 10%	7,820	7,820		
Embankment Stabilization Investigation	90,632	90,632		
Field work and reporting 25 sites	40,000	40,000		
Consulting advice and overheads	29,000	29,000		
Project Management SOC	14,732	14,732		
Contingency 10%	6,900	6,900		
Hydraulic Survey and Modelling	425,000	325,000	100,000	
Flood data collection, review and collation	40,000		40,000	DWER
Lidar survey	80,000	80,000		
Land survey and bathymetry	20,000	20,000		
DEM preparation	20,000	20,000		
Prepare and calibrate hydraulic model	120,000	120,000		
Additional design scenarios	30,000	30,000		
Floodplain mapping	10,000	10,000		
Reporting and communication	50,000	20,000	30,000	DWER
Project Management	30,000		30,000	DWER
Contingency 10%	25,000	25,000		
River care and floodways' Management Plan	164,732	164,732		
Consulting advice and overheads	150,000	150,000		
Project Management SOC	14,732	14,732		
River care and floodways' natural infrastructure upgrade.	472,096	236,048	236,048	
Natural Infrastructure upgrades on crown land	274,999	224,999	50,000	DPIRD
Dedicated officer to growers to develop and implement flood preparation and mitigation on private land. 14 months	156,187		156,187	DPIRD
Workshops and communication costs	18,812		18,812	DPIRD
Project Management SOC	22,098	11,049	11,049	SOC
Project Audit and acquittal costs	32,300	16,150	16,150	
Financial management and acquittals SOC	27,300	13,650	13,650	SOC
2022/23 Audit fee	2,500	1,250	1,250	SOC
2023/24 Audit fee	2,500	1,250	1,250	SOC
Total	2,200,428	1,390,772	809,656	

Once the project is complete, the ongoing maintenance and management of the infrastructure elements will continue to be the responsibility of the Shire of Carnarvon as the asset manager.

Another potential funding source to meet the co-contribution requirement is the recently announced Federal Government grant funding program for the National Flood Mitigation Infrastructure Program. The program is managed out of the State Emergency Management Committee (at DFES). Applications for the next round 2021/22 have been sought from local (and State) government. This application is the subject of another report in the Agenda for this Special Meeting of Council – see Item 4.4.

The officer's recommendation to support this funding application is based on an taking advantage of an opportunity to secure a significant amount of funding for works, particularly in relation to the upgrades to the town levees and flood gates which otherwise would need to be fully funded by the Shire, an expense that would place consideration financial burden on the Shire. The officer also supports those elements of planning that will assist the Shire, DPIRD and DWER in better planning for flood management as these planning elements would be fully funded by the grant.

OFFICER'S RECOMMENDATION PART ONE

That Council, by Simple Majority, pursuant s3.18 of the Local Government Act 1995 to resolves to:

1. *Endorse the CEO's actions in lodging an application for funding from the Preparing Australian Communities Program for the Improving Flood Preparedness Project consisting of the following elements and budget:*

<i>Program Item</i>	<i>Cost</i>	<i>Grant Request</i>	<i>Co- Contribution</i>	<i>Co- Contributor</i>
<i>Town Levees</i>	<i>713,392</i>	<i>357,696</i>	<i>357,696</i>	<i>Shire of Carnarvon</i>
<i>Carnarvon Airport Levee Flood Gates</i>	<i>199,524</i>	<i>99,762</i>	<i>99,762</i>	<i>Shire of Carnarvon</i>
<i>Geotechnical Investigation</i>	<i>100,752</i>	<i>100,752</i>		<i>Not required</i>
<i>Hydraulic Survey and Modelling</i>	<i>375,000</i>	<i>275,000</i>	<i>100,000</i>	<i>DWER</i>
<i>River care and floodways' Management Plan</i>	<i>164,732</i>	<i>164,732</i>		<i>Not required</i>
<i>River care and floodways' natural infrastructure upgrade.</i>	<i>472,096</i>	<i>236,048</i>	<i>236,048</i>	<i>DPIRD plus SoC for Project Management</i>
<i>Project Audit and acquittal costs</i>	<i>32,300</i>	<i>16,150</i>	<i>16,150</i>	<i>SoC</i>
<i>Total</i>	<i>2,150,428</i>	<i>1,340,772</i>	<i>809,656</i>	

2. *Investigate options to attract other grants to assist with the co-contributions required.*
3. *Consider budget implications once the outcome of the grant, including which elements have been successful, is confirmed.*

SCM 5/1/22

COUNCIL RESOLUTION & OFFICER'S RECOMMENDATION PART ONE

Cr Skender/Cr Maslen

That Council, by Simple Majority, pursuant s3.18 of the Local Government Act 1995 to resolves to:

1. *Endorse the CEO's actions in lodging an application for funding from the Preparing Australian Communities Program for the Improving Flood Preparedness Project consisting of the following elements and budget:*

<i>Program Item</i>	<i>Cost</i>	<i>Grant Request</i>	<i>Co- Contribution</i>	<i>Co- Contributor</i>
<i>Town Levees</i>	<i>713,392</i>	<i>357,696</i>	<i>357,696</i>	<i>Shire of Carnarvon</i>
<i>Carnarvon Airport Levee Flood Gates</i>	<i>199,524</i>	<i>99,762</i>	<i>99,762</i>	<i>Shire of Carnarvon</i>
<i>Geotechnical Investigation</i>	<i>100,752</i>	<i>100,752</i>		<i>Not required</i>
<i>Hydraulic Survey and Modelling</i>	<i>375,000</i>	<i>275,000</i>	<i>100,000</i>	<i>DWER</i>
<i>River care and floodways' Management Plan</i>	<i>164,732</i>	<i>164,732</i>		<i>Not required</i>
<i>River care and floodways' natural infrastructure upgrade.</i>	<i>472,096</i>	<i>236,048</i>	<i>236,048</i>	<i>DPIRD plus SoC for Project Management</i>
<i>Project Audit and acquittal costs</i>	<i>32,300</i>	<i>16,150</i>	<i>16,150</i>	<i>SoC</i>
<i>Total</i>	<i>2,150,428</i>	<i>1,340,772</i>	<i>809,656</i>	

2. *Investigate options to attract other grants to assist with the co-contributions required.*
3. *Consider budget implications once the outcome of the grant, including which elements have been successful, is confirmed.*

CARRIED
F5/A0