



# MINUTES

## ORDINARY MEETING

## OF COUNCIL

21 FEBRUARY 2017



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FOR  
ORDINARY MEETING OF  
COUNCIL  
HELD ON 21 FEBRUARY 2017**

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## **SHIRE OF GINGIN**

### **MINUTES OF THE ORDINARY MEETING OF THE SHIRE OF GINGIN HELD IN THE COUNCIL CHAMBER ON TUESDAY, 21 FEBRUARY 2017 AT 3.03 PM**

#### **DISCLAIMER**

*Members of the Public are advised that decisions arising from this Council Meeting can be subject to alteration.*

*Applicants and other interested parties should refrain from taking any action until such time as written advice is received confirming Council's decision with respect to any particular issue.*

#### **ORDER OF BUSINESS**

##### **1. DECLARATION OF OPENING**

The Shire President declared the meeting open at 3:03pm and welcomed those in attendance.

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##### **2. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE**

###### **2.1 ATTENDANCE**

Councillors – D W Roe (Shire President), I B Collard (Deputy Shire President), V Ammon, M Aspinall, J Court, J W Elgin, and C W Fewster.

Staff – J Edwards (Chief Executive Officer), K Lowes (Executive Manager Corporate and Community Services), S Camillo (Executive Manager Regulatory Services), A Butcher (Executive Manager Operations), K Bacon (Manager Statutory Planning) (from 3.05pm), L Edwards (Manager Strategic Planning and Development) O Edwards (Customer Service Officer), K Okely (PA to Chief Executive Officer), and M Taylor (Corporate Communications and Marketing).

Gallery – There were three members of the public present in the gallery.

###### **2.2 APOLOGIES**

Councillor S Smiles



## **2.3 LEAVE OF ABSENCE**

Councillor F J Peczka

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## **3. DISCLOSURES OF INTEREST**

Nil

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## **4. PUBLIC QUESTION TIME**

### **4.1 RESPONSES TO PUBLIC QUESTIONS PREVIOUSLY TAKEN ON NOTICE**

Nil

### **4.2 PUBLIC QUESTIONS**

Nil

*The Manager Statutory Planning entered Council Chambers at 3.05pm.*

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## **5. PETITIONS, DEPUTATIONS AND PRESENTATIONS**

### **5.1 PETITIONS**

Nil

### **5.2 DEPUTATIONS**

Nil

### **5.3 PRESENTATIONS**

Nil

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## **6. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

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**7. CONFIRMATION OF MINUTES**

**RECOMMENDATION**

It is recommended that the Minutes of the Ordinary Meeting of Council held on 17 January 2017 be confirmed.

**RESOLUTION**

**Moved Councillor Elgin, seconded Councillor Ammon that the Minutes of the Ordinary Meeting of Council held on 17 January 2017 be confirmed.**

**CARRIED UNANIMOUSLY**

**RECOMMENDATION**

It is recommended that the Minutes of the Special Meeting of Council held on 7 February 2017 be confirmed.

**RESOLUTION**

**Moved Councillor Elgin, seconded Councillor Ammon that the Minutes of the Special Meeting of Council held on 7 February 2017 be confirmed.**

**CARRIED UNANIMOUSLY**

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**8. ANNOUNCEMENTS BY THE PRESIDING MEMBER**

Nil

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**9. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS**

Nil

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**10. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil

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## **11. REPORTS**

### **11.1. OFFICE OF THE CEO**

#### **11.1.1 WHEATBELT JOINT DEVELOPMENT ASSESSMENT PANEL - NOMINATION OF SHIRE OF GINGIN REPRESENTATIVES**

<b>FILE:</b>	<b>LND/113</b>	
<b>AUTHOR:</b>	<b>LEE-ANNE BURT – GOVERNANCE OFFICER</b>	
<b>REPORTING OFFICER:</b>	<b>JEREMY EDWARDS – CHIEF EXECUTIVE OFFICER</b>	
<b>REPORT DATE:</b>	<b>21 FEBRUARY 2017</b>	
<b>REFER:</b>	<b>19 FEBRUARY 2013</b>	<b>ITEM 11.3.4</b>
	<b>17 FEBRUARY 2015</b>	<b>ITEM 11.1.4</b>

#### **OFFICER INTEREST DECLARATION**

Nil

#### **PURPOSE**

To consider the nomination of two members and two alternate members to represent the Shire of Gingin on the Wheatbelt Joint Development Assessment Panel (JDAP).

#### **BACKGROUND**

JDAPs are panels of technical experts and local government representatives from two or more local government districts with the power to determine applications for development within those districts under the following circumstances:

1. Where a proposed development has a value of \$7 million or over; or
2. Where a proposed development has a value of \$3 million or more and the applicant elects to have the application considered by a DAP rather than the relevant local government.

At its meeting on 17 February 2015, Council resolved to nominate Councillors Ammon and Aspinall as members and Councillors Court and Smiles as alternate members to be included on a register of local government members for the Wheatbelt JDAP for a two year term expiring on 26 April 2017.

The Department of Planning confirming that all local government appointments to DAPs throughout the state will expire on 26 April 2017 and requesting that the Shire of Gingin nominate four elected members (two as members and two as alternate members) to be included on a register of local government members for the Wheatbelt JDAP for a term of up to three years, expiring on 26 April 2020.

#### **COMMENT**

At the time of writing, Councillor Aspinall had confirmed his desire to renominate for his existing position.

If the term of a Councillor who is appointed as a DAP member is due to expire in October 2017 and that Councillor is not re-elected to Council, then one of the alternate members will be required to take that member's place on the DAP. If both members and alternate members are not re-elected then the local government will need to submit further nominations for the Minister's endorsement. Of Council's existing JDAP representatives, Councillors Ammon, Aspinall and Smiles all have terms due to expire in October 2017 and therefore this is something that Council may wish to take into consideration before appointing nominees.

It is a mandatory requirement for all DAP members to attend training before they can sit on a DAP and determine applications, and new members will be provided with details of training dates and times following their appointment. Local government representatives who have previously been appointed to a DAP and who have undertaken training are not required to attend further training.

Local DAP members are entitled to be paid for their attendance at DAP training and meetings.

In the event that insufficient nominations are received to fill the available positions, then the Minister has the power to appoint an eligible voter of the local government district who has relevant knowledge or experience that will enable that person to represent the interests of the local community of the district.

## **STATUTORY ENVIRONMENT**

*Planning and Development (Development Assessment Panels) Regulations 2011*

Part 4 – Development assessment panels

Division 1 – DAP members

Reg. 26 – JDAP local government member register

## **POLICY IMPLICATIONS**

This matter is presented for Council's consideration in accordance with the requirements of Policy 1.31 - Councillor Nominations for Industry Representative Positions on External Bodies.

## **BUDGET IMPLICATIONS**

Nil

## **STRATEGIC IMPLICATIONS**

Nil

## **VOTING REQUIREMENTS – SIMPLE MAJORITY**

## RECOMMENDATION

It is recommended that Council:

1. Nominate the following representatives to the four vacant positions representing the Shire of Gingin on the Wheatbelt JDAP:
  - a. Member – Councillor .....
  - b. Member – Councillor .....
  - c. Alternate Member – Councillor .....
  - d. Alternate Member – Councillor .....; and
2. Submit the nominations to the Minister for Planning for consideration and appointment.

## RESOLUTION

**Moved Councillor Collard, seconded Councillor Fewster that Council:**

1. **Nominate the following representatives to the four vacant positions representing the Shire of Gingin on the Wheatbelt JDAP:**
  - a. **Member – Councillor Aspinall**
  - b. **Member – Councillor Court**
  - c. **Alternate Member – Councillor Elgin**
  - d. **Alternate Member – Councillor Ammon; and**
4. **Submit the nominations to the Minister for Planning for consideration and appointment.**

**CARRIED UNANIMOUSLY**

### **11.1.2 REPEAL OF DELEGATION 4.1 - HEALTH ACT 1911 AND ADOPTION OF DELEGATION 4.7 PUBLIC HEALTH ACT 2016 - DESIGNATION OF AUTHORISED OFFICERS AND DELEGATION 4.8 - PUBLIC HEALTH ACT 2016 CERTIFICATES OF AUTHORITY**

**FILE:** GOV/15  
**AUTHOR:** LEE-ANNE BURT – GOVERNANCE OFFICER  
**REPORTING OFFICER:** JEREMY EDWARDS – CHIEF EXECUTIVE OFFICER  
**REPORT DATE:** 21 FEBRUARY 2017  
**REFER:** NIL

#### **OFFICER INTEREST DECLARATION**

Nil

#### **PURPOSE**

To consider the repeal of Delegation 4.1 *Health Act 1911* and the adoption of new Delegation 4.7 *Public Health Act 2016* Appointment of Authorised Officers.

#### **BACKGROUND**

Historically, Environmental Health Officers have been appointed directly by the Department of Health. Such appointments, and most of the powers of enforcement relevant to the position of Environmental Health Officer, have been made under the auspices of the *Health Act 1911*.

From early 2017, a new *Public Health Act 2016* is being phased in which, amongst other things, will transfer the responsibility for appointing Environmental Health Officers to individual local governments. The new Act will also allow local governments to appoint officers who are not Environmental Health Officers as authorised officers under the Act, subject to them meeting certain criteria.

#### **COMMENT**

Council's Delegated Authority Register currently includes Delegation 4.1 *Health Act 1911* (**Appendix 1**), which acknowledges the right of the Shire's Executive Manager Regulatory Services and Environmental Health Officer to exercise and discharge various powers and functions as contained within the *Health Act 1911*. Delegation 4.1 is now obsolete and will be replaced with new delegations under the *Public Health Act 2016* as the new Act is phased in. At the present time Part 2, Divisions 2 (Functions of local governments) and 4 (Authorised officers) have come in to effect.

Officers who hold a current appointment as an Environmental Health Officer under the *Health Act 1911* will automatically be designated as authorised officers for the purposes of the new Act, and this provision will cover the Shire's existing environmental health staff. However, officers will need to be provided with new certificates of authorisation under the *Public Health Act 2016*, and it is therefore necessary for Council to grant delegated authority to the Chief Executive Officer in this regard.

It is also considered appropriate at this point in time for Council to consider delegating additional authority to the Chief Executive Officer to designate a person or a class of persons as an authorised officer/s for the purposes of the *Public Health Act 2016*. This will enable the Chief Executive Officer to appoint new authorised persons as required without the need for further reference to Council, and is considered to be in keeping with the *Local Government Act 1995* s. 5.41 Functions of CEO, which specifies that the Chief Executive Officer will, amongst other things, *manage the day to day operations of the local government and be responsible for the employment, management, direction and dismissal of other employees*.

Accordingly, two new delegations have been prepared for Council's consideration:

1. Delegation 4.7 *Public Health Act 2016 – Designation of Authorised Officers (Appendix 2)*; and
2. Delegation 4.8 *Public Health Act 2016 – Certificates of Authority (Appendix 3)*.

## STATUTORY ENVIRONMENT

*Public Health Act 2016*

Part 2 - Administration

Division 3 – Functions of enforcement agencies

Section 21 – Enforcement agency may delegate

Section 24 – Designation of authorised officers

Section 30 – Certificates of authority

## POLICY IMPLICATIONS

Nil

## BUDGET IMPLICATIONS

Nil

## STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>Leadership and Governance</i>
<b>Objective</b>	<i>5. To demonstrate effective leadership and governance</i>
<b>Outcome</b>	<i>5.2 Accountable and responsible governance</i>
<b>Strategy</b>	N/A

## VOTING REQUIREMENTS – ABSOLUTE MAJORITY

## RECOMMENDATION

It is recommended that Council:

1. Repeal Delegation 4.1 *Health Act 1911*; and
2. Adopt:
  - a. Delegation 4.7 *Public Health Act 2016* Designation of Authorised Officers as shown in Appendix 2; and
  - b. Delegation 4.8 *Public Health Act 2016* Certificates of Authority as shown in Appendix 3.

## RESOLUTION

**Moved Councillor Aspinall, seconded Councillor Fewster that Council:**

1. **Repeal Delegation 4.1 *Health Act 1911*; and**
2. **Adopt:**
  - a. **Delegation 4.7 *Public Health Act 2016* Designation of Authorised Officers as shown in Appendix 2; and**
  - b. **Delegation 4.8 *Public Health Act 2016* Certificates of Authority as shown in Appendix 3.**

**CARRIED BY ABSOLUTE MAJORITY  
7-0**



# APPENDIX 1



## DELEGATED AUTHORITY REGISTER

### 4. HEALTH

#### 4.1 HEALTH ACT – APPOINTMENT OF DEPUTY

<b>Legislative authority to delegate</b>	<i>Health Act 1911 – s.26</i>
<b>Power exercised or duty delegated</b>	All provisions of the <i>Health Act</i>
<b>Delegation to</b>	Executive Manager Regulatory Services Environmental Health Officer
<b>Delegation</b>	<p>The Executive Manager Regulatory Services and Environmental Health Officer, or any person or persons acting in that capacity, shall exercise and discharge all or any of the powers and functions of the Local Government in regard to:</p> <ul style="list-style-type: none"> <li>a. Part IV Sanitary Provisions;</li> <li>b. Part V Dwellings;</li> <li>c. Part VI Public Buildings;</li> <li>d. Part VII Nuisances and Offensive Trades;</li> <li>e. Part VII (A) Drugs, Medicines, Disinfectants, Therapeutic Substances and Pesticides;</li> <li>f. Part IX Infectious Diseases; and</li> <li>g. Part XV Miscellaneous provisions.</li> </ul> <p>all Regulations and By-laws made pursuant to the above Parts of the <i>Health Act</i>.</p>
<b>Conditions and exceptions</b>	This appointment shall not affect the exercise or discharge by the Shire of Gingin itself of any power or function.
<b>Minimum reporting requirement</b>	Record to be placed on appropriate file.
<b>CEO's Power to Delegate</b>	N/A

DELEGATION 4.1 - 1



## DELEGATED AUTHORITY REGISTER

CEO Delegates to N/A

Conditions and  
Exceptions to On-  
Delegation N/A

Version	Decision Reference	Synopsis
1.	21/08/1997 – Item 5.1.3	New delegation adopted.
2.	18/06/2013 – Item 11.1.3	Reference to Part VIII Food generally deleted.
3.	17/06/2014 – Item 11.1.1	Reference to Manager Health Services changed to Environmental Health Technical Officer, reference to Animal Produce deleted from Point e. of the Delegation.
4.	29/05/2015 – by decision of CEO under Del. 1.17.	Reference to Environmental Health Technical Officer deleted and replaced by reference to Environmental Health Officer.

# APPENDIX 2



## DELEGATION REGISTER

### 4.7 PUBLIC HEALTH ACT 2016 – DESIGNATION OF AUTHORISED OFFICERS

<b>Legislative authority to delegate</b>	<i>Public Health Act 2016 s. 21</i>
<b>Power exercised or duty delegated</b>	<i>Public Health Act 2016 s. 24(1), (3) and (4)</i>
<b>Delegation to</b>	Chief Executive Officer
<b>Delegation</b>	<ol style="list-style-type: none"> <li>1. To designate a person or a class of persons as authorised officers for the purposes of: <ol style="list-style-type: none"> <li>a. the <i>Public Health Act 2016</i> or another specified act; or</li> <li>b. the specified provisions of the <i>Public Health Act 2016</i> or another specified act; or</li> <li>c. the provisions of the <i>Public Health Act 2016</i> or another specified act other than the specified provisions of that act.</li> </ol> </li> <li>2. To designate, under s. 24(1): <ol style="list-style-type: none"> <li>a. an environmental health officer or environmental health officers as a class; or</li> <li>b. a person who is not an environmental health officer or a class of persons who are not environmental health officers; or</li> <li>c. a mixture of the two.</li> </ol> </li> <li>3. To act jointly with other local governments in the designation of persons or classes of persons as authorised officers.</li> </ol>
<b>Conditions and exceptions</b>	N/A
<b>Minimum reporting requirement</b>	Record to be placed on appropriate file.
<b>CEO's Power to Delegate</b>	Nil. <i>Public Health Act 2016</i> does not contain a power of further delegation.
<b>CEO Delegates to</b>	N/A

DELEGATION 4.7 - 1



## DELEGATION REGISTER

Conditions and  
Exceptions to On-  
Delegation

N/A

Version	Decision Reference	Synopsis
1.	21/02/2017 – Item .....	New delegation adopted.

# APPENDIX 3



## DELEGATION REGISTER

### 4.8 PUBLIC HEALTH ACT 2016 – CERTIFICATES OF AUTHORITY

<b>Legislative authority to delegate</b>	<i>Public Health Act 2016 s. 21</i>
<b>Power exercised or duty delegated</b>	<i>Public Health Act 2016 s. 30</i>
<b>Delegation to</b>	Chief Executive Officer
<b>Delegation</b>	To sign Certificates of Authority issued to authorised officers appointed under the <i>Public Health Act 2016</i> .
<b>Conditions and exceptions</b>	N/A
<b>Minimum reporting requirement</b>	Record to be placed on appropriate file.
<b>CEO's Power to Delegate</b>	Nil. <i>Public Health Act 2016</i> does not contain a power of further delegation.
<b>CEO Delegates to</b>	N/A
<b>Conditions and Exceptions to On-Delegation</b>	N/A

Version	Decision Reference	Synopsis
1.	21/02/2017 – Item .....	New delegation adopted.



### 11.1.3 VACANCY - WA LOCAL GOVERNMENT GRANTS COMMISSION

**FILE:** GOV/33  
**AUTHOR:** LEE-ANNE BURT – GOVERNANCE OFFICER  
**REPORTING OFFICER:** JEREMY EDWARDS – CHIEF EXECUTIVE OFFICER  
**REPORT DATE:** 21 FEBRUARY 2017  
**REFER:** NIL

#### OFFICER INTEREST DECLARATION

Nil

#### PURPOSE

To consider the submission of a nomination for a vacancy on the WA Local Government Grants Commission.

#### BACKGROUND

On Friday, 13 January 2017 all local governments were advised by the Western Australian Local Government Association (WALGA) via email that nominations were being sought for one Country Rural Member position on the WA Local Government Grants Commission (the Commission).

All Councillors were advised of the call for nominations on Friday, 20 January 2017, with Councillors Ammon and Court subsequently confirming their interest in nominating for the position.

Council's Policy 1.31 – Councillor Nominations for Industry Representative Positions on External Bodies specifies as follows:

4. *Nominations will be subject to Council endorsement if:*
  - a. *Sitting or meeting fees are not payable by the external body and a Councillor intends to claim travelling expenses from the Shire of Gingin in accordance with Policy 1.29 – Councillors' Entitlements in the event that their nomination is successful;*
  - b. *Membership of the external body is considered to be of particular interest or advantage to the Shire of Gingin, and Council wishes to maximise the possibility of a successful nomination by limiting the number of nominations and selecting the Councillor/s it believes will be the strongest candidate/s; or*
  - c. *In the opinion of the Shire President, it is necessary for the matter to be formally considered by Council for any other reason.*

Membership of this body is considered to be “of particular interest or advantage to the Shire of Gingin”.

Given that of nominations were required to be submitted prior to the February Council meeting (on 6 February), an approach was made to WALGA for an extension of the deadline.

Unfortunately this was not possible, but WALGA did advise that submitted nominations can be withdrawn if required. With that in mind, both nominations were submitted on Monday, 6 February 2017 and the matter is now presented for Council's formal consideration.

It is noted that this matter was also discussed by Council at its Concept Forum on 7 February 2017, at which time Councillors were provided with a copy of both nominations.

## **COMMENT**

The WA Local Government Grants Commission makes recommendations to the Minister for Local Government with respect to the allocation of general purpose and identified local road funding to local government in Western Australia.

The Commission consists of a Chairperson appointed by the Minister for Local Government, a representative of the Department of Local Government and Communities, and three WALGA representatives.

Representatives are subject to Ministerial approval, and WALGA is seeking a panel of three nominations for consideration.

## **STATUTORY ENVIRONMENT**

*Local Government Grants Act 1978*

Part II – The Western Australian Local Government Grants Commission

Section 5 – Membership of Commission

## **POLICY IMPLICATIONS**

This matter is presented for Council's consideration in accordance with the requirements of Policy 1.31 - Councillor Nominations for Industry Representative Positions on External Bodies.

## **BUDGET IMPLICATIONS**

Membership on the Commission attracts both a sitting fee and reimbursement of travel expenses. Therefore there should be no cost to the Shire in the event that a nomination is successful.

## **STRATEGIC IMPLICATIONS**

Shire of Gingin Strategic Community Plan 2015-2025

<b><i>Focus Area</i></b>	<i>Leadership and Governance</i>
<b><i>Objective</i></b>	<i>5. To demonstrate effective leadership and governance</i>
<b><i>Outcome</i></b>	<i>5.2 Accountable and responsible governance</i>
<b><i>Strategy</i></b>	<i>Nil</i>

## **VOTING REQUIREMENTS – SIMPLE MAJORITY**

### **RECOMMENDATION**

It is recommended that Council endorse the nomination of Councillor ..... for a Member position on the WA Local Government Grants Commission.

### **ALTERNATIVE MOTION**

**Moved Councillor Aspinall, seconded Councillor Elgin that Council endorse the nominations of Councillors Ammon and Court for a Member position on the WA Local Government Grants Commission.**

**CARRIED UNANIMOUSLY**

### **REASON FOR ALTERNATIVE MOTION**

*Both candidates are of identical standing and the Commission will select the person they deem to be best qualified for the position on the board.*

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#### 11.1.4 DRAFT STRATEGIC COMMUNITY PLAN 2017-2027

FILE:	COR/37	
AUTHOR:	REBECCA REES-ARMSTRONG – INTEGRATED PLANNING AND BUSINESS IMPROVEMENT OFFICER	
REPORTING OFFICER:	JEREMY EDWARDS – CHIEF EXECUTIVE OFFICER	
REPORT DATE:	21 FEBRUARY 2017	
REFER:	18 JUNE 2013	ITEM 11.1.2
	16 JUNE 2015	ITEM 11.1.3

#### OFFICER INTEREST DECLARATION

Nil

#### PURPOSE

To consider endorsing the Draft Strategic Community Plan 2017-2027 for the purpose of seeking public comment.

#### BACKGROUND

The *Local Government Act 1995* (sect. 5.56) and its supporting regulations require local governments throughout Western Australia to 'plan for the future of the district.' This includes developing a Strategic Community Plan as part of the State Government's Integrated Planning and Reporting Framework.

In accordance with the *Local Government Administration Regulations 1996* (section 19C), the Shire of Gingin is to ensure that it maintains a rolling ten-year Strategic Community Plan. The Strategic Community Plan is required to:

- Set out the Vision, Aspirations and Objectives of the community in the district;
- Be reviewed (major) at least every four years;
- Consult with electors and ratepayers when reviewing or developing the Plan;
- Have regard to the Shire's future resources and capacity, strategic performance indicators and demographic trends; and
- Be adopted by an absolute majority of Council.

The State Government's 2016 *Integrated Planning and Reporting Guidelines Advisory Standard* clarifies and expands upon these legislative and regulatory requirements. The Shire has taken this *Advisory Standard* into account in developing the Draft Strategic Community Plan 2017-2027 (**Appendix 1**). The Shire is continuing to work towards best practice Integrated Planning and Reporting.

The major review of the Shire's current Strategic Community Plan 2015-2025 (adopted by Council on 16 June 2015) is due for completion by 30 June 2017.

## COMMENT

In July 2016, the Shire commenced community consultation to inform a major review of the current Strategic Community Plan. Through this process the Shire made over 800 separate contacts with community, with at least 700 different individuals (or 13% of the population) participating in consultation activities. These activities included the Community Perceptions Survey, Youth Engagement, Community Workshops and Submissions and Yued Engagement. The outcomes of this process are documented in the *Community Consultation Report* (**Appendix 2**).

The Shire also undertook desktop research to identify key considerations for the future, including demographic trends. This is documented in the *Context and Research Paper* (**Appendix 3**). The outcomes of the community consultation process and research were used to inform the development of the Draft Strategic Community Plan 2017-2027. The Shire's future resourcing and capacity, as well as strategic performance indicators, were also taken into account. The draft Strategic Community Plan 2017-2027 includes a description of how the Plan was developed.

A formal public comment period provides community and stakeholders with the opportunity to review and comment on the Draft Strategic Community Plan 2017-2027, prior to Council considering it for adoption.

## STATUTORY ENVIRONMENT

*Local Government Act 1995*

Part 5 – Administration

Division 5 – Annual reports and planning

Section 5.56 – Planning for the future

*Local Government (Administration) Regulations 1996*

Part 5 – Annual reports and planning

Division 3 – Planning for the future

Regulation 19C – Strategic community plans, requirements for (Act s. 5.56)

## POLICY IMPLICATIONS

Nil

## BUDGET IMPLICATIONS

The draft Strategic Community Plan takes into consideration the Shire's resourcing and capacity, including the Long Term Financial Plan that is currently in development.

As part of the Integrated Planning and Reporting Framework, the Strategic Community Plan, once adopted, will be used to provide strategic direction to the Corporate Business Plan and Annual Budget.

## STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>5. Leadership and Governance</i>
<b>Objective</b>	<i>5. To demonstrate effective leadership and governance</i>
<b>Outcome</b>	<i>5.2 Accountable and responsible governance</i>
<b>Strategy</b>	<i>5.2.1 Continue to develop and implement integrated planning and reporting for the long term financial sustainability of the organisation.</i>

## VOTING REQUIREMENTS – ABSOLUTE MAJORITY

### RECOMMENDATION

It is recommended that Council:

1. Adopt the Draft Strategic Community Plan 2017-2027 for the purpose of seeking public comment from 22 February 2017 to 31 March 2017; and
2. Reconsider the Draft Strategic Community Plan 2017-2027 following the close of the public comment period and any subsequent amendments that may be required prior to its formal adoption at or before the Ordinary Council Meeting of 19 June 2017

### RESOLUTION

**Moved Councillor Fewster, seconded Councillor Elgin that Council:**

1. **Adopt the Draft Strategic Community Plan 2017-2027 for the purpose of seeking public comment from 22 February 2017 to 31 March 2017; and**
2. **Reconsider the Draft Strategic Community Plan 2017-2027 following the close of the public comment period and any subsequent amendments that may be required prior to its formal adoption at or before the Ordinary Council Meeting of 19 June 2017**

**CARRIED BY ABSOLUTE MAJORITY  
7-0**

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**APPENDIX 1**



## **Strategic Community Plan 2017-2027**

**Draft for Public Comment**



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## Vision

*'We are a welcoming and progressive community  
that celebrates its diversity and  
unique rural & coastal environment.'*

Located on the doorstep of Perth, the Shire of Gingin's friendly communities have a lot to offer. From the Shire's spectacular coastline and rivers to its picturesque rolling hills, our community is proud of its natural assets, agricultural roots and laidback lifestyle. The Shire's Strategic Community Plan Vision for the future builds on these strengths through celebration.

It is through celebrating what our community is proud of that the Shire can make wise decisions about the future. The Shire of Gingin will respond to this Vision by supporting, respecting and enhancing what's great about the Shire. Working with community, we will make the Shire even better for our residents, local businesses and the many visitors who come to escape the City, relax and play here.

## Community Aspirations & Council Objectives

Focus Area	Community Aspiration	Council Objective
	What Community would like to see in the future	Council's Objective to support this Aspiration
<b>Community Wellbeing</b>	An active, healthy and safe community with a range of easily accessible services and facilities.	To support the Shire of Gingin community to be inclusive, vibrant, healthy & safe through the Shire's service delivery.
<b>Natural Environment</b>	The Shire of Gingin's natural assets are protected for future generations and recognised as one of the greatest sources of pride in our community.	To develop the Shire's capacity to support the conservation of natural assets and undertake sustainable resource management.
<b>Infrastructure &amp; Development</b>	High quality community infrastructure and development.	To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.
<b>Economic Development</b>	A strong economy based on tourism, agriculture and supportive industries.	To support economic development through the Shire's service delivery.
<b>Governance</b>	Progressive and transparent leadership, which is contemporary and involves the community in responsible governance.	To demonstrate effective leadership, governance and advocacy on behalf of community.

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## About the Shire of Gingin

### Our Community & Environment

The Shire of Gingin, is located 84 kilometres to the north of Perth's Central Business District. Covering 3,215 km<sup>2</sup>, the Shire stretches from the coastal towns of Guilderton, Seabird, Lancelin and Ledge Point inland to Gingin town site. The Shire of Gingin's current estimated population is 5,439 (forecast id 2016). The Western Australian Planning Commission (2015, Band C) estimates average annual population growth in the vicinity of 1.54% to reach a population of 6,060 by 2026.

The Shire is home to a productive agricultural and horticultural industry as well as a wealth of natural assets including the Moore River National Park, Nature Reserves, coastal environment, remnant vegetation and wetlands. The Shire is a beautiful place to live and visit on Perth's doorstep. It is one of sixty 'Connected Lifestyle Regions' across Australia (RIA 2014). These regions are defined by their proximity to major metropolitan centre.

### Census Snapshot<sup>1</sup>

Residents	Workers	Households
<ul style="list-style-type: none"> <li>• 52% Men</li> <li>• 48% Women</li> <li>• 69% born in Australia</li> <li>• 24% aged between 0 and 19 years</li> <li>• 26% between 20 and 44 years</li> <li>• 28% aged 60 or more</li> <li>• 21% are volunteers</li> <li>• 2% Aboriginal and Torres Strait Islanders</li> </ul>	<ul style="list-style-type: none"> <li>• 25% work in Agriculture, fishing or mining</li> <li>• 23% are Managers</li> <li>• 19% are Labourers</li> <li>• 11% work from home</li> </ul>	<ul style="list-style-type: none"> <li>• 37% are couples without Children</li> <li>• 40% fully own their home</li> <li>• For every 1 occupied dwelling there is almost 1 unoccupied (48% unoccupied)</li> </ul>

[Note: these statistics will be graphically presented in the final publication]

<sup>1</sup> ABS 2011 Census Data – compiled and produced by .id Further demographic information on the Shire of Gingin can be accessed here: <http://profile.id.com.au/gingin>



## Who We Are

### Council

The Shire of Gingin's Council consists of the President and eight Councillors. The Council is the decision-making body that sets the strategic direction and policies of the Shire. It is responsible for the governance and performance of the Shire's local government functions. The Council is also responsible for overseeing the allocation of finances and resources.

Council elections are held every two years, at each election four to five councillors are elected for a four year term. Following each election the Council elects the Shire President and Deputy Shire President.



**Shire President**  
Cr David Roe  
(term ends October 2017)



**Deputy Shire President**  
Cr Ian (Sam) Collard  
(term ends October 2019)



Cr Val Ammon  
(term ends October 2017)



Cr Michael Aspinall  
(term ends October 2017)



Cr Jan Court  
(term ends October 2019)



Cr John Elgin  
(term ends October 2019)



Cr Wayne Fewster  
(term ends October 2019)



Cr Frank Peczka  
(term ends October 2019)



Cr Sandie Smiles  
(term ends October 2017)



### Administration

The Council is supported by the Shire of Gingin's administration. The Chief Executive Officer of the Shire is appointed by the Council and is responsible for all aspects of the Shire's day to day operations. This includes advising Council, implementing Council decisions and regulatory compliance.

The Chief Executive Officer and the Shire's three Executive Managers form the Executive Management Team and are the key operational decision makers for the Shire's services.

The Council and the administration are together responsible for managing the Shire's:

- \$16 Million Operating Budget
- 55 full time equivalent staff
- Diversity of important local services including community infrastructure (roads, parks, community buildings), waste services, rangers and community events among many others.



**Chief Executive Officer**  
Jeremy Edwards



**Executive Manager Regulatory Services**  
Sam Camillo



**Executive Manager Operations**  
Allister Butcher



**Executive Manager Corporate & Community Services**  
Kaye Lowes

### Organisational & Business Values

- We are striving to become better at what we do and are continually looking at ways to improve ourselves.
- We successfully deliver services to our community with a strong focus on our customers.
- We appreciate the merits of, and continually foster, a well-trained and cooperative staff culture.
- We believe community collaboration and transparent governance practices are key aspects of good leadership.

### The Right People in the Right Jobs with the Right Attitude

- We are an organisation who ensures all interactions with our customers are courteous, respectful, solution-focused and friendly.
- We will wear our name badges and ensure our personal presentation is reflective of our professional corporate image.
- All staff have the opportunity for professional development to ensure they are able to carry out their respective roles to the highest possible standard.
- We are a strong dynamic team who value, respect and care for each other.
- We are an organisation who values the feedback of our customers – both positive and negative - and uses it to further enhance our performance.

## About the Strategic Community Plan

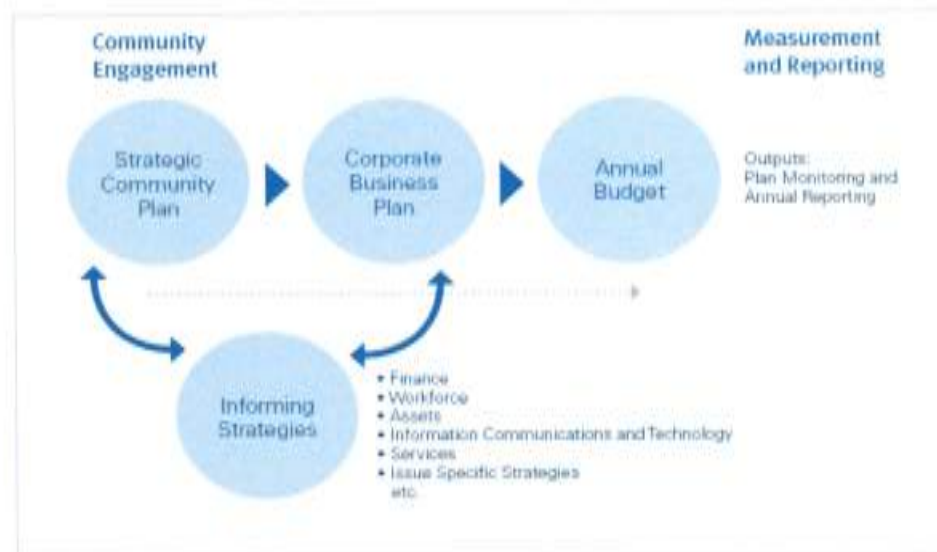
### What the Plan is

The Strategic Community Plan is the Shire's long-term plan for the future. It helps Council to ensure that local government service delivery is consistent with and supports Community Aspirations for the Shire.

In practice, the Strategic Community Plan guides decision making through the Corporate Business Plan and Annual Budget. It helps to determine priorities for the delivery of services, projects and programs. The Plan is reviewed every two years, alternating between major and minor reviews. The next review (minor) is due to be completed in 2019.

The Strategic Community Plan, Corporate Business Plan, Annual Budget and Informing Strategies form part of the Integrated Planning and Reporting Framework. All local governments within Western Australia are required to plan their services using this Framework.

### Elements of Integrated Planning and Reporting Framework



(Department of Local Government and Regional Development 2016)

### How the Plan was developed

#### Strategic Context – determining what is already happening and likely to happen

In October 2016, we released a *Strategic Community Plan - Review Context Research Paper* (SoG, 2016b) outlining the strategic context for the development of the Plan. The paper introduces the Shire and its people and provides a high level

overview of key considerations for the future addressing the five focus areas of our previous Strategic Community Plan. This report can be downloaded from the Shire's website and highlights are outlined below.

Focus Area	Strategic Context Highlights	
<b>Community Wellbeing</b>	<ul style="list-style-type: none"> <li>• Increase in developmentally vulnerable children and a lack of education services.</li> <li>• Supporting an aging population.</li> </ul>	<ul style="list-style-type: none"> <li>• The ongoing importance of supporting volunteers.</li> <li>• Improving access to medical services.</li> </ul>
<b>Natural Environment</b>	<ul style="list-style-type: none"> <li>• The Shire's Natural Resources are a key asset.</li> <li>• Coastal Planning &amp; Adaptation will remain an ongoing challenge for the Shire.</li> </ul>	<ul style="list-style-type: none"> <li>• The importance of protecting water resources.</li> <li>• Working towards meeting the Western Australia Waste Strategy Targets.</li> </ul>
<b>Built Environment</b> (Infrastructure & Development)	<ul style="list-style-type: none"> <li>• Growth in intensive horticulture and agriculture.</li> <li>• Modest growth in residential development.</li> </ul>	<ul style="list-style-type: none"> <li>• Improving access to telecommunication infrastructure.</li> <li>• Improving Financial Sustainability of Assets.</li> </ul>
<b>Local Business</b> (Economic Development)	<ul style="list-style-type: none"> <li>• The Shire has a number of comparative economic advantages.</li> <li>• Supporting Agri-industry processing.</li> </ul>	<ul style="list-style-type: none"> <li>• Advocacy and support for additional and improved tourism accommodation.</li> <li>• Supporting growth in the tourism industry.</li> </ul>
<b>Leadership &amp; Governance</b> (Governance)	<ul style="list-style-type: none"> <li>• The Shire's significant resource constraints.</li> <li>• Demonstrating good governance and accountability.</li> </ul>	<ul style="list-style-type: none"> <li>• Improving efficiency and effectiveness.</li> <li>• Managing diverse and competing service expectations.</li> </ul>

Understanding our strategic context is important to working in partnership with community, neighboring local governments and state and federal government agencies. Like many regional local governments the Shire of Gingin operates with very limited resources. Therefore, partnership projects will be essential to achieving the Aspirations, Objectives and Priorities set out in this Plan.

The Wheatbelt Development Commission is a statutory authority of the Western Australian Government and plays a central role in supporting collaboration and partnerships in our region. The Shire of Gingin's Strategic Community Plan contributes to and aligns with the *Wheatbelt Regional Investment Blueprint Roadmap for Growth* (WDC 2015) and was developed in response to other strategies referenced in the *Review Context Research Paper*. Throughout the Shire's Strategic Community Plan links to the *Investment Blue Print Roadmap for Growth* are indicated with (>WDC).

In addition, the Regional Institute of Australia (2016) has developed an index of regional competitiveness for Australia's 563 Local Government Areas and 60 Regional Development Areas. The Index ranks performance across ten themes and 68 indicators. These indicators highlight for the Shire, important areas of strength and opportunity for improvement.

Understanding how the Shire's Priorities will contribute towards improving these indicators is also important to developing successful partnerships. Priorities that contribute towards improving these Indicators are shown with (>RCI). The supporting document *Regional Synergies* provides further details on these strategic linkages and is available on the Shire's website (Shire of Gingin, 2017).



### Community Consultation – understanding what community would like to see happen

In the second half of 2016, the Shire of Gingin adopted a number of methods to consult with community on the major review of the Strategic Community Plan. Through this process, the Shire made in excess of 800 contacts with community, involving at least 700 different individuals (or 13% of the residential population).

The outcomes, from each of these activities were used to inform the development of the Strategic Community Plan 2017–2027 and are documented in the *Community Consultation Report* available on the Shire's Website (SoG 2017c). Throughout the Plan we have included some of the feedback received from community. Highlights of what community told us are outlined on the next page, against the previous Plan's Focus Areas headings.

Figure 1 Timeline of Public Consultation Activities



Focus Area	Community Consultation Highlights	
<b>Community Wellbeing</b>	<ul style="list-style-type: none"> <li>The Shire's laidback lifestyle, community spirit and safe environment were sources of pride.</li> <li>Community Programs was identified as a key service area for the future.</li> </ul>	<ul style="list-style-type: none"> <li>Community wanted to see improvements in aged care services and facilities, health services and government services (education and public transport).</li> </ul>
<b>Natural Environment</b>	<ul style="list-style-type: none"> <li>The Shire's natural environment was the greatest source of pride.</li> <li>Environmental Management was identified as a key service area for the future.</li> </ul>	<ul style="list-style-type: none"> <li>Community were happy with Waste Services but were less satisfied with Conservation and Environment Management and the management of coastal erosion.</li> </ul>
<b>Built Environment</b> (Infrastructure & Development)	<ul style="list-style-type: none"> <li>The Shire's proximity to Perth and high quality community facilities were sources of pride.</li> </ul>	<ul style="list-style-type: none"> <li>Community wanted improvements in roads, footpaths and sport &amp; recreation facilities.</li> <li>Roads &amp; Paths was identified as a key service area for the future.</li> </ul>
<b>Local Business</b> (Economic Development)	<ul style="list-style-type: none"> <li>Community wanted improvements in economic development support, with a particular focus on tourism.</li> </ul>	<ul style="list-style-type: none"> <li>Economic Development &amp; Tourism Infrastructure was identified as a key service area for the future.</li> </ul>
<b>Leadership &amp; Governance</b> (Governance)	<ul style="list-style-type: none"> <li>Community was mostly satisfied with the Shire's customer service and overall performance.</li> <li>Advocacy was identified as a key service area for the future.</li> </ul>	<ul style="list-style-type: none"> <li>Community was not very satisfied with community information as well as consultation and engagement.</li> </ul>

### **Resourcing – determining what we can achieve**

The Integrated Planning & Reporting Framework brings together a number of important planning documents that together help local governments ensure their long-term financial sustainability. In addition to the Strategic Community Plan, this also includes the:

- Annual Budget,
- Corporate Business Plan,
- Long Term Financial Plan,
- Asset Management Plans, and
- Workforce Plan.

Together these Plans help the Shire to understand what services it can afford to deliver now and into the future. A significant financial challenge facing the Shire is its physical size, small population base and high percentage of holiday homes. This means the Shire has a modest revenue base to provide services to diverse communities spread out over a large area.

The Shire does not have the economies of scale or budget of larger metropolitan councils. This means that we need to continually work towards doing more with less. At the same time, we need to ensure that our statutory requirements are

met. There are number of local government functions that Council are obliged to undertake.

The Strategic Community Plan Priorities reflect the Shire's current scope of service provision and what is likely to be achievable over the next ten years.

The Shire's current financial performance is consistent with regional averages and we are meeting many of the State Government targets for Financial Ratios (see: SoG 2016a). However, we do need to identify ways that we can improve the financial position of the Shire over the long term. This includes improving our planning documents so that we can better plan our services within our financial constraints. It also includes proactively seeking partnerships towards shared Objectives, Outcomes and Priorities.

The following page includes the Shire's Ten Year Resourcing Profile and reflects the Long Term Financial Plan 2016/17 – 26/27. The Long Term Financial Plan outlines the Shire's outlook for revenue and expenditure. This includes the expected number of rateable properties as well as asset and workforce costs.



## Ten Year Resourcing Profile

Resource Profile	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Population (Forecast id. 2016)	5,368	5,473	5,578	5,683	5,788	5,893	6,029	6,164	6,300	6,435
Total number of rateable properties										
Forecast \$ in Millions										
Rates levied (excluding refuse)										
Operating revenue										
Total current assets										
Capital grants revenue										
Operating grants revenue										
Financial Ratios										
Current Ratio										
Asset Sustainability Ratio										
Debt Service Cover Ratio										
Operating Surplus Ratio										
Own Source Revenue Coverage Ratio										
Asset Consumption Ratio										
Asset Renewal Funding Ratio										

\*\*\*\* Note: The Shire of Gingin's Long Term Financial 2016/17 – 2026/27 (LTFP) is currently being developed. A draft version of this LTFP has informed the development of the Strategic Community Plan. The Ten Year Resourcing Profile is based on the LTFP and will be included in the final version of the Strategic Community Plan. The Shire's current Corporate Business Plan and Annual Report provide summaries of the Shire's current financial position. Both of these documents are available on the Shire's website.

**Risk Management – managing risks that could impact on the Shire's ability to deliver this Plan**

The Shire has in place formal policy and procedures for Risk Management. Through these processes the Shire has developed an awareness of risks that may impact the Shire's ability to achieve its Objectives, Outcomes and Priorities. The Shire continues to put in place plans to address these risks and

reviews them regularly. The Strategic Community Plan was developed taking into consideration strategic risks. The Integrated Planning and Reporting Framework will remain an important component of putting into action activities that reduce the Shire's exposure to risk and/or reduces the impact of them.

## What We Plan to Achieve

The Strategic Community Plan is structured around the five Focus Areas of:

1. Community Wellbeing
2. Natural Environment
3. Infrastructure & Development
4. Economic Development
5. Governance

These focus areas cover the diversity of local government service provision provided by the Shire. For each Focus Area we have identified:

### **A Community Aspiration**

Community Aspirations are a statement of what community would like to see in the future (see page 5).

### **A Council Objective**

Council Objectives are what Council aims to achieve in supporting the community to realise its Aspirations for future.

### **Outcomes**

A statement about what the Shire will look like, if together with community and our partners, we are achieving our Community Aspirations and Council Objectives.

### **Key Service Areas**

Key Services Areas are the services we provide that contribute to achieving the Plan's Objectives and Outcomes.

### **Priorities**

Priorities are what we plan to do in order to achieve our Objectives. These priorities will be used to identify specific actions to be undertaken over the next four years. These actions will be included in the Shire's Corporate Business Plan.

## Community Wellbeing

Objective 1 - To support the Shire of Gingin community to be inclusive, vibrant, healthy & safe through the Shire's service delivery.

Outcomes	Key Service Areas	Priorities
<b>Inclusive</b> Our community has access to a range of community programs, services and initiatives that support wellbeing and inclusion. (>WDC)	> Community Programs > Gingin Cemetery > Libraries > Seniors Units > Shire Events	1. Support aging in place by developing the 'four planks' of Ageing in the Bush (>RCI) (>WDC). 2. Improve activities for children and young people (>RCI) (>WDC) 3. Implementation of the Reconciliation Action Plan.
<b>Vibrant</b> Our community can participate in a range of activities and events that celebrate and promote our unique lifestyle and heritage. (>WDC)	> Building & Planning Permits > Community Programs > Shire Events	4. Support community groups and volunteers. (>RCI) (>WDC) 5. Support and promote local and regional events.
<b>Healthy &amp; Safe</b> Our community has access to quality health and community safety programs, services and initiatives that promote resilience. (>WDC)	> Local Emergency Services > Environmental Health > General Practitioner > Rangers	6. Advocate for improved access to medical services. (>RCI) (>WDC) 7. Develop an approach to Local Health Planning (>RCI) (>WDC).

**Some of what community had to say about Community Wellbeing**



**Sources of pride...**

'Lifestyle. Sunshine. Freedom.'

'Quiet and safe to live'

**Improvements...**

'Provide aged housing'

'Broadened transport for the aged to metro area'

'The provision of safe and separated beach access for vehicles and pedestrians.'

'Make sure no one is homeless and if they are give them a job'

## Natural Environment

Objective 2 - To develop the Shire's capacity to support the conservation of natural assets and undertake sustainable resource management.

Outcomes	Key Service Areas	Priorities
<b>Conservation</b> The Shire's ecological services and natural assets are respected and enhanced.	> Building & Planning Permits > Conservation & Environmental Management > Strategic Town Planning	1. Coastal Planning and Adaptation. (>RCI) 2. Improving the Shire's Natural Areas Management. (>RCI) (>WDC)
<b>Sustainable Resource Management</b> The Shire practices sustainable resource management within its operations and supports the community to do the same.	> Community Infrastructure* > Strategic Town Planning > Waste Services	3. Improve Waste Services and support the Western Australian Waste Strategy. 4. Support alternative energy sources. (>WDC)

\* Includes the Services Areas of: Community & Civic Buildings, Gingin Aquatic Centre, Parks & Reserves, Roads & Paths, Sport & Recreational Facilities



### Some of what community had to say about the Natural Environment

*Draw what you think would make the Shire of Gingin an even better place to be.*



#### **Kids drew...**

'A nature play park. It has frames to make branch cubbies, a fairy garden a pond to walk and playing, a rope climbing place, a flying fox and lots of logs to climb on. There is also lots of trees to climb and grass to play on.'

#### **Sources of pride...**

'We like living here because of the natural environment and beautiful, natural beaches.'

'The natural environment and beautiful coastline.'

'Tidy and clean so someone is doing a good job'.

#### **Improvements...**

'More set backs on coastal buildings.'

'Coastal Erosion Plan.'

'Clean up all of the litter.'

## Infrastructure &amp; Development

Objective 3 - To effectively manage growth and provide for community through the delivery of community infrastructure in a financially responsible manner.

Outcomes	Key Service Areas	Priorities
<b>Development</b> New and existing developments meet the Shire's Strategic Objectives and Outcomes. (>WDC)	> Building & Planning Permits > Drainage > Strategic Town Planning	1. Support strategies that facilitate commercial development. (> RCI) 2. Support strategies that facilitate an increase in housing diversity. (>WDC)
<b>Community Infrastructure</b> The Shire provides fit for purpose community infrastructure in a financial responsible manner. (>WDC)	> Community Infrastructure*	3. Improve the use and financial sustainability of community infrastructure. (>WDC)
<b>Connectivity &amp; Accessibility</b> The Shire's community infrastructure supports connectivity & accessibility. (>WDC)	> Community Infrastructure* > Marketing & Communications	4. Undertake effective integrated transport planning and its implementation. (> RCI) (>WDC) 5. Improve the provision of age-friendly infrastructure for all, including Disability Access and Inclusion Planning. (> RCI) 6. Advocate for improved telecommunications infrastructure. (> RCI) (>WDC)

\* Includes: Community & Civic Buildings, Gingin Aquatic Centre, Parks & Reserves, Roads & Paths, Sport & Recreational Facilities



### Some of what community had to say about Infrastructure & Development

#### Kids drew...

'a train line to Perth .... Also a slower, more relaxing ferry ride ...'



#### Sources of pride...

'more facilities than most for the population.'

'Good sport and rec facilities'.

'Metro only 50min by car.'

#### Improvements...

'Complete the cycleway/walkway along the coast and promote it.'

'Upgrade to road surfaces and kerbs.'

'More financial help to upgrade our local sports club and facilities.'

'Increase sporting facilities for the youth.'

'Improve phone/internet services.'

## Economic Development

Objective 4 - To support economic development through the Shire's service delivery.

Outcomes	Key Service Areas	Priorities
<b>Tourist Playground</b> An internationally acclaimed tourist playground.	> Caravan Parks > Economic Development & Tourism Infrastructure	1. Support the development of the Shire of Gingin as a premier tourist destination for ocean and sand adventures. (>WDC)
<b>Food Bowl</b> A strategically significant agricultural hub to the Perth Metropolitan Area.	> Economic Development & Tourism Infrastructure > Strategic Town Planning	2. Support the development of Agri-industry processing. (>RCI) (>WDC)
<b>Innovation</b> Innovation is the foundation of economic growth across the Shire. (>WDC)	> Economic Development & Tourism Infrastructure	3. Improve Local Economic Development Support. (>RCI) (>WDC)

**Some of what community had to say about Economic Development**



**Improvements...**

- 'Upkeep and maintenance on all tourist attractions.'
- 'Tourist Park in Lancelin.'
- 'The new boat ramp [would be] a good start.'
- 'Need attractive spots for visitors & tourists.'

## Governance

Objective 4 - To demonstrate effective leadership, governance and advocacy on behalf of community.

Outcomes	Key Service Areas	Priorities
<b>Values</b> Our Organisational/ Business Values are demonstrated in all that we do.	> Elected Member Services > Financial Management > Human Resources > Integrated Planning & Reporting	1. Develop the skills and capabilities of our Elected Members and Staff. (>WDC) 2. Improve the financial position of the Shire (>WDC).
<b>Service</b> The Shire provides customer focused service delivery.	> Customer Service > Department of Transport Licensing Agency > Marketing & Communications	3. Improve the Shire's communication and engagement. (>WDC) 4. Support new technologies that improve service delivery.
<b>Partner</b> The Shire works productively with a range of partners to deliver better outcomes for community.	> Advocacy	5. Advocate on behalf of community towards Strategic Community Plan Aspirations, Objectives, Outcomes and Priorities. (>WDC)

**Some of what community had to say about Governance**



**Compliments...**

'A progressive shire.'

'The Shire of Gingin does a good job grappling with the many and varied land and people interests.'

'Approachable staff and CEO'

**Improvements....**

'Communication via email, not local rag adverts.'

'Closer consultation.'

'Improve performance and inform residents on what goes on'.



## Monitoring Performance

### Output Indicators

Output indicators inform Council and the community about the delivery of services and projects. Every year the Shire of Gingin prepares a four year Corporate Business Plan. The Corporate Business Plan details specific Actions to be undertaken in response to each strategic Priority and its Key Service Areas. Operational progress against these Actions are reported quarterly to Council and reported to community yearly in the Annual Report.

### Outcome Indicators

Outcome indicators provide information to Council and community about whether the Shire's services and projects are achieving our Objectives. Outcomes can be difficult and costly to measure and are often influenced by factors outside of the Shire's control such as funding, economic climate and the decisions of State and Federal Government. The Shire has taken a pragmatic approach to the development of Outcome Indicators for the Shire as well as the community more broadly.

### Shire Performance Indicators

To measure the Shire's performance against the Strategic Community Plan Objectives we have focused on the Community's perception of the Shire's services and a select number of other indicators such as Financial Ratios. Community perception of our services provides the Shire with important information about whether or not we are meeting community expectations for service delivery. A Community Perception Survey will be undertaken every two years and performance will be reported yearly in the Annual Report.

Focus Area	Shire Performance Indicators
Community Wellbeing	Maintain or achieve mostly satisfied or better with: <ul style="list-style-type: none"><li>• Shire Events,</li><li>• Libraries,</li><li>• Bush Fire Prevention &amp; Control, and</li><li>• Enforcement of Local Laws.</li></ul>

Focus Area	Shire Performance Indicators
<b>Natural Environment</b>	Maintain or achieve mostly satisfied or better with: <ul style="list-style-type: none"> <li>• Conservation &amp; Environmental Management,</li> <li>• Management of Coastal Erosion, and</li> <li>• Waste Management Services.</li> </ul>
<b>Infrastructure &amp; Development</b>	Maintain or achieve mostly satisfied or better with: <ul style="list-style-type: none"> <li>• Parks &amp; Reserves,</li> <li>• Sport &amp; Recreation Facilities,</li> <li>• Community Buildings,</li> <li>• Paths &amp; Trails,</li> <li>• Roads,</li> <li>• Verges and Streetscapes, and</li> <li>• Building &amp; Planning Permits.</li> </ul> <p>Increase kilometres of dedicated walk and cycle trails.</p>
<b>Economic Development</b>	Improve Regional Competitiveness Ranking for Local Economic Development Support.
<b>Governance</b>	Maintain or achieve mostly satisfied or better with: <ul style="list-style-type: none"> <li>• Overall Performance,</li> <li>• Customer Service,</li> <li>• Community Information,</li> <li>• Community Consultation &amp; Engagement, and</li> <li>• Council Decisions in the interest of the community.</li> </ul> <p>Financial Ratios indicate sound financial management practices.</p>

### Community Indicators

Community Indicators measure important information about the Shire of Gingin that our Strategic Community Plan is seeking to improve in partnership with community and other stakeholders. Current performance against the Regional Institute of Australia (2017) index of regional competitiveness will be reported within each two-year revision of the Strategic Community Plan and are shown below. In addition, Priorities that contribute towards improving these Indicators are indicated with (>RCI) within this Plan. The supporting document *Regional Synergies* details the linkages between RCI Theme Indicators and our Plan Priorities and is available on the Shire's website (Shire of Gingin, 2017).

#### Regional Competitiveness Index - Shire of Gingin Theme Ranking and Performance 2016/17

RCI Theme Indicators	2016/17 Ranking	Performance
<b>Institutional Foundations</b> - 'Administrative support for regional development'	521	Poor
<b>Technological Readiness</b> - 'Access and utilisation of new technologies'	311	Average
<b>Infrastructure &amp; Essential Services</b> - 'Access to infrastructure, transport and services'	456	Poor
<b>Business Sophistication</b> - 'Capacity of business to respond to competitive pressures'	415	Poor
<b>Economic Fundamentals</b> - 'The general economic climate of a region'	84	Good
<b>Innovation</b> - 'Innovative capacity and outputs through R&D and business dynamism'	158	Average
<b>Human Capital</b> - 'The capabilities and skills of workforce of a region'	343	Average
<b>Natural Resources</b> - 'Availability and use of natural resources'	25	Good
<b>Labour Market Efficiency</b> - 'Use of the potential regional workforce by the economy'	237	Average
<b>Demography</b> - 'The characteristics of the local population'	284	Average



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# APPENDIX 2



**Strategic Community Plan 2015-2025 – Review**

**Community Consultation Report**

January 2017

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## Introduction

In the second half of 2016, the Shire of Gingin adopted a number of methods to consult with community on the major review of the Strategic Community Plan. Through this process, the Shire made in excess of 800 contacts with community, involving at least 700 different individuals (or 13% of the residential population). The figure below provides a snapshot of the activities undertaken. It also includes the final remaining activity, which is a formal public comment period. This is anticipated to occur in early – mid 2017, following the endorsement of the Draft Strategic Community Plan by Council.

Figure 1 Timeline of Public Consultation Activities



The outcomes from each of these activities will inform the development of the new Strategic Community Plan 2017 – 2027. An overview of each of the consultation activities is provided in the following section. This is followed by a summary of outcomes by the current Strategic Community Plan, 2015-2025, Focus Areas.



## Overview of Public Consultation Activities

### Community Perceptions Survey (July 2016)

In July 2016, the Shire of Gingin conducted a Community Perceptions Survey. All households with an Australia Post delivery point within the Shire, along with a sample of non-resident ratepayers were invited, by mail, to participate. In addition, the survey was available online for any interested resident or ratepayer, and this was advertised on the Shire's website, facebook page and via the Shire's Council to Community publication. The survey included a range of questions on satisfaction of the Shire's services and facilities as well as sources of community pride and things Council could do to make a difference. In total, 614 surveys were completed. Research Solutions (2016) independently analysed the results and prepared a report for the Shire. Key findings from the survey were included as an input to the Community Workshops – 'Cuppa and Chat' sessions. Detailed results are reported separately in the report prepared by Research Solutions and are available on the Shire's website.

### Youth Engagement (September 2016)

In September 2016, the Shire of Gingin consulted with children and young people through an art competition and an online survey. The art competition was targeted at children and young people aged four to seventeen. The online survey was targeted at young people aged twelve to eighteen. The Shire promoted both of these consultation options through social media and the website, as well as existing contacts at the local primary and secondary schools. In total, 104 children and young people participated in the consultation. Detailed outcomes from this process are reporting separately in the report prepared by AndMe Consulting and are available on the Shire's website.

### Submissions & Community Workshops - 'Cuppa & Chat' (October – November 2016)

Community members were invited to make a submission to the review process and/or attend one of five Community Workshops in late October & early November. This was promoted on the Shire's website, facebook page, Council to Community publication and via the Shire's community organisation email list. In addition, invitations were also posted to all households with an Australia Post delivery point within the Shire and non-resident ratepayers located in the Shire's coastal holiday home towns (Lancelin, Ledge Point, Seabird and Guilderton). Detailed outcomes from this process are included in attachment one.

### Yued Traditional Owners (November 2016)

The review of the Reconciliation Action Plan (RAP) coincided with the Strategic Community Plan Review. This enabled the Shire to engage with Yued Traditional Owners to update the Reconciliation Action Plan and more broadly in relation to the Strategic Community Plan. Detailed outcomes from this process are included in attachment two.

### Public Comment

A formal public comment period will be undertaken following the endorsement of the draft Strategic Community Plan 2017-2027. Any comment received will be documented in the report to Council recommending the endorsement of the final revised Strategic Community Plan 2017 – 2027. It is anticipated that Council will consider a draft plan in early to mid 2017.

## Summary of Consultation Outcomes by Focus Area

### Community Wellbeing

The Community Perceptions Survey identified a number of Community Wellbeing sources of pride including the Shire's: laidback lifestyle (27.9%); community spirit (17.9%); safe environment (5.4%); and small town community (5.3%). Areas identified for improvement included: building aged care and retirement facilities as well as improving aged care services (6.6%); and improving government services -schools/ public transport (5.3%). There was strong satisfaction for Libraries (83%); and respondents were mostly satisfied with Shire events (72%), bush fire prevention and control (73%) and enforcement of Local Laws (56%).

#### Sources of pride...

*'Lifestyle' 'Sunshine. Freedom.'*

*'Quiet and safe to live.'*

#### Improvements...

*'Provide aged housing'*

*'Broadened transport for the aged to metro area.'*

Through the workshops and submissions, Community Programs was identified as a key Service Area for the future. Specific issues to be addressed within this Service Area included: improving recreational activities, support for community organisations and youth activities; addressing social issues; provision of a Community Bus; and support for engagement with Yued Traditional Owners. Other Community Wellbeing areas identified for improvement, within the Top 10 Issues, included:

- Improving aged care facilities and services (Advocacy & Seniors Units)
- Improving health services (Advocacy & General Practitioner)
- Improving the management of off road vehicles (Rangers)

#### Community told us...

*'Need better housing options for an aging community - e.g. lifestyle village & shelter accommodation.'* (Lancelin)

*'Medical centre - Nurses for routine testing, stitching and consults.'* (Gingin)

*'The provision of safe and separated beach access for vehicles and pedestrians.'* (Seabird)

Yued Elders were interested in seeing greater celebration and recognition of Yued heritage and culture in Shire run facilities and programs. Finally, children and young people were particularly interested in activities and events that would bring families together, water play and addressing social issues.

#### Kids drew...

*'My picture is about a water park....In summer I would visit the water park every day because it can get extremely hot in summer'.*

#### Young People said...

*"Make sure no one is homeless and if they are give them a job"*



## Natural Environment

The Community Perceptions Survey identified the natural environment (28.8%) as the greatest source of community pride. Other related sources of pride included coast and rivers (24.2%) and clean and tidy (9%). There was strong satisfaction with Weekly Rubbish Collections (92%) and Local Rubbish Tips (83%). Respondents were mostly satisfied with Verge side green waste collection (66%) and there was so/so satisfaction with Conservation & Environmental Management (51%) and low satisfaction with the management of coastal erosion (42%). Whilst most respondents (59%) felt it was important to introduce a recycling service, a greater proportion (67%) would definitely or probably NOT be willing to pay for one.

### Sources of pride...

*'We like living here because of the natural environment and beautiful, natural beaches.'*

*'The natural environment and beautiful coastline.'*

*'Tidy and clean so someone is doing a good job'.*

Through the workshops and submissions Conservation and Environmental Management was identified as a key Service Area for the future. Specific issues to be addressed included: Coastal Planning & Adaptation (Top 10 issue); Natural Areas Management; environmental policy (eg: increase use of solar power, divestment from fossil fuels, ban fracking); and environmental education.

### Community told us...

*'More set backs on coastal buildings' (Gingin)*

*'The construction of a series of groynes.'*  
(Seabird)

*'Coastal Erosion Plan' (Ledge Point)*

Yued Elders were interested in seeing improved consultation and engagement with Yued in conservation programs and were concerned about mining and fracking. Finally, some of the most important places to children and young people were natural locations, especially those that involved water such as beaches and rivers.

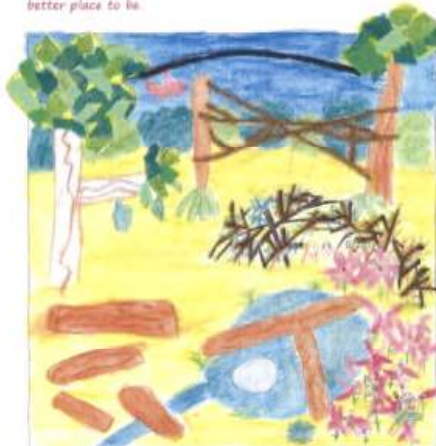
### Kids drew...

*'A nature play park. It has frames to make branch cubbies, a fairy garden a pond to walk and playing, a rope climbing place, a flying fox and lots of logs to climb on. There is also lots of trees to climb and grass to play on.'*

### Young people said...

*"Clean up all of the litter"*

*Draw what you think would make the Shire of Gingin an even better place to be.*





### Built Environment

The Community Perceptions Survey identified two Built Environment sources of pride including: proximity to Perth (14.4%) and high quality community facilities (6.6%). Areas identified for improvement included: upgrade roads/more roads (13.4%); more improved footpaths/cycleways (7.8%); clean up road verges (6.0%); and upgrade sport and recreation facilities (5.0%). There was strong satisfaction with parks and reserves (81%) and respondents were mostly satisfied with: sport and recreation facilities (77%); community buildings (70%); building and planning permits (56%); and local road management and traffic control (67%). There was so/so satisfaction with paths and trails (52%) and maintenance of un-sealed roads (49%); and low satisfaction with roadside verges and streetscapes (45%) and maintenance of sealed roads (44%).

Through the workshops and submissions Roads and Paths was identified as a key Service Area for the future. Specific issues to be addressed included: expanding the path and cycleway network (Top 10 issue); improving roads (Top 10 issue); improving verges; and underground power. Other Built Environment areas identified for improvement, within the Top 10 issues, included:

- Improving sport and recreational facilities (Sport & Recreation)
- Improving parks and reserves (Parks and Reserves)
- Improving communications infrastructure (see - Local Business)

Yued Elders were interested in seeing improved consultation in town planning processes to ensure the identification and preservation of culturally significant sites. Children and young people were interested in seeing: more shops and houses; better roads and public transport; opportunities for water play; better parks and reserves (shade, toilets, safety); and BMX, motocross and skate facilities.

#### Kids drew...

*'a train line to Perth .... Also a slower, more relaxing ferry ride ...'*

#### Young people said...

*"Make a motocross track or an open area for any motor bike to go on"*



#### Sources of pride...

*'more facilities than most for the population'*

*'Good sport and rec facilities.'*

*'Metro only 50min by car.'*

#### Improvements...

*'Complete the cycleway/walkway along the coast and promote it.'*

*'Upgrade to road surfaces and kerbs.'*

*'More financial help to upgrade our local sports club and facilities.'*

#### Community told us....

*'On road cycle paths around Guilderton.'* (Submission)

*'Complete link road between Lancelin and Ledge.'* (Lancelin)

*'Fenced off leash dog exercise areas.'* (Ledge Point)

*'Increase sporting facilities for the youth.'* (Lancelin)

### Local Business

The Community Perceptions Survey identified a number of local business areas for improvement including: further encourage tourism (9.1%); upgrade/build new caravan park (7.5%); and build/ upgrade the boat ramp (6.6%).

Through the workshops and submissions Economic Development and Tourism Infrastructure was identified as a key Service Area for the future. Specific issues to be addressed included: improving tourist infrastructure & facilities (Top 10 issue); improving communications infrastructure (Top 10 issue); provision of a boat launching facility; improving Caravan Parks; improve Local Businesses; promoting tourism; and the provision of support for local businesses.

Yued Elders supported and were interested in being involved in the development of tourism facilities and services, as well as opportunities for the development of Yued businesses. Children and young people were interested in better shops, free Wi-Fi and support for tourism.

#### Improvements...

*'Upkeep and maintenance on all tourist attractions'*  
*'Tourist Park in Lancelin.'*  
*'The new boat ramp [would be] a good start'*

#### Community said...

*'Need attractive spots for visitors & tourists.'* (Lancelin)  
*'Improve phone/internet services.'* (Seabird)

#### Kids drew...

*'a picture of Woolworths because I think we need more food shops'*

#### Young people said...

*'Make Wi-Fi connection available in the Shire of Gingin'*



### Leadership & Governance

The Community Perceptions Survey Results indicated that respondents were mostly satisfied with customer service (76%) and overall performance (57%). There was so/so satisfaction with community information (50%) and low satisfaction with community consultation & engagement (40%).

#### Compliments...

*'A progressive shire.'*

*'The Shire of Gingin does a good job grappling with the many and varied land and people interests.'*

*'Approachable staff and CEO'*

#### Improvements....

*'Communication via email, not local rag adverts.'*

*'Closer consultation.'*

*'Improve performance and inform residents on what goes on'.*

Through the workshops and submissions Advocacy was identified as a key Service Area for the future. Specific issues to be addressed included improving: aged care facilities & services (Top 10 issue), communications infrastructure (Top 10 issue), addressing social issues, education services, health services, and public transport. Children and young people wanted greater inclusion in the decision making process.

#### Community said....

*'Aged care accommodation and transport.' (Gingin)*

*'Provide aged care facilities in lower coastal area' (Guilderton)*

*'Improve reception for mobiles/data.' (Submission)*

*'Support upgrade to fast internet access.' (Ledge Point)*

#### Young people said...

*'Make a survey for the whole town what they would like to have'*

## Attachment One - Submission & Community Workshop Outcomes

### Introduction

Community members were invited to make a submission to the review process and/or attend one of five Community Workshops in late October & early November. This was promoted on the Shire's website, facebook page, Council to Community publication and via the Shire's community organisation email list. In addition, invitations were also posted to all households with an Australia Post delivery point within the Shire and non-resident ratepayers located in the Shire's coastal holiday home towns (Lancelin, Ledge Point, Seabird and Guilderton).

During advertising of the Community Workshops, it became clear that formal facilitated workshops were not generating sufficient community interest to proceed as planned. In response, the Shire changed the format of the workshops to informal 'Cuppa & Chat' sessions. This enabled community members to attend at a time that was convenient for them, allowing greater flexibility and encouraging greater participation in the process. Feedback from community, in relation to the change, was positive as the format provided a more relaxed environment to discuss what was important to diverse community members with differing interests.

In total, 87 community members attended five workshops and 16 submissions were received. Table 1, summarises the attendance at each of the five 'Cuppa & Chat' sessions.

Table 1 'Cuppa and Chat' Attendance

Date	Time	Location	Attendance
Saturday 29 October	10:00am – 12:00pm	Lancelin Sporting Complex	20
	2:00pm – 4:00pm	Ledge Point Country Club	21
Thursday 3 November	6:30 – 8:30pm	Gingin Recreation Centre	15
Saturday 12 November	10:00 – 12:00pm	Seabird Hall	28
	2:00- 4:00pm	Guilderton Hall	6
<b>Total Attendance</b>			<b>90</b>
<i>Note: One community member attended three workshops and another two workshops.</i>			

### Submissions Format

The invitation to workshops and submissions included a two-page summary of the current Strategic Community Plan and related Service Areas and Key Projects & Achievements. It asked community to 'Tell us what you think of our current Strategic Community Plan' and included three questions:

1. What do you think we should continue to work on or do more of?
2. What do you think we should do less of?
3. Is there anything else we could do to improve the Shire of Gingin?

Community members were then free to make a submission, in any format, over the phone, by email or in writing.



#### 'Cuppa and Chat' Format

At each of the 'Cuppa and Chat' sessions, participants were provided with a range of materials relevant to the current Strategic Community Plan's content. This included:

- overview of the review process,
- summary of the current Strategic Community Plan and related Service Areas and Key Projects & Achievements,
- Community Perception Survey results, and
- example entries from the Youth Art Competition.

These materials were available by Strategic Community Plan Focus Area and located adjacent to butchers paper with the following questions printed at the top.

Focus Area	Question
<b>Vision &amp; Context</b>	What would make the Shire of Gingin even better in 10 years?
<b>Community Wellbeing</b>	What Community Wellbeing services & activities need to be a focus in the future?
<b>Natural Environment</b>	What Natural Environment services & activities need to be a focus in the future?
<b>Built Environment</b>	What Built Environment services & activities need to be a focus in the future?
<b>Local Business</b>	What Local Business services & activities need to be a focus in the future?
<b>Leadership &amp; Governance</b>	What Leadership and Governance services & activities need to be a focus in the future?

Participants were asked to review the materials and to write a response to the questions. Colored sticker dots were available for participants to indicate support for statements written by others. The statements from each workshop were taken to any subsequent workshops thereafter to enable a collective conversation to emerge. The use of dots provided an indication of recurrent themes and areas and issues of shared interest.

#### Outcomes

In total 306 statements were recorded across the 'Cuppa and Chat' sessions and received via submissions. These were then individually coded against: Service Areas and similar statements and issues.

The number of statements & dots that related to a particular Service Area (eg. Conservation and Environmental Management) or issue (eg. Coastal Planning and Adaptation) were used to determine the Top 5 Service Areas of focus for the future and the Top 10 community issues identified through the workshop and submission process. It is important to note that it is not possible to interpret the number of dots allocated within the workshops as absolute community priorities. Therefore a combination of dots and number of statements were used to determine key recurrent themes as they related to Service Areas and specific issues. These are outlined in Table 2 and Table 3 in alphabetical order. The Community Perceptions Survey provides a more robust indication of priorities across all of the Shire's diverse community.

**Table 2 Top 5 Service Areas**

*(Alphabetical Order)*

Service Areas	Key Issues
<b>Advocacy</b>	<ul style="list-style-type: none"> <li>• Improve Aged Care Facilities &amp; Services, Communications Infrastructure, Education Services, Health Services, Public Transport</li> </ul>
<b>Community Programs</b>	<ul style="list-style-type: none"> <li>• Improve Community Programs, recreational activities, support for community organisations and youth activities</li> <li>• Address social issues</li> <li>• Community Bus</li> <li>• Engagement with Yued people (RAP – Reconciliation Action Plan)</li> </ul>
<b>Conservation &amp; Environmental Management</b>	<ul style="list-style-type: none"> <li>• Coastal Planning &amp; Adaptation</li> <li>• Education (Environmental)</li> <li>• Environmental Policy (eg: Use of solar power, divestment from fossil fuels, protection of high conservation areas, ban fracking)</li> <li>• Natural Areas Management</li> </ul>
<b>Economic Development &amp; Tourism Infrastructure</b>	<ul style="list-style-type: none"> <li>• Boat Launching Facility</li> <li>• Improve Caravan Park</li> <li>• Improve Communications Infrastructure</li> <li>• Improve Local Businesses</li> <li>• Improve Tourist Infrastructure &amp; Facilities</li> <li>• Promote Tourism</li> <li>• Support for Local Business</li> </ul>
<b>Roads and Paths</b>	<ul style="list-style-type: none"> <li>• Expand path and cycleway network</li> <li>• Improve Roads</li> <li>• Improve Verges</li> <li>• Underground Power</li> </ul>

Table 3 Top 10 Issues

(Alphabetical Order)

Top 10 Issues (SCP Focus Area/ Service Area)	Example Statements
<b>Coastal Planning &amp; Adaptation (Management of)</b> (Natural Environment/ Conservation & Environmental Management)	<ul style="list-style-type: none"> <li>• 'More set backs on coastal building' (Gingin)</li> <li>• 'The construction of a series of groynes along the beach to enhance protection offered by seawall and to assist return of the beach.' (Seabird)</li> <li>• 'Coastal Erosion Plan' (Ledge Point)</li> </ul>
<b>Expand Path &amp; Cycleway Network</b> (Built Environment/ Roads & Paths)	<ul style="list-style-type: none"> <li>• 'On road cycle paths around Guilderton.' (Submission)</li> <li>• 'Walkway / Cycleway Ledge Point to Lancelin.' (Ledge Point)</li> <li>• 'Consider a path behind fire shed that weaves around to enable people to see the extraordinary range of unique native flora.' (Seabird)</li> </ul>
<b>Improve Aged Care Facilities &amp; Services</b> (Leadership & Governance/ Advocacy)	<ul style="list-style-type: none"> <li>• 'Aged care accommodation and transport.' (Gingin)</li> <li>• 'Provide aged care facilities in lower coastal area' (Guilderton)</li> <li>• 'Need better housing options for an aging community - e.g. lifestyle village &amp; shelter accommodation.' (Lancelin)</li> </ul>
<b>Improve Communications Infrastructure</b> (Leadership & Governance/ Advocacy)	<ul style="list-style-type: none"> <li>• 'Improve reception for mobiles/data.' (Submission)</li> <li>• 'Support upgrade to fast internet access.' (Ledge Point)</li> <li>• 'Improve phone/internet services.' (Seabird)</li> </ul>
<b>Improve Health Services</b> (Leadership & Governance / Advocacy)	<ul style="list-style-type: none"> <li>• 'Medical centre - Nurses for routine testing, stitching and consults.' (Gingin)</li> <li>• 'Medical centre in lower coastal area.' (Guilderton)</li> <li>• 'Maintain medical services in Lancelin.' (Lancelin)</li> </ul>
<b>Improve Parks &amp; Reserves</b> (Built Environment/ Parks & Reserves)	<ul style="list-style-type: none"> <li>• 'Trees at Harold Park are fast approaching end of life, plan and execute a replacement before no shade is available.' (Lancelin)</li> <li>• 'Fenced off leash dog exercise areas.' (Ledge Point)</li> <li>• 'Keep our parks as parks- do not encroach with more signs re no dogs at rec centre buildings.' (Gingin)</li> </ul>
<b>Improve Roads</b> (Built Environment/ Roads & Paths)	<ul style="list-style-type: none"> <li>• 'Make speed limits obvious and consistent in built up areas including estates on edge of town.' (Gingin)</li> <li>• 'Complete link road between Lancelin and Ledge.' (Lancelin)</li> <li>• 'Ledge Point to Lancelin rd.' (Ledge Point)</li> </ul>
<b>Improve Sport &amp; Recreation Facilities</b> (Built Environment/ Sport & Recreational Facilities)	<ul style="list-style-type: none"> <li>• 'Upgrade skate park in Guilderton &amp; mini golf facility' (Guilderton)</li> <li>• 'Increase sporting facilities for the youth. Continue the development of the 1/2 court basketball area in Wangaree Park' (Lancelin)</li> <li>• 'Upgrade ablution block at oval and tennis courts' (Ledge Point)</li> </ul>
<b>Improve Tourist Infrastructure &amp; Facilities</b> (Local Business / Economic Development & Tourism Infrastructure)	<ul style="list-style-type: none"> <li>• 'More infrastructure into tourism within Gingin town area- not just coastal.' (Gingin)</li> <li>• 'Need attractive spots for visitors &amp; tourists.' (Lancelin)</li> <li>• 'Seabird needs similar services &amp; activities like Moore River.' (Seabird)</li> </ul>

Top 10 Issues (SCP Focus Area/ Service Area)	Example Statements
<b>Off Road Vehicles (Management of)</b> <i>(Community Wellbeing/ Rangers)</i>	<ul style="list-style-type: none"> <li>• 'The provision of safe and separated beach access for vehicles and pedestrians.' (Seabird)</li> <li>• 'Improved signage and management of vehicles on the beach.' (Lancelin)</li> <li>• 'One Way circle route 4Wheel beach access during summer.' (Ledge Point)</li> </ul>



## Attachment Two - Yued Traditional Owner Consultation Outcomes

### Introduction

The review of the Reconciliation Action Plan (RAP) coincided with the Strategic Community Plan Review. This enabled the Shire to engage with Yued Traditional Owners to update the Reconciliation Action Plan and more broadly in relation to the Strategic Community Plan.

### Outcomes

Key Service Areas and associated issues of interest, identified through the RAP review process, relevant to the Strategic Community Plan are outlined in Table 4.

Table 4: Yued Key Services Areas & Key Issues

Service Area	Key Issues
<b>Advocacy</b>	<ul style="list-style-type: none"><li>• Advocacy support on key issues – ensuring access to Mogumber Mission; and encouraging large employers to develop aboriginal employment policies.</li></ul>
<b>Building &amp; Planning Permits</b>	<ul style="list-style-type: none"><li>• Improve consultation with Yued Elders to ensure identification and preservation of culturally significant sites.</li></ul>
<b>Community Programs</b>	<ul style="list-style-type: none"><li>• Greater celebration and recognition of Yued in Shire facilities and programs – commemorative plaques and Yued led cultural programs.</li></ul>
<b>Conservation and Environmental Management</b>	<ul style="list-style-type: none"><li>• Improve consultation and engagement with Yued Elders on conservation activities.</li><li>• Environmental Policy – concern about fracking and mining activities.</li></ul>
<b>Economic Development &amp; Tourism</b>	<ul style="list-style-type: none"><li>• Engage Yued in the development of Tourism facilities and services. Opportunities for the development of Yued businesses.</li></ul>

The Reconciliation Action Plan will remain an important component of the Strategic Community Plan. Further information about the Shire's ongoing engagement with Yued Traditional Owners can be found within it.

# APPENDIX 3



## Strategic Community Plan 2015-2025 – Review

### Context and Research

October 2016



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## Introduction

This paper provides a high level summary of key considerations and trends relevant to the major review of the Shire of Gingin's Strategic Community Plan 2015-2025. It introduces the Shire and its people, before providing an overview of key considerations relevant to the Shire's current Strategic Community Plan Focus Areas of:

- Community Wellbeing
- Natural Environment
- Built Environment
- Local Business
- Leadership & Governance

## Who we are – The Shire of Gingin and its People

The Shire of Gingin, is located 84 kilometres to the north of Perth's CBD. Covering 3,215 km<sup>2</sup>, the Shire stretches from the coastal towns of Guilderton, Seabird, Lancelin and Ledge Point inland to Gingin townsite. The Shire is home to a productive agricultural and horticultural industry as well as a wealth of natural assets including the Moore River National Park, Nature Reserves, Coastal Environs, Remnant Vegetation and wetlands. The Shire is a beautiful place to live and visit on Perth's doorstep.

The Shire is one of sixty 'Connected Lifestyle Regions' across Australia (RIA 2014). These regions are defined by their proximity to major metropolitan centres. The Regional Institute of Australia (RIA 2016) produces a Regional Competitiveness Index ranking of all Australia's 563 local government areas across 11 different indicators that shape their futures. These indicators highlight for the Shire, important areas of strength and opportunity for improvement. The Shire's top three strengths are Natural Resources, Research & Development and Economic Fundamentals<sup>1</sup>. The top three opportunities for improvement include Institutional Foundations, Infrastructure & Essential Services and Business Sophistication<sup>2</sup>.

The Shire of Gingin's current estimated population is 5,368.<sup>3</sup> The Western Australian Planning Commission (2015) estimates modest population growth with an average annual growth in the vicinity of 1.54% to reach a population of 6,060 by 2026<sup>4</sup>. This is a slower rate of average annual population growth than neighboring areas of the City of Wanneroo (4.54%), the Shire of Chittering (3.23%) and for the State as a whole (2.18%). However, the Shire of Gingin's growth is similar to the Shire of Dandaragan (1.4%) and stronger than Coorow (-0.19%) and Moora (-1.34%) who are expected to experience a decline.

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<sup>1</sup> Top three strengths. 1) *Natural Resources* (ranked 25) - This includes high levels of access to natural resources for recreation and industry. 2) *Research & Development* (ranked 76) - This includes high levels of Science & engineering qualifications as well as research and development managers. 3) *Economic Fundamentals* (ranked 84) - This includes a mix of indicators on wages, business turnover and development.

<sup>2</sup> Top three opportunities for improvement. 1) *Institutional Foundations* (ranked 521) - This includes lower levels of community skills, strength of public sector and access to major organisations and local economic development support. 2) *Infrastructure & Essential Services* (ranked 456) - This includes lower levels of access education, medical facilities and rail. *Business Sophistication* (ranked 415) - This includes lower levels of economic diversification & business income and access to local finance. (RIA 2016)

<sup>3</sup> 2016 population estimate, prepared by .id., October 2016.

<sup>4</sup> WAPC (2015) Estimated Band C population and average annual growth



The Shire's Community Profile presents national Census data at a local level. Key facts, highlighted in the Community Profile are provided in the following table.

Shire of Gingin Community Profile - 2011 ABS Census	
<b>How old we are?</b>	
<p>The median age of Shire residents is 44. The most common Service Age Groups are: <i>Parents &amp; Homebuilders</i> (aged 35-49) (20.9% v 21.8% WA); <i>Empty Nesters &amp; Retirees</i> (aged 60-69) (17.1% v 9.2% WA); and <i>Older Workers &amp; Retirees</i> (aged 50-59) (14.9% v 12.7%).</p> <p>The Shire has lower than average Service Age Groups of <i>Young Workforce</i> (aged 25-34) (8.2% v 14.5% WA) and <i>Tertiary Education &amp; Independence</i> (aged 18-24) (4.8% v 9.7% WA).</p>	
<b>Who are we?</b>	
<p>Shire of Gingin residents are mostly Australian born 69%, and are of English 43% or Australian 38.9% decent.</p> <p>The Shire has a higher than average rate of English only speaking (86.7% v 79.3% WA) and has less than average rate of Overseas arrivals between 2006 and 9 August 2011 (19.8% v 26.6% WA). The largest non-English speaking country of birth is the Philippines (2.1% v 0.8% WA)</p>	
<b>What do we do?</b>	
<p>The Shire has a relatively low labour force participation (54.3% v 64.0% WA) but strong employment (95.6%).</p> <p>Agriculture, Forestry and Fishing (25.2% v 2.4% WA), Construction (11.5% v 10.2% WA) and Manufacturing (9.1% v 8.2% WA) are the main industries of employment.</p> <p>The Shire has a higher proportion:</p> <ul style="list-style-type: none"> <li>• Employed as Managers (22.8% v 12.2% WA) and Labourers (18.8% v 9.7% WA)</li> <li>• Individuals working from home (10.7% v 4.0% WA).</li> <li>• Individuals earning a low income (less than \$400 per week) (41.2% v 17.1% WA).</li> <li>• Engaged in volunteering (21.4% v 16.9% WA) and unpaid domestic work (30.2% v 22.0% WA).</li> </ul> <p>The Shire has lower levels of:</p> <ul style="list-style-type: none"> <li>• Employment in Health Care and Social Assistance (3.6% v 10.4% WA), Professional, Scientific and Technical Services (1.9% v 7.2% WA) and Retail Trade (6.4% v 10.1% WA).</li> <li>• Engaged in unpaid childcare for own child or children (17.8% v 20.1% WA)</li> </ul>	
<b>How do we live?</b>	
<p>The most common household size is two people. Households are mostly couples without children 37.0%, couples with children 24.5% and lone persons 20.7%.</p> <p>The Shire has a higher than average proportion of:</p> <ul style="list-style-type: none"> <li>• Households that are couples without children (37.0% v 25.9% WA).</li> <li>• Homeowners (40.2% v 28.7% WA).</li> <li>• Households paying low mortgage repayments (less than \$1000 per month) (24.9% v 17.1% WA).</li> <li>• Households paying low rents (less than \$150) (35.7% v 20.9% WA).</li> <li>• Dwellings that are separate houses (91.2% v 78.1% WA).</li> <li>• Unoccupied dwellings (48.2% v 11.3% WA).</li> </ul> <p>The Shire has a less than average proportion of households with Broadband connectivity (60.9% v 67.8% WA)</p>	
<p>ABS 2011 Census Data – compiled and produced by .id</p> <p>Full demographic information on the Shire can be accessed here: <a href="http://profile.id.com.au/gingin">http://profile.id.com.au/gingin</a></p>	

#### Place Areas and their Communities

The Shire is comprised of three Place Areas: Lower Coastal, Upper Coastal and Gingin & Rural illustrated in the map below<sup>5</sup>.



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<sup>5</sup> Mapping of profile areas to correspond with the Shire's Place Areas compiled and presented in profile.id by .id

These Place Areas are defined by distinct people, economy and natural environment. Key characteristics of these places are highlighted in the following table.

Place	Lower Coastal	Upper Coastal	Gingin & Rural
<b>Areas</b>	Guilderton Redfield Park Seabird Sovereign Hill Woodridge	Lancelin Ledge Point Ocean Farm Seaview Park	Gingin Townsite and surrounding rural area
<b>Population</b> (2016 forecast.id)	1,721	1,420	2,226
<b>Dominant household types</b> (2011 ABS/profile.id)	Couples without Children (43.6%)	Couples without Children (39.1%)	Couples <i>with</i> children (30.8%)
	Couples <i>with</i> children (22.9%)	Lone person (23.0%)	Couples without children (30.3%)
<b>Dominant service age groups</b> (2011 ABS/profile.id)	Empty nesters & retirees (aged 60 to 69) (20.4%)	Empty nesters & retirees (aged 60 to 69) (20.0%)	Parents & homebuilders (aged 35 to 49) (23.8%)
	Parents & homebuilders (aged 35 to 49) (18.3%)	Parents & homebuilders (aged 35 to 49) (19.6%)	Older workers & pre- retirees (aged 60 to 69) (13.4%)
<b>Communities of interest include...</b>	Coastal Lifestyle Active Retirees Rural Estates Holiday Homes Tourists Defence	Coastal Lifestyle Active Retirees Rural Estates Holiday Homes Tourists	Families Farming Tourists
<b>Regional Centres</b>	-	Lancelin	Gingin
<b>Natural Environment</b>	Coast Moore River Wilbinga Nature Reserve	Coast Lancelin Island Lagoon – Fish habitat protection area Nilgen Nature Reserve	Moore River National Park & Reserve Boonanarring, Yeal, Nine Mile Swamp, Breera Nature Reserves
<b>Key Industry</b>	Tourism	Tourism	Agriculture
<b>Unoccupied private dwellings</b> (2011 ABS/profile.id)	49.8%	66.1%	18.7%
<b>Tourist &amp; Holiday Home Areas</b>	Guilderton Seabird	Lancelin Ledge Point	-



## Community Wellbeing – Key Considerations

### Children & Young People

The Australian Early Development Census (2015) looks at the developmental health and wellbeing of children starting school. Importantly, these early years have a significant impact on the wellbeing of children and communities. Unfortunately, there has been a significant increase between 2012 and 2015 in the proportion of children starting school considered developmentally vulnerable<sup>6</sup>.

Education services, important to children and young people, are known to be lacking within the Shire. This is evident in the RIA Indicator on Infrastructure and Essential Services which ranks the Shire 456<sup>th</sup> out of 563. This indicator contains eleven different measures, including four relating to access education and in particular primary, secondary, tertiary and technical education all of which are ranked poorly (RIA 2016).

### Aging Population

In line with statewide trends for regional areas, the Shire is expected to experience an aging of its population with an increase in proportion of the population who are *Seniors* (aged 70 to 84) or *Elderly* (aged 85 and over).<sup>7</sup>

The Regional Development Council (2016:4) has identified 'Four Planks' to successful Aging in the Bush. The foundation plank is Age-friendly communities, which involves providing infrastructure that supports older residents to remain active and is a key focus for local government service delivery. The Shire has adopted an Age Friendly Community Plan (2016) and delivered a number of Age Friendly Footpaths.

The second, third and fourth Planks are Age Appropriate Housing, Community Aged Care and Residential Aged Care. Although the Shire does provide a limited number of Seniors Units, the remaining Planks are areas of identified current and future need. The Shire has an important role to play in advocating for these services and facilitating access to land for their provision.

### Community Programs, Services and Activities

Local community services are managed through a complex funding and regulatory environment. They are delivered across a diversity of community service providers, including State and Federal Governments, as well as the not-for-profit and private sectors. In common with other regional areas, the diversity of services on offer within the Shire is less than that found in the metropolitan area. It is no surprise then, that volunteer community based groups and organisations are at the forefront of bringing the Shire of Gingin's community together.

The Shire is home to a diversity of community organisations and groups who provide a range of recreational and social activities. Many of these groups work in partnership with the Shire to operate Sport & Recreation Facilities. Supporting the work of community organisations the Shire delivers Community Programs, which includes supporting and running community events and a Community

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<sup>6</sup> Percent developmentally vulnerable 2015: Physical health and wellbeing (11.3%), Social Competence (11.3%), Emotional maturity (14.5%), Language and cognitive skills (school-based) (11.3%), Communication skills and general knowledge (9.7%). It also includes an increase in children who were found to be developmentally vulnerable across one or more (25.8%) and two or more domains (16.1%). (AEDC 2015)

<sup>7</sup> Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, October 2016. **Seniors** (70 to 84) 11% 2016, 12.1% 2026, 12.2% 2036. **Elderly** (85 and over) 1.4% 2016, 2.3% 2026, 2.7% 2036.

Grants Program. It also operates the Gingin and Lancelin Libraries. In the future, it is anticipated that local government will be expected to play an even greater role in coordinating community service provision at the local level. This will be a significant challenge given the resource constraints of the Shire of Gingin.

#### Health Services & Community Safety

Medical services are an area of identified opportunity for improvement illustrated in the RIA Indicator on Infrastructure and Essential Services which ranks the Shire 456<sup>th</sup> out of 563. This indicator is made up of eleven different measures, including three that relate to access to medical services including General Practitioner, Allied Health and Medical Services such as hospitals, all of which are ranked poorly (RIA 2016). This will become increasingly important in the context of an aging population. The Shire currently provides support to the Lancelin and Gingin General Practitioners. It will also be important for the Shire, to advocate and lobby for improved health services to meet growth in demand.

Local government also plays an important role managing Environmental Health and community safety through Ranger Services. Mitigating the impact of issues such as Stable Fly and Off Road vehicles are key issues for these services. In addition, the introduction of the Public Health Bill and the new requirement for Local Health Planning means that local government will need to become more actively involved partnering with service providers to influence the 'Social Determinants of Health'. The key focus for local government service delivery in this respect is on 'social infrastructure'.<sup>8</sup>

Bushfire Prevention & Control services provided by the Shire are also important to community safety and the protection of life and property. This is particularly important within the context of a drying climate, the expansion of rural residential developments and significant areas within the Shire that are considered to be Bushfire Prone (DFES 2015). In addition, the State Government (WAPC 2015b) has recently introduced a number of Bushfire Planning Reforms to be implemented by the Shire through its Building & Planning Permits as well as Strategic Town Planning.

#### Key Considerations for the New Strategic Community Plan

- Support and advocacy for children and young people.
- Support and advocacy for 'Ageing in Place'.
- Coordination and advocacy for community service provision.
- Support for community organisations and events.
- Support and advocacy for improved health and wellbeing.
- Community Safety.

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<sup>8</sup> The key focus for local government service delivery in this respect is on 'social infrastructure' and its contribution to 'individual lifestyle factors,' 'social and community networks, and general socio-economic, cultural and environmental conditions' (Browne, G. Davern, M. Giles-Corti, B 2016: 126, 128). The outcome of which will be the preparation of a Local Health Plan by 2018.

## Natural Environment – Key Considerations

### Natural Resources & Environmental Assets

The Shire's highest ranked Regional Competitiveness Indicator is Natural Resources. This indicator is made up of six measures, five of which rank highly (RIA 2016). The measures include employment in agriculture, commercial fishing and aquaculture, and access to the coast and national parks. The Shire is home to a wealth of natural assets making it a productive agricultural and horticultural region as well as a beautiful place to live and visit. The area of land committed to conservation purposes is anticipated to increase through 'environmental offsets' identified for the Shire as part of the Perth & Peel Green Growth Plan for 3.5 Million (draft) (Department of Premier and Cabinet 2015).

Issues affecting Natural Resource & Environmental Assets include: climate change, dieback, off road vehicles, invasive animal and plant species and the presence of threatened ecological communities at risk of extinction. Within the south west of the Shire, there is also one of the highest concentrations of Gingin Wax (*Chamelaucium* sp. Gingin), which is federally listed as an endangered under *Environment Protection and Biodiversity Conservation Act 1999*. The Shire's Ranger Services work towards the management of off-road vehicles and the Shire's Building & Planning Permits and Strategic Town Planning take into consideration environmental constraints within planning and development. The Northern Agricultural Catchments Council (NACC) provides regional support and guidance for Natural Resource Management activities within the Shire.

### Coastal Adaptation & Planning

Coastal Adaptation & Planning will remain an ongoing challenge for the Shire. The Shire of Gingin's low lying sandy coastline has been changing for thousands of years. These dynamic landforms continue to change today in response to winds, waves, currents, tides and sea level changes. This is most evident at Turner Street in Seabird and Grace Darling Park in Lancelin.<sup>9</sup>

Coastal erosion has attracted significant media attention. In response to effective lobbying, the State Government provided \$2 Million in funding to enable the Shire to construct a temporary seawall in Seabird to prevent further erosion and protect property. The seawall is expected to have a life span of five to ten years and is a temporary solution to coastal erosion in that area. Grace Darling Park is also subject to ongoing coastal erosion pressures with the Shire undertaking a sand nourishment program to reduce erosion. Grace Darling Park continues to be subject to loss of land and community infrastructure. There are different and competing community views and expectations on how best to address this challenge.

Understanding how the Shire's coastline will continue to change in response to these natural processes is the purpose of the Shire's Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) process<sup>10</sup>. The CHRMAP process, part funded by the Western Australian Planning Commission and

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<sup>9</sup> A detailed explanation of the coastal processes that affect the Shire's coastline is available in WAPC (2012) *The Coast of the Shires of Gingin and Dandaragan (WA): Geology, Geomorphology and Vulnerability*.

<sup>10</sup> This process commenced in 2012 and has been guided by recommendations made within State Planning Policy 2.6: State Coastal Planning Policy. Since 2012, the Shire has worked closely with the Shire of Dandaragan, the Northern Agricultural Catchments Council (NACC), state government agencies, coastal specialists and the local community to learn about the possible impact of these coastal changes and develop strategies for adapting to them.

Northern Agricultural Catchments Council, is intended to provide a consistent approach to coastal planning across the Shire, with a focus on areas at greatest risk to coastal hazards. This process will include community engagement activities to: identify coastal areas that have high social, environmental and economic value; identify the community's long term aspirations for the coast; discuss short and long term coastal erosion issues; and discuss a range of potential options for managing coastal erosion.

#### Water & Energy

Access to water resources within the Shire may become increasing complex within the context of: a drying climate; the need to protect dependent ecosystems; and growth in intensive horticulture. The Department of Water's (2015: vii, 23) Gingin Water Allocation Strategy (extending beyond the Shire) highlights: declining groundwater levels in many aquifers; declining base flows into the Gingin Brook and Moore Rivers; as well as the need to protect water quality by preventing seawater intrusions as key considerations in determining water allocations.

Vegetables WA and the Potato Growers Association Inc. (2014) are concerned that sufficient water will not be made available for growth in this industry, which is continuing to concentrate within the Shire. In addition, the Department of Agriculture and Food have identified hotter temperatures and less rainfall, from climate change, as key issues that may affect this industry's profitability and financial risk (DAF 2016a). Implications for Agriculture and Horticulture within the Shire include the need for heat tolerant lettuce cultivars for this industry to continue after 2030, and higher energy costs for post-harvest chilling (DAF 2016b).

#### Waste

Waste Services are one of the Shire's core areas of service delivery. It includes curbside rubbish and verge side green waste collection in town sites and tip-passes for all properties. The Shire is currently close to meeting the 2015 WA Waste Strategy (2012) target for major regional centers of 30% of all waste recovered - with the Shire recovering 24% of all waste in 2014/2015. Reaching the State Government target of 50% by 2020 will be challenging within the current service delivery model.

#### Key Considerations for the New Strategic Community Plan

- Protecting, conserving and enhancing Natural Resources and Environmental Assets as a key strength of the Shire.
- Delivering Coastal Planning and Adaptation within resource constraints and competing community expectations.
- Protecting water quality within the Shire's delivery of services.
- Support and advocacy for the long-term use and viability of the Shire's water resources.
- Improving waste recovery.



## Built Environment – Key Considerations

### Horticulture, Intensive Agriculture & Industrial Land

Gingin continues to experience growth in the horticulture (fresh vegetables) and intensive agriculture such as egg production, poultry farm and piggeries. Urbanisation pressures within the Perth Metropolitan Area have meant that these industries are becoming increasingly concentrated within the Shire. It will be important for the Shire to effectively manage this growth and its impact on Shire infrastructure such as local roads as well as pests such as Stable Fly.

### Residential Development

The Shire's population growth is primarily concentrated in rural residential developments. These developments offer affordable housing on large lots. Estates such as Woodridge, Redfield Park, Lancelin South and Ocean Farm are expected to develop at 1-2 dwellings per annum. Whereas Sovereign Hill, Seaview Park and Marchmont Estate are expected to develop at slightly higher rates of 3, 4 and 4-5 dwellings per annum respectively. Country Heights Estate and Moore River South are new areas of rural residential development that are unlikely to come on stream until at least 2020.

Within townsites development is concentrated in Lancelin South, which is currently developing at around 2 dwellings per annum. Within Gingin, there is one Lifestyle Village that is expected to come on stream around 2018 with a capacity of 200.<sup>11</sup>

### Telecommunications

Telecommunications infrastructure is critical to economic development. Consultation undertaken for the Department of Planning's (2016:6) Gingin Industrial and Employment Lands Study highlighted issues with mobile phone coverage along the Brand Highway and Indian Ocean Drive. The Regional Competitiveness Indicator of Technological Readiness for the Shire has an average ranking (RIA 2016). This indicator is made up of six measures only one of which ranks well, internet connections. In contrast, employment in technology-related industries, employment in information and communications technology and electronics and broadband coverage all rank poorly. The national broadband network is currently being rolled out across Australia. A fixed wireless service is currently available for Gingin townsites (and surrounds) as well as Nilgen and building of fixed wireless service for Lancelin, Karakin and Ledge Point has commenced.<sup>12</sup>

### Transport

Transport within the Shire is concentrated on its road network. The Shire currently lacks a public transport service, which is an issue for workers commuting into and out of the Shire. The Shire currently provides a Community Bus which is available for hire to community groups and organisations. The Shire is also aware of at least one horticultural producer that buses in workers from the metropolitan area.

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<sup>11</sup> 2016 estimated development forecasts prepared in conjunction with the Shire by forecast.id®.  
<http://forecast.id.com.au/gingin>

<sup>12</sup> For more information see: <http://www.nbnco.com.au/learn-about-the-nbn/rollout-map.html> and to check an address for availability see: <http://www.nbnco.com.au/connect-home-or-business/check-your-address.html>

### Asset Sustainability – Roads, Community and Civic Buildings, Sport and Recreation Facilities

Maintaining and renewing the Shire's assets, such as roads and other community facilities, has a significant impact on the long-term financial sustainability of Councils. In 2014/15, the Shire met the Asset Consumption Ratio, nearly met the Asset Sustainability Ratio but did not meet the Asset Renewal Ratio<sup>13</sup>. Although these Ratios are not an exact science, what they do indicate is that the Shire may struggle to maintain and renew all of its existing assets. Increasingly, regional councils are recognising that assets funded through grants are not always affordable over the long-term. That is, the maintenance and renewal cost of these 'gifted' assets are sometimes beyond a local government's means.

The Shire recently endorsed, in principal, a Community Infrastructure Plan (2016). This Plan is the first step towards defining what community facilities might ideally be provided and what can be afforded within the Shire's financial constraints. In addition, the Shire continues to work on its Asset Management Plans and to refine services levels. Asset service levels, for example, define how frequently roads are re-sealed or unsealed roads graded and resheeted. For roads in particular, small variations in service level can have significant financial impacts.

### Key Considerations for the New Strategic Community Plan

- Effectively managing the growth in intensive agriculture and horticulture within the Shire.
- Effectively managing new residential developments.
- Support and advocacy for improved telecommunications.
- Support and advocacy for improved transport infrastructure.
- Delivering and maintaining Roads, Community and Civic Buildings and Sport and Recreation facilities that meet the needs of the Shire of Gingin's community, in a financially responsible manner.

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<sup>13</sup> **2014/2015 Gingin Asset Ratios: Asset Consumption** (GG 0.98 Standard  $\geq 0.50$ ) – 'A measure of the condition of a local government's physical assets, by comparing their age with their replacement cost. The ratio highlights the aged condition of a local government's stock of physical assets'. **Asset Renewal Score** (GG 0.45 Standard  $\geq 0.75$ ) – 'A measure of a local government's ability to fund asset renewal and replacements in the future'. **Asset Sustainability Score** (GG 0.89 Standard  $\geq 0.90$ ) – 'A measure of the extent to which assets managed by a local government are being replaced as they reach the end of their useful lives'.  
<https://mycouncil.wa.gov.au/Council/ViewCouncil/53> [accessed 26 September 2016]

## Local Business

### Key Economic Indicators

- Gross Regional Product \$366Million (0.13% of State, 2014/2015)
- Local Jobs 2,035 (0.14% of State, 2014/2015)
- Worker productivity \$180,012 (GRP/Worker, 2014/15)
- Unemployment 2.63% (December Quarter 2015)
- Businesses 584 (0.26% of State, 2015)
- Population 5,450 (ERP) (0.21% of State, 2014/15)
- Building approvals \$19,851,000 (0.15% of State, January 2016)

(multiple data sources compiled and presented by .id / economy.id 2016)

### Key Industries

The Shire's employment is concentrated in agriculture, forestry & fishing (29%), construction (16%), and manufacturing (11%) (2011 ABS/profile.id). More specifically, the Shire of Gingin has higher than average employment within the following industries, indicating a concentration of activity in these areas.

Industry	ECF <sup>14</sup> 2011
Mushroom and Vegetable Growing	75.74
Other Livestock Farming	52.25
Oil and Fat Manufacturing	52.25
Fishing	37.50
Fruit and Tree Nut Growing	35.51
Poultry Farming	35.26
Nursery and Floriculture Production	19.76
Agriculture, nfd*	18.52
Fruit and Vegetable Processing	17.78
Fishing, Hunting and Trapping, not further defined	16.86

(DoT 2016: 4)

The Department of Planning's (2016:9-11) Gingin Industrial and Employment Lands Study highlighted a number of factors influencing economic development and demand for land and employment creation within the Shire. This includes:

- Population growth and the need for improved employment self-sufficiency;
- Improving conditions for exporters which could support processing of agricultural products for export;
- Increasing consumer expectations for personalised services and ethical products; and
- The 'Asian Century' leading to Asia being an increasingly important consumer of the Shire of Gingin's products and tourism experiences.

<sup>14</sup> 'An employment concentration factor (ECF) represents the concentration of a particular industry within a region compared with that industry's strength within the state (or nation). An ECF of 1.0 means that an industry has the same concentration in the region as it does the state. An ECF of greater than 1.0 identifies industries that employ more workers in the region than the State (or national) average for that same industry.' (DoT 2016:6)

Comparative advantages of the Shire, highlighted in this Study (DoT 2016:12) include:

- The existing scale of agricultural businesses within the area,
- Proximity to transport infrastructure such as road freight links,
- Good land quality,
- A climate suitable to agriculture, and
- High quality natural capital.

The Shire of Gingin is currently working with the Wheatbelt Development Commission towards the development of an Agri-industry processing hub and an Ag-lime Strategy.

#### Tourism

Tourism is also a key industry for the Shire and increasingly important for the State with the downturn in the resources sector. Tourism activity is concentrated on the coast, with the Accommodation and Food Services industry employing 5.9% of the Shire of Gingin's workers (ABS 2011/ profile.id). Tourism Research Australia (2014), estimated that 377,000 tourists visited the Shire in 2014, spending \$44 Million and were serviced by 61 Tourism Businesses. The majority of tourists were domestic day-trippers with 261,000 visits. There were also 110,000 domestic and 6,000 International over night trips, averaging 2 and 11 nights respectively. Adequate accommodation within the Shire is a recognised constraint for the tourism industry (DoT 2016). In particular, Tourism WA identified Gingin/Lancelin as a priority area for the development of additional and improved Caravan Parks (TWA 2012). The Shire of Gingin and the Department of Planning are currently working towards the identification of an appropriate site for a new Caravan Park within the Lancelin area. The Shire, in conjunction with Tourism WA, is also in the process of seeking Expressions of Interest for the redevelopment and operation of the Lancelin South Caravan Park as well as continuing to own and operate the Guilderton Caravan Park.

#### Key Considerations for the New Strategic Community Plan

- Supporting growth in local employment.
- Supporting Agri-industry processing and the Ag-lime industry.
- Advocacy and support for additional and improved tourist accommodation.
- Supporting growth in the tourism industry through infrastructure provision.



## Leadership & Governance – Key Considerations

### Financial Sustainability, Good Governance, Accountability & Effectiveness

Overall, the Shire is demonstrating sound financial management and good governance. However, it is anticipated that the Shire may be expected to deliver more with less through: cost shifting from state government, broadening of the scope of legislative service delivery (such as Public Health Plans), and service expectations outstripping revenue growth. At the same time local governments are being expected to demonstrate effective planning of service delivery as well as increased accountability for service performance.

### Service Delivery

Managing service expectations within significant resource constraints and across the Shire's three places and diverse interest groups is an ongoing challenge. Developing new models of service delivery and regional collaboration will be essential to the Shire's capacity to do more with less.

### Reconciliation Action Plan

The Shire is continuing to work with the Yued Traditional Elders, as the traditional inhabitants of this land, through ongoing implementation of the Reconciliation Action Plan. This is one way the Shire can recognise the living culture of the Yued people and the unique contribution they have made to the Shire of Gingin region.

### Key Considerations for the New Strategic Community Plan

- Delivering improved services through collaboration and partnerships.
- Improved efficiency and effectiveness of service delivery.
- Improved stakeholder and community engagement.
- Managing diverse and competing service expectations.
- Demonstrating good governance and accountability for service performance.
- Continuing to work with the Yued Traditional Elders through the implementation of the Reconciliation Action Plan.

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### **11.1.5 DISPOSITION OF PROPERTY BY LAND SWAP - LANCELIN PLAZA LAND AND LOT 1023 HOPKINS STREET, LANCELIN**

**LOCATION:** LOT 1023 HOPKINS STREET, LANCELIN AND LOTS 437, 438, 439, 443, 444, 445, 446, 447 AND 448  
LANCELIN TOWN CENTRE

**FILE:** LND/55

**AUTHOR:** LISA EDWARDS – MANAGER STRATEGIC PLANNING AND DEVELOPMENT

**REPORTING OFFICER:** JEREMY EDWARDS - CHIEF EXECUTIVE OFFICER

**REPORT DATE:** 21 FEBRUARY 2017

**REFER:** ITEM 11.3.8 17 MAY 2011  
ITEM 11.3.2 15 JULY 2011  
ITEM 11.3.2 2 AUGUST 2011  
ITEM 11.1.8 17 NOVEMBER 2015

### **OFFICER INTEREST DECLARATION**

Nil

### **PURPOSE**

To consider the disposition and land swap of Lot 1023 Hopkins Street, Lancelin with Lots 437, 438, 439, 443, 444, 445, 446, 447 and 448 (commonly known as Lancelin Plaza land) in the Lancelin Town Centre.

### **BACKGROUND**

Council has previously indicated its intention to consider the land purchase at Lancelin Plaza. An offer to purchase was received from the Department of Lands (DoL) that proposed a two year development clause. This offer was countered by the Shire and agreement approved for a five year development clause. The development clauses imposed certain development commitments on the Shire including staged development and serviced lots which could have resulted in an unnecessary financial burden. Prior to consideration of the purchase, Registrations of Interest were sought via public notice which resulted in a low level of interest to develop the land from the private sector. This indicates that there may not be a great demand for the land.

Mid last year the Shire's Chief Executive Officer met with the Minister for Planning who suggested that Council should consider swapping its freehold Lot 1023 Hopkins Street for the Lancelin Plaza Land.

Since this time, the State has provided land valuations for the land and indicated its willingness to swap the land. The details for the land are as follows:

Land parcel	Area	Zone	Valuation
Lot 1023	9800 square metres	Tourist	\$650k (ex GST) = \$66 per sq metre
Lancelin Plaza	8 lots of 250 square metres and Lot 455 of 2600 square metres Total approx. 4600 square metres	Town Centre	\$320k (ex GST) = \$69 per sq metre

In November 2012, the Shire received “without prejudice” support from the Yued People who instructed the South West Aboriginal Land and Sea Council to accept the Shire of Gingin’s offer of accepting one of the Lots in exchange for lifting their objections to Native Title. This acceptance is also subject to:

- Inspection of the site by the Yued People including choosing the lot;
- Inclusion of the Yued People in the planning and design of the land including naming, signage and walkways; and
- Payment of the agreement by the Shire of Gingin.

Site plans are attached as **Appendix 1**.

## COMMENT

### Community Consultation

Section 3.58 of the *Local Government Act 1995* normally requires public notice to be given of the proposal however any sale to State Government is exempt from such requirement.

### Planning Assessment

The acquisition of the Lancelin Plaza has been a strategic direction of the Shire for some years. The process has revealed that there is an expectation of the Shire to provide an improved Town Centre for Lancelin which has been stymied by crown land under Native Title objection. Lot 455 is a reserve and is therefore not included in the Native Title process.

Further enquiry revealed that there was low demand for the commercial land and in this regard it was not appropriate to enter into any agreement with the State Government to purchase the land through agreement and with certain encumbrances.

The land swap appears a rational option albeit land values show a certain disparity. This disparity demonstrates the economic value of the land, it does not provide insight into the community benefits of the land acquisition. The acquisitions would result in control over the Lancelin Town Centre and the ability to provide much needed landscaping, car parking and road infrastructure to the location. In contrast, Lot 1023, whilst zoned for Tourism, currently hosts native vegetation and is in near proximity to declared rare flora on an adjacent lot.

## STATUTORY ENVIRONMENT

### *Local Government Act 1995*

Section 3.58 of the *Local Government Act 1995* prescribes the procedures which must be followed in disposing of property.

Ordinarily the Shire would have to dispose of land in accordance with s3.58 of the *Local Government Act 1995* however, the Shire is exempt from the requirement in accordance with part (d) of the *Local Government Functions and General Regulations 1996, Reg 30 (2)(c)*.

## POLICY IMPLICATIONS

Nil

## BUDGET IMPLICATIONS

The Valuer General has provided valuations on the land parcels. Lot 1023 is valued at \$650k ex GST and the Lancelin Plaza lots are valued at \$320k ex GST.

The land swap would result in budget implications including legal fees and associated costs with having the Notice of Intention to Take Objection lifted by the Yued People. A 2017/18 budget allocation has been provided for in the Staff Recommendation.

## STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>Built Environment</i>
<b>Objective</b>	<i>3 To effectively manage growth and provide for the community</i>
<b>Outcome</b>	<i>3.2 Plan for future development</i>
<b>Strategy</b>	<i>3.2.1 Plan for growth by developing land use planning strategies to meet current and future community needs, and protect the natural environment.</i>

## VOTING REQUIREMENTS – SIMPLE MAJORITY

### RECOMMENDATION

It is recommended that Council:

1. Agree that it is prepared to swap its freehold Lot 1023 Hopkins Street Lancelin for unencumbered Lots 437, 438, 439, 443, 444, 445, 446, 447 and 448 in the Lancelin Town Centre with the State Government;
2. Advise the Department of Lands and the South West Aboriginal Land and Sea Council of such;

3. Delegate authority to the Chief Executive Officer to approve the necessary documentation to effect the land transactions; and
4. Allocate \$20,000 in the 2017/18 budget for the legal fees and associated costs related to the Yued People lifting their objection on the subject land.

#### ALTERNATIVE MOTION

Moved Councillor Fewster, seconded Councillor Collard that Council agree to advise the Department of Lands the Shire will accept a five year development clause for unencumbered Lots 437, 438, 439, 443, 444, 445, 446, 447 and 448 in the Lancelin Town Centre (Crown Land held by the State Government).

#### FORESHADOWED MOTION

Councillor Aspinall foreshadowed that he would move the Officer recommendation in the event that the motion currently under debate was lost.

MOTION LOST  
0-7

#### RESOLUTION

**Moved Councillor Aspinall, seconded Councillor Elgin that Council:**

- 1. Agree to swap freehold Lot 1023 Hopkins Street, Lancelin (owned by the Shire of Gingin) for unencumbered Lots 437, 438, 439, 443, 444, 445, 446, 447 and 448 in the Lancelin Town Centre (Crown Land held by the State Government);**
- 2. Advise the Department of Lands and the South West Aboriginal Land and Sea Council accordingly;**
- 3. Delegate authority to the Chief Executive Officer to approve the necessary documentation to effect the land transactions, including affixing of the Common Seal if necessary; and**
- 4. Allocate \$20,000 in the 2017/18 Budget for the legal fees and associated costs related to the Yued People lifting their objection on the subject land.**

**CARRIED UNANIMOUSLY**



**APPENDIX 1**











## **11.2. CORPORATE AND COMMUNITY SERVICES**

### **11.2.1 MONTHLY FINANCIAL STATEMENT FOR PERIOD ENDING 31 JANUARY 2017**

**FILE:** FIN/25  
**REPORTING OFFICER:** KAYE LOWES - EXECUTIVE MANAGER CORPORATE  
AND COMMUNITY SERVICES  
**REPORT DATE:** 21 FEBRUARY 2017  
**REFER:** NIL

<b><i>ADDENDUM – ORDINARY MEETING OF COUNCIL – 21 FEBRUARY 2017</i></b>
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#### **Additional Information:**

Subsequent to the circulation of the Agenda, a number of amendments have been necessary to the Financial Statements due to an error discovered in the Operating Income. Pages affected are:

1. Page 106 - Summary of Financial Position;
2. Page 114 – Interim Monthly Statement of Financial Activity; and
3. Page 126 - Operating Statement.

Replacement pages are attached for Council's information and the correct information will be reflected in the Minutes of the meeting.

The amendments have no effect on the Officer's recommendation.

#### **OFFICER INTEREST DECLARATION**

Nil

#### **COMMENT**

The Monthly Financial Statement for the period ending 31 January 2017 is attached and includes the following:

1. Statement of Financial Position for the period to 31 January 2017.
2. Monthly cheque listings.

#### **STATUTORY ENVIRONMENT**

*Local Government Act 1995*  
Part 6 – Financial management  
Division 3 – Reporting on activities and finance  
Section 6.4 – Financial report



*Local Government (Financial Management) Regulations 1996*

Part 4 – Financial reports – s.6.4

Regulation 34 – Financial activity statement required each month (Act s.6.4)

**POLICY IMPLICATIONS**

Nil

**BUDGET IMPLICATIONS**

Nil

**STRATEGIC IMPLICATIONS**

Shire of Gingin Strategic Community Plan 2015-2025

<b><i>Focus Area</i></b>	<i>Leadership and Governance</i>
<b><i>Objective</i></b>	<i>5. To demonstrate effective leadership and governance</i>
<b><i>Outcome</i></b>	<i>5.2 Accountable and responsible governance</i>
<b><i>Strategy</i></b>	<i>Nil</i>

**VOTING REQUIREMENTS – SIMPLE MAJORITY**

**RECOMMENDATION**

It is recommended that Council receive:

1. The Monthly Financial Statement for the period ending 31 January 2017 as presented in Appendix 1; and
2. The List of Paid Accounts for the period ending 31 January 2017 as presented in Appendix 2.

*The Manager Strategic Planning and Development left Council Chambers at 3.45pm.*

**RESOLUTION**

**Moved Councillor Elgin, seconded Councillor Ammon that Council receive:**

1. **The Monthly Financial Statement for the period ending 31 January 2017 as presented in Appendix 1; and**
2. **The List of Paid Accounts for the period ending 31 January 2017 as presented in Appendix 2.**

**CARRIED UNANIMOUSLY**

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# APPENDIX 1



**SHIRE OF GINGIN**  
**INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017**

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6 Reserves	14-17
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8 Rating Information	19
9 Trust Funds	20
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11 Statement of Financial Position	22



## Summary of Financial Position up to 31 January 2017

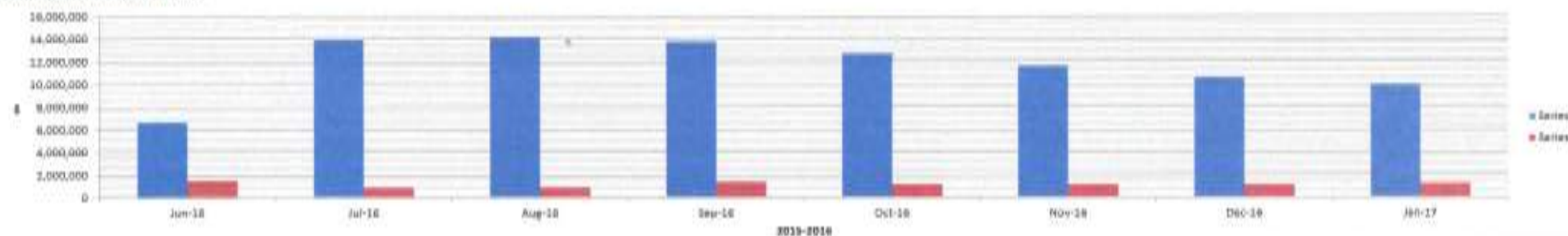
### Operating Statement

	Year to 31 January 2017			Annual Budget	Annual Budget %
	Actual	VTD Budget	Variance		
Revenue	11,360,888	11,378,022	0%	14,140,783	80%
Expenses	(7,854,880)	(8,197,453)	57%	(14,930,921)	63%
Profit/Loss	(60,610)	24,284	-300%	60,882	-0%
Non-Operating Grants	1,885,513	849,134	77%	2,834,924	80%
Net Result	<b>9,148,012</b>	<b>9,151,889</b>		<b>1,705,769</b>	

### Assets & Liabilities

	Dec-16	Jan-17
<b>Current</b>		
Assets	11,831,112	9,889,967
Liabilities	1,152,410	1,204,768
<b>Non-Current</b>		
Assets	184,287,108	183,160,454
Liabilities	2,871,209	2,671,205
Net Assets	<b>182,164,596</b>	<b>180,322,440</b>

CURRENT ASSETS & LIABILITIES



## Capital Payments

	Year to 31 Jan 2017			Annual Budget
	YTD Actual	YTD Budget	Variance	
Land & Buildings	434,152	681,333	-36%	1,168,000
Infrastructure Roads	1,236,002	2,190,698	-44%	3,755,483
Infrastructure Parks	222,831	499,867	-55%	856,915
Infrastructure Other	876,895	755,133	16%	1,294,513
Infrastructure Footpaths	1,000	25,921	-96%	44,436
Plant & Equipment	469,788	1,002,307	-53%	1,718,241
Furniture and Equipment	12,267	54,084	-77%	92,716
Loans Current	107,956	109,540	-1%	187,783
Transfer to Reserve	16,119	94,067	-83%	161,257
Provisions	15,017	-	0%	-
Net Result	3,392,026	5,412,951	-37%	9,279,344

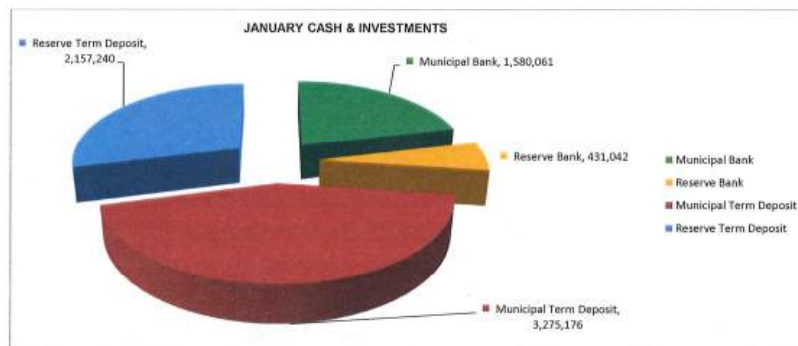
Refer to Capital Works Program.

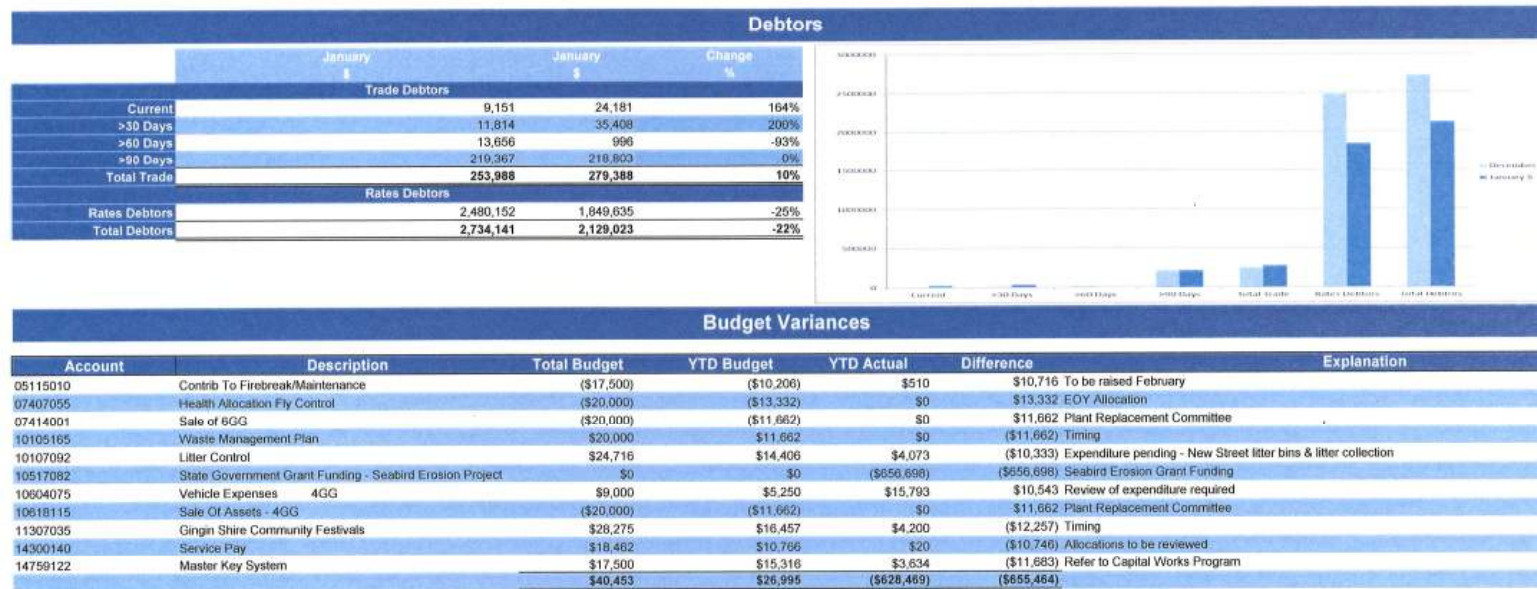
Note provisions are budgeted throughout operating accounts.

## Cash &amp; Investments

	Volume Held	
	Dec-16	Dec-15
Municipal Bank	1,580,061	1,535,496
Reserve Bank	431,042	430,989
Municipal Term Deposit	3,275,176	3,263,803
Reserve Term Deposit	2,157,240	2,157,240
Total	7,443,520	7,387,508

As a result of the RBA meeting held 6th December 2016, the Board decided to leave the cash rate unchanged at 1.5 per cent. There was no change in January 2017 as the RBA do not hold a January meeting.







### Fixed Assets Expenditure January 2017

Asset Type	YTD Budget	YTD Actual (incl. Committed Costs)
Fixed Assets-Buildings	\$616,735	\$846,967
Fixed Assets-Furniture/Fitting	\$53,830	\$21,176
Fixed Assets-Land	\$35,000	\$0
Fixed Assets-Plant & Equipment	\$811,972	\$639,467
Infrastructure - Footpaths	\$25,914	\$19,170
Infrastructure Assets - Parks	\$648,585	\$345,123
Infrastructure Assets - Roads	\$2,105,348	\$1,590,282
Infrastructure Other	\$823,676	\$956,274
	<b>\$5,121,060</b>	<b>\$4,418,459</b>



Fixed Assets Expenditure January 2017					
Account #	Account Description	Budget	Budget YTD	Actual YTD (incl Committed Costs)	% Total Budget
05159126	Ocean Farm Fire Shed	\$178,771	\$104,279	\$178,771	100.00%
05159129	Nilgen Fire Shed Construction	\$110,000	\$64,162	\$124,700	113.36%
05259100	Dog Pound - Gingin Rural Industrial Estate	\$710	\$413	\$0	0.00%
06259050	Aged Homes Lancelin	\$8,000	\$4,662	\$0	0.00%
06259200	Gingin Aged Units (Air-conditioning, kitchen refurbishments, floor coverings)	\$12,000	\$7,000	\$10,986	91.55%
07159106	Shed - LA Community Bus	\$10,000	\$5,831	\$0	0.00%
09159002	Gingin Medical Centre (New)	\$1,416	\$826	\$1,416	100.03%
09159003	37A Lefroy Street - Building Capital A/C	\$18,557	\$10,822	\$22,814	122.94%
10259213	57A Lefroy Street - Building Capital A/C	\$6,500	\$3,787	\$3,636	55.94%
11159005	Ablution Block Harold Park Lancelin	\$10,500	\$6,125	\$4,650	44.29%
11159050	Granville Civic Centre Buildings	\$35,000	\$20,412	\$33,903	96.87%
11159068	Lancelin Hall Buildings	\$2,500	\$1,456	\$0	0.00%
11359090	Sovereign House/Toilets	\$22,500	\$13,125	\$9,842	43.74%
11359092	GG Recreation Centre Building Land & Buildings	\$5,500	\$3,206	\$3,306	60.10%
11359103	Neergabby Showgrounds Gazebo	\$20,000	\$11,662	\$4,400	22.00%
11359159	Redfield Park Community Ctr	\$4,500	\$2,625	\$0	0.00%
11359173	GG Racecourse Buildings	\$31,500	\$18,375	\$0	0.00%
11359264	GU Bowling Club - Shade Extension & Seating	\$250,000	\$145,831	\$245,000	98.00%
11359266	LA - Gun Club Transportable Toilet and Water to Site	\$2,500	\$1,456	\$0	0.00%
11359362	LA Sports Ground Toilets & Change Rooms (Football Club)	\$25,000	\$14,581	\$0	0.00%
12259010	Granville Park Toilets (Sewerage pump)	\$7,375	\$4,291	\$7,375	99.99%
12259018	Lancelin Plaza Shade Structure	\$20,000	\$11,662	\$0	0.00%
12259998	Lancelin/Ledge Point Depot	\$25,000	\$14,581	\$11,571	46.29%
13259050	Road Survey Equipment	\$5,750	\$3,353	\$0	0.00%
13259065	Sovereign Hill - Bus Shelter	\$80,000	\$46,662	\$57,979	72.47%
13259067	Caravan Park Chalets	\$40,000	\$23,331	\$40,000	100.00%
13259300	Caravan Park Storage Shed	\$38,000	\$22,162	\$34,169	89.92%
14259114	Information Bays	\$53,000	\$30,912	\$43,934	82.90%
14359150	Office (GG Admin) - Buildings	\$7,829	\$4,564	\$8,514	108.75%
14759140	Depot - Sea Container	\$25,000	\$14,581	\$0	0.00%
04159110	CWA Building - Structural Repairs	\$5,000	\$2,912	\$0	0.00%
04159115	Council Chambers Furniture	\$0	\$0	\$1,019	
05359100	Council Furniture & Equipment	\$2,530	\$1,470	\$2,531	100.03%
11159006	Ranger Computer & Equipment	\$4,000	\$2,331	\$0	0.00%
11359263	Furniture And Equipment	\$2,016	\$1,176	\$0	0.00%
13259060	Furniture - Halls	\$5,084	\$2,961	\$5,084	100.00%

Account #	Account Description	Budget	Budget YTD	Actual YTD (incl Committed Costs)	% Total Budget
13359010	GG Recreation Ctr Furniture and Equipment	\$1,000	\$581	\$0	0.00%
14259110	GU Caravan Park Furniture/fittings	\$28,000	\$16,331	\$2,335	8.34%
14259115	Furniture And Equipment	\$25,000	\$14,581	\$1,847	7.39%
14359110	Computer System Furniture And Equipment	\$2,200	\$1,281	\$0	0.00%
14759122	Office Furniture/Equip. Furniture And Equipment	\$17,500	\$10,206	\$8,361	47.78%
10159000	Depot - Furniture And Equipment	\$60,000	\$35,000	\$0	0.00%
05159145	Master Key System	\$175,000	\$102,081	\$0	0.00%
05159200	Landfill Site Implementation	\$20,000	\$11,662	\$0	0.00%
05359010	Guilderton Hall Carpark	\$45,000	\$26,250	\$0	0.00%
07459001	Gingin South Light Tanker GG72	\$0	\$0	\$34,792	
10659050	Fire Warning Signs	\$33,000	\$19,250	\$0	0.00%
12359117	Ranger Utility Purchase GG005	\$46,000	\$26,831	\$41,714	90.68%
12359750	Vehicle Purchase - 6GG (5GG budget) EHO	\$30,000	\$17,500	\$6,990	23.30%
12359902	Vehicle Purchase - 4GG	\$48,000	\$28,000	\$0	0.00%
12359903	Vehicle Purchase - Isuzu D-Max SX GG017	\$43,241	\$25,221	\$43,241	100.00%
12359905	Minor Plant/Equipment	\$43,898	\$25,606	\$43,656	99.45%
12359921	Utility GG009	\$41,000	\$23,912	\$0	0.00%
12359923	Ford Falcon Ttop GG043	\$0	\$0	\$41,714	
12359927	Utility 5GG - EMO	\$45,000	\$26,250	\$0	0.00%
12359934	Works Utility GG020	\$45,000	\$26,250	\$0	0.00%
12359943	Mitsubishi Dual Cab GG033	\$90,000	\$52,500	\$85,500	95.00%
12359946	Ford Courier C/Cab GG013	\$345,000	\$201,250	\$0	0.00%
12359947	Isuzu D-Max Space Cab/Chas 9GG	\$207,000	\$120,750	\$207,000	100.00%
12359962	Station Wagon GG050	\$5,005	\$2,919	\$5,005	100.01%
12359963	Prime Mover GG028	\$12,522	\$7,301	\$12,522	100.00%
13259130	New Tractor GG012	\$43,241	\$25,221	\$43,241	100.00%
14259125	Grader GG001	\$74,091	\$43,218	\$74,091	100.00%
12259990	Prime Mover GG045	\$44,436	\$25,914	\$19,170	43.14%
11259065	Trailer GG????	\$150,000	\$87,500	\$0	0.00%
11259077	Trailer GG????	\$89,000	\$51,912	\$0	0.00%
11259079	Vehicle Purchase GG044	\$57,692	\$33,649	\$46,153	80.00%
11259080	Vehicle Purchase - OGG Plant And Equipment	\$170,912	\$99,694	\$170,832	99.95%
11359045	Footpath projects unallocated	\$27,500	\$16,037	\$28,220	102.62%
11359046	Lancelin Foreshore Development - Cunliffe St	\$4,728	\$2,758	\$4,728	99.99%
11359124	Guilderton Boat Ramp	\$136,000	\$79,331	\$9,486	6.98%
11359132	Guilderton Beach Access Boardwalk	\$103,589	\$60,410	\$27,795	26.83%
11359133	Boat Launch Facility - Planning Study	\$135,949	\$79,303	\$0	0.00%
11359170	GU Pontoon Jetty Boat ramp	\$10,150	\$5,915	\$0	0.00%



Account #	Account Description	Budget	Budget YTD	Actual YTD (incl Committed Costs)	% Total Budget
11359257	LA Wangaree Park Skate Equip	\$56,445	\$32,914	\$57,909	102.59%
11359364	Playground Equipment	\$5,000	\$2,912	\$0	0.00%
12259178	LP Playground Equipment	\$88,878	\$51,828	\$8,077	9.09%
12259199	GG Recreation Ground	\$0	\$0	\$4,491	
12259221	Regional Hardcourt Facility - Bank Stabilisation & Landscaping	\$353,115	\$205,961	\$253,198	71.70%
12259222	Solar Heating Gingin Aquatic Centre	\$10,000	\$5,831	\$0	0.00%
12259229	LA Hinchcliffe Road Recreational area plan	\$81,525	\$47,551	\$81,525	100.00%
12259248	Rural - Moolabeenee Road - Turning Pocket	\$199,090	\$116,130	\$40,026	20.10%
12259306	Rural - Breera Road	\$9,275	\$5,404	\$9,275	100.00%
12259339	R To R - Bennies Road	\$472,125	\$275,394	\$327,899	69.45%
12259348	Lancelin - Lancelin Plaza	\$650,000	\$379,162	\$0	0.00%
12259353	Ocean Farm - Ocean Farm Drive	\$46,020	\$26,845	\$500	1.09%
12259501	Guilderton Foreshore Carpark	\$245,656	\$143,290	\$4,091	1.67%
12259959	GG - Brockman Street/Cheriton Road Intersection	\$100,160	\$58,422	\$0	0.00%
12259961	Rural - Cullalla Rd	\$827,399	\$482,636	\$629,507	76.08%
12259982	SB - Seabird Road	\$21,013	\$12,257	\$5,136	24.44%
12259983	Old North Road Drive/Walk Trail	\$0	\$0	\$39,702	
12259993	Black Spot - Dewar Road	\$159,000	\$92,750	\$159,000	100.00%
12259996	RRG - Gingin Brook Road - Final Seal	\$272,204	\$158,774	\$0	0.00%
12259997	RRG - Gingin Brook Road	\$73,930	\$43,113	\$27,855	37.68%
10159030	Drainage Construction	\$5,000	\$2,912	\$0	0.00%
10559010	RRG - Moolabeenee Road	\$874,835	\$510,314	\$874,940	100.01%
10759128	Murray Bridge works	\$19,450	\$11,340	\$0	0.00%
11359183	Rural - Fynes Road Resheet SLK 0.00-5.32	\$175,000	\$102,081	\$0	0.00%
12259360	LA - Hawcroft Place - Install Cul-de-Sac/drainage/kerb	\$150,000	\$87,500	\$0	0.00%
12259362	Gingin Landfill Fencing	\$70,000	\$40,831	\$0	0.00%
12259994	Seabird Erosion Solution	\$0	\$0	\$16,052	
13259312	Gingin Cemetery Fence and Driveway	\$4,455	\$2,597	\$1,955	43.87%
13259313	LP - Bowling Club - Synthetic Green	\$50,000	\$29,162	\$0	0.00%
13259314	Retention Basin - Roe Street/Gingin Brook	\$63,327	\$36,939	\$63,327	100.00%
		<b>\$8,614,594</b>	<b>\$5,024,810</b>	<b>\$4,418,459</b>	<b>51.29%</b>

SHIRE OF GINGIN					
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY					
FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017					
	NOTE	Jan 2016/2017 Y-T-D Actual \$	2016/2017 Y-T-D Budget \$	2016/2017 Budget \$	Variances Budget to Actual Y-T-D %
Net current assets at start of year - surplus/(deficit)		2,265,998	1,556,418	0	0.00%
<b>Revenue from operating activities (excluding rates and non-operating grants, subsidies &amp; contributions)</b>					
Governance		534	4,167	10,000	(36.33%)
General Purpose Funding		1,029,587	950,000	1,178,916	6.75%
General Purpose Funding - Rates		7,608,787	7,569,439	7,569,439	0.52%
Law, Order, Public Safety		295,702	171,971	412,731	29.98%
Education and Welfare		84,492	50,833	122,000	27.59%
Health		152,350	109,583	263,000	16.26%
Housing		15,000	10,833	26,000	16.03%
Community Amenities		784,401	1,350,000	1,779,028	(31.79%)
Recreation and Culture		138,389	67,560	162,145	43.68%
Transport		9,188	124,603	299,048	(38.59%)
Economic Services		1,055,150	813,609	1,952,661	12.37%
Other Property and Services		196,317	152,423	365,615	12.00%
		11,369,898	11,375,022	14,140,783	(0.04%)
<b>Expenditure from operating activities</b>					
Governance		(573,630)	(169,545)	(406,907)	99.31%
General Purpose Funding		(286,008)	(447,813)	(1,074,751)	(15.08%)
Law, Order, Public Safety		(833,307)	(425,434)	(1,021,042)	39.95%
Education and Welfare		(93,443)	(78,670)	(188,809)	7.82%
Health		(473,979)	(250,000)	(672,316)	33.31%
Housing		(13,738)	(8,516)	(20,439)	25.55%
Community Amenities		(1,145,082)	(902,819)	(2,166,766)	11.18%
Recreation & Culture		(1,752,440)	(500,000)	(2,745,624)	45.62%
Transport		(1,094,938)	(800,000)	(4,187,442)	7.04%
Economic Services		(868,871)	(400,000)	(1,802,569)	26.01%
Other Property and Services		(769,964)	(214,655)	(643,966)	86.23%
		(7,905,399)	(4,197,453)	(14,930,631)	24.83%
<b>Operating activities excluded from budget</b>					
(Profit)/Loss on Asset Disposals	2	50,519	25,284	60,682	41.59%
Depreciation on Assets	10	1,715,144	1,453,386	3,488,127	7.50%
Non-Cash Expenditure and Revenue		36,531	0	0	100.00%
Leave Entitlements		(15,017)	0	0	(100.00%)
Amount attributable to operating activities		5,251,676	10,212,658	2,758,961	(179.81%)
<b>Investing Activities</b>					
Non operating grants, subsidies & contributions		1,683,513	949,134	2,434,924	30.16%
Purchase Land Held for Resale	- 1	0	0	0	0.00%
Purchase Land and Buildings	1	(434,152)	(488,667)	(1,168,000)	(4.50%)
Purchase Infrastructure Assets - Roads	1	(1,236,002)	(1,564,785)	(3,755,483)	(8.75%)
Purchase Infrastructure Assets - Parks	1	(222,831)	(357,048)	(856,915)	(15.66%)
Purchase Infrastructure Assets - Other	1	(876,895)	(539,380)	(1,294,513)	26.07%
Purchase Infrastructure Assets - Footpaths	1	(1,000)	(18,515)	(44,436)	100.00%
Purchase Tools		0	0	0	100.00%
Purchase Plant and Equipment	1	(469,788)	(180,000)	(1,718,241)	16.87%
Purchase Furniture and Equipment		(12,267)	(38,632)	(92,716)	(28.44%)
Proceeds from Disposal of Assets	2	120,273	281,363	675,318	(23.86%)
		(1,449,149)	(1,954,510)	(5,820,062)	(8.68%)
<b>Financing Activities</b>					
Repayment of Debentures	3	(107,956)	(78,243)	(187,783)	15.82%
Proceeds from New Debentures	3	213,897	89,124	213,897	58.33%
New Self Supporting Loans		0	0	0	0.00%
New Advances		0	0	0	0.00%
Proceeds from Advances		5,230	4,165	9,996	(100.00%)
Self-Supporting Loan Principal Income		10,947	11,632	27,916	(2.45%)
Transfers to Reserves (Restricted Assets)	4	(16,119)	(67,190)	(161,257)	(31.67%)
Transfers from Reserves (Restricted Assets)	4	0	245,833	590,000	(41.67%)
Transfers from Restricted Cash		0	421,631	1,011,914	(41.67%)
		105,999	626,951	1,504,683	(34.62%)
Net Current Assets Year to Date		6,174,524	8,885,099	(1,556,418)	

This statement is to be read in conjunction with the accompanying notes.  
Note: Difference in B/Fwd balance relates to End of year adjustments.

SHIRE OF GINGIN  
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

	Jan 2016/2017 Y-T-D Actual \$	2016/2017 Budget \$
<b>1. ACQUISITION OF ASSETS &amp; OTHER NON CAPITAL EXPENDITURE</b>		
The following assets and other non capital expenditure have been acquired/paid for during period under review:		
<u>By Program</u>		
Governance	1,019	5,000
General Purpose Funding	16,119	121,487
Law, Order, Public Safety	181,302	542,500
Health	22,887	69,387
Education and Welfare	1,032	20,000
Housing	21,688	21,000
Community Amenities	895,225	1,032,974
Recreation and Culture	256,854	1,450,231
Transport	1,596,832	5,405,419
Economic Services	235,228	340,693
Other Property and Services	163,841	270,653
	<u>3,392,026</u>	<u>9,279,344</u>
<u>By Class</u>		
Land and Buildings	434,152	1,168,000
Infrastructure Assets - Roads	1,236,002	3,755,483
Infrastructure Assets - Parks and Ovals	222,831	856,915
Infrastructure Assets - Other	876,895	1,294,513
Infrastructure - Footpaths	1,000	44,436
Plant and Equipment	469,788	1,718,241
Furniture and Fittings	12,267	92,716
Tools	0	0
Loans Current	107,956	187,783
Provisions	15,017	0
Transfers to Reserve	16,119	161,257
	<u>3,392,026</u>	<u>9,279,344</u>

A detailed breakdown of acquisitions on an individual asset basis can be found in the supplementary information attached to this statement as follows:



SHIRE OF GINGIN  
INTERIM MONTHLY STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

## 2. DISPOSALS OF ASSETS

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

<u>By Program</u>	Net Book Value	Sale Proceeds	Profit/(Loss)
	January 2016/2017 Y-T-D Actual \$	January 2016/2017 Y-T-D Actual \$	January 2016/2017 Y-T-D Actual \$
Law Order & Public Safety	0	0	0
Health	0	0	0
Community Amenities	0	0	0
Transport	50,799	69,545	(18,746)
Economic Services	2,136	9,818	(7,682)
Other Property & Services	16,818	40,909	(24,091)
	69,754	120,273	(50,519)

<u>By Class</u>	Net Book Value	Sale Proceeds	Profit/(Loss)
	January 2016/2017 Y-T-D Actual \$	January 2016/2017 Y-T-D Actual \$	January 2016/2017 Y-T-D Actual \$
Plant & Equipment	69,754	120,273	(50,519)
Land & Buildings	0	0	0
	69,754	120,273	(50,519)

<u>Summary</u>	Profit/(Loss)	
	2016/2017 Y-T-D Actual \$	
Profit on Asset Disposals	3,656	
Loss on Asset Disposals	(54,175)	
	(50,519)	

**SHIRE OF GINGIN**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017**

**3. INFORMATION ON BORROWINGS**

**(a) Debenture Repayments**

Particulars	Principal 1-Jul-16	New Loans Actual	New Loans Budget	Principal Repayments		Principal Outstanding		Interest Repayments	
				Actual \$	Budget \$	Actual \$	Budget \$	Actual \$	Budget \$
<b>Education &amp; Welfare</b>									
L110 Aged Accom Lancelin	0			0	0	0	0	0	0
<b>Health</b>									
L100 GG Medical Centre	232,451			22,887	22,887	209,564	209,564	15,554	14,766
<b>Community Amenities</b>									
L111 Tip Rationalisation Site	499,451			7,173	14,578	492,278	484,873	17,943	32,182
Loan 127 - SB Erosion Extension	0		213,897	9,475	9,383	204,422	204,514	3,333	2,898
<b>Recreation &amp; Culture</b>									
L114 Gu C/Club	490,488			13,259	28,952	477,229	461,536	19,190	34,548
L115 Gu C/Club	25,991			6,159	12,538	19,832	13,453	1,036	1,643
L119 LP Country Club & Granville Civic Centre	16,316			3,866	7,871	12,450	8,445	652	1,034
L120 Regional Netball Facility	340,088			8,417	17,115	331,671	322,973	12,521	22,437
L124A Regional Hardcourt Facility	330,480			8,836	17,854	321,644	312,626	7,920	13,466
L126 Swimming Pool	150,000			6,455	13,010	143,545	136,990	2,836	4,550
<b>Economic Services</b>									
L103 Gingin Sale Yards	17,982			2,779	5,642	15,203	12,340	591	982
<b>Other Property &amp; Services</b>									
L91 Guilderton Shop	0			0	0	0	0	0	0
L93 LA Angling/Aquatic	20,127			4,789	9,736	15,338	10,391	722	1,156
L106 Lot 1023 Lancelin	0			0	0	0	0	0	0
L118 Office Extensions	32,505			7,701	15,679	24,804	16,826	1,298	2,060
L123 Purchase Lot 44 Weld Street GG	225,365			6,162	12,538	219,203	212,827	8,611	15,471
	2,381,244	0	213,897	107,956	187,783	2,487,185	2,407,358	92,205	147,193

**SHIRE OF GINGIN**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017**

3. INFORMATION ON BORROWINGS (continued)	Principal Actual	Interest Actual
(a) Debenture Repayments	\$	\$
Repayment of Principal for Council Funded Loans will be	97,009 Interest on Council Funded Loans	90,448
Repayment of Principal for Self Supporting Loans will be	10,947 Interest on Self Supporting Loans	1,757
	<u>\$107,956</u>	<u>\$92,205</u>
(b) New Debentures		
Nil		

SHIRE OF GINGIN  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

	Jan Y-T-D Actual \$	2016/2017 Budget \$
<b>4. RESERVES</b>		
<b>Cash Backed Reserves</b>		
(a) Long Service Leave, Sick Leave, Staff Contingency		
Opening Balance	356,637	355,494
Amount Set Aside / Transfer to Reserve	2,236	6,141
Amount Used / Transfer from Reserve	-	-
	<u>358,874</u>	<u>361,635</u>
(b) Office Equipment Replacement		
Opening Balance	17,210	17,166
Amount Set Aside / Transfer to Reserve	108	426
Amount Used / Transfer from Reserve	-	-
	<u>17,318</u>	<u>17,592</u>
(c) Plant & Equipment Replacement		
Opening Balance	150,707	150,323
Amount Set Aside / Transfer to Reserve	945	24,149
Amount Used / Transfer from Reserve	-	-
	<u>151,652</u>	<u>174,472</u>
(d) Land & Buildings General		
Opening Balance	801,200	798,786
Amount Set Aside / Transfer to Reserve	5,024	14,077
Amount Used / Transfer from Reserve	-	(380,000)
	<u>806,224</u>	<u>432,863</u>
(e) Guilderton Caravan Park Recreation		
Opening Balance	120,316	120,009
Amount Set Aside / Transfer to Reserve	754	2,115
Amount Used / Transfer from Reserve	-	-
	<u>121,070</u>	<u>122,124</u>
(f) Shire Recreational Development		
Opening Balance	151,204	215,653
Amount Set Aside / Transfer to Reserve	999	3,800
Amount Used / Transfer from Reserve	-	(100,000)
	<u>152,202</u>	<u>119,453</u>
(g) Redfield Park Public Open Space		
Opening Balance	29,283	41,191
Amount Set Aside / Transfer to Reserve	193	726
Amount Used / Transfer from Reserve	-	-
	<u>29,476</u>	<u>41,917</u>

## SHIRE OF GINGIN

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

FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

	Jan Y-T-D Actual \$	2016/2017 Budget \$
<b>RESERVES (continued)</b>		
<b>(h) Ocean Farm Recreation</b>		
Opening Balance	35,986	35,894
Amount Set Aside / Transfer to Reserve	226	633
Amount Used / Transfer from Reserve	-	-
	<u>36,211</u>	<u>36,527</u>
<b>(i) Tip Rationalisation</b>		
Opening Balance	686,147	684,398
Amount Set Aside / Transfer to Reserve	4,302	12,062
Amount Used / Transfer from Reserve	-	(110,000)
	<u>690,449</u>	<u>586,460</u>
<b>(j) Lancelin Community Sporting Club</b>		
Opening Balance	32,708	17,578
Amount Set Aside / Transfer to Reserve	193	12,810
Amount Used / Transfer from Reserve	-	-
	<u>32,901</u>	<u>30,388</u>
<b>(k) Community Infrastructure Reserve</b>		
Opening Balance	86,046	85,827
Amount Set Aside / Transfer to Reserve	540	1,513
Amount Used / Transfer from Reserve	-	-
	<u>86,586</u>	<u>87,340</u>
<b>(l) Staff Housing Reserve</b>		
Opening Balance	31,238	31,158
Amount Set Aside / Transfer to Reserve	196	549
Amount Used / Transfer from Reserve	-	-
	<u>31,434</u>	<u>31,707</u>
<b>(m) Future Infrastructure Reserve</b>		
Opening Balance	73,481	-
Amount Set Aside / Transfer to Reserve	404	5,460
Amount Used / Transfer from Reserve	-	-
	<u>73,885</u>	<u>5,460</u>
<b>(n) Guilderton Country Club Reserve</b>		
Opening Balance	-	-
Amount Set Aside / Transfer to Reserve	-	76,797
Amount Used / Transfer from Reserve	-	-
	<u>-</u>	<u>76,797</u>
<b>Total Cash Backed Reserves</b>	<u>2,588,282</u>	<u>2,124,735</u>

All of the above reserve accounts are supported by money held in financial institutions.

## SHIRE OF GINGIN

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

FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

	Jan Y-T-D Actual \$	2016/2017 Budget \$
<b>4. RESERVES (Continued)</b>		
<b>Summary of Transfers</b>		
<b>To Cash Backed Reserves</b>		
<b>Transfers to Reserves</b>		
<b>Transfers to Reserves</b>		
Long Service Leave, Sick Leave, Staff Contingency	2,236	6,141
Office Equipment Replacement	108	426
Plant & Equipment Replacement	945	24,149
Land & Buildings General	5,024	14,077
Guilderton Caravan Park Recreation	754	2,115
Shire Recreational Development	999	3,800
Redfield Park Public Open Space	193	726
Ocean Farm Recreation	226	633
Tip Rationalisation	4,302	12,062
Lancelin Community Sporting Club	193	12,810
Community Infrastructure	540	1,513
Staff Housing Reserve	196	549
Guilderton Country Club Reserve	404	5,460
Future Infrastructure Reserve	-	76,797
	<u>16,119</u>	<u>161,258</u>
<b>Transfers from Reserves</b>		
Long Service Leave, Sick Leave, Staff Contingency	-	-
Office Equipment Replacement	-	-
Plant & Equipment Replacement	-	-
Land & Buildings General	-	(380,000)
Guilderton Caravan Park Recreation	-	-
Shire Recreational Development	-	(100,000)
Redfield Park Public Open Space	-	-
Ocean Farm Recreation	-	-
Tip Rationalisation	-	(110,000)
Lancelin Community Sporting Club	-	-
Community Infrastructure	-	-
Staff Housing Reserve	-	-
Guilderton Country Club Reserve	-	-
Future Infrastructure Reserve	-	-
	<u>-</u>	<u>(590,000)</u>
<b>Total Transfer to/(from) Reserves</b>	<u>16,119</u>	<u>(428,742)</u>

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

**Long Service Leave, Sick Leave, Staff Contingency**

Used to fund annual, long service leave, rostered days off (executive staff only), sick leave redundancy/retirement and staff contingency



SHIRE OF GINGIN

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

**Office Equipment Replacement Reserve**

Used for the acquisition and/or replacement of major items of office equipment (including computer system)

**Plant and Equipment Reserve**

Used for the purchase of major plant and equipment

**Land and Building General Reserve**

Used for the replacement and/or acquisition of land and buildings

**Guilderton Caravan Park Recreation**

Used for the development of Guilderton Caravan Park facilities

**Shire Recreational Development Reserve Shire Recreational Development Reserve**

Used for the development of Shire Recreational facilities

**Redfield Park Public Open Space Reserve**

Used for the development of Public Open Space within the Redfield Park subdivision

**Ocean Farm Recreation**

Used for the development of recreation and community facilities within the Ocean Farm subdivision

**Tip Rationalisation**

Used for rationalisation of rubbish tip facilities within the Shire

**Plant & Equipment/Infrastructure Replacement**

Used for replacement of Fire Equipment and Infrastructure for fire fighting purposes within the Shire

**Lancelin Community Sporting Club Reserve**

Used in developing building and other associated infrastructure at the Lancelin Community Sporting Club and are to be spent upon request from the Club, and approval from Council

**Community Infrastructure Reserve**

Used to assist in the financing of community facilities

**Staff Housing Contingency**

Staff housing infrastructure additions and/or replacement

**Future Infrastructure Reserve**

Used for the provision of renewal, upgrade and asset purchases

SHIRE OF GINGIN  
NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

	Actual Jan 2016/2017 Y-T-D Actual \$	Actual Brought Forward 1-Jul \$
<b>5. NET CURRENT ASSETS</b>		
<b>Composition of Estimated Net Current Asset Position</b>		
<b>CURRENT ASSETS:</b>		
Cash - Unrestricted	4,448,938	851,145
Cash - Restricted Reserves	4 2,588,282	2,572,164
Cash - Restricted General	871,196	1,527,894
Rates - Current	1,731,199	700,817
Sundry Debtors	280,654	1,164,689
Inventories	47,328	34,480
	<u>9,967,598</u>	<u>6,851,189</u>
<b>LESS: CURRENT LIABILITIES</b>		
Payables	(516,606)	(1,279,262)
Employee Provisions	(688,185)	(703,202)
Accrued Interest on Loans	0	(30,562)
	<u>(1,204,791)</u>	<u>(2,013,027)</u>
	8,762,807	4,838,162
Less: Cash - restricted reserves	4 (2,588,282)	(2,572,164)
<b>NET CURRENT ASSET POSITION</b>	<u><u>6,174,524</u></u>	<u><u>2,265,998</u></u>

**SHIRE OF GINGIN**  
**NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY**  
**FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017**

**6. RATING INFORMATION**

<b>RATE TYPE</b>	<b>Rate in \$</b>	<b>Number of Properties</b>	<b>Rateable Value \$</b>	<b>2016/2017 Rate Revenue \$</b>	<b>2016/2017 Interim Rates \$</b>	<b>2016/2017 Back Rates \$</b>	<b>2016/2017 Total Revenue \$</b>	<b>2016/2017 Budget \$</b>
<b>General Rate</b>								
GRV - Townsites	0.082063	1,743	28,508,235	2,339,471			2,339,471	2,339,471
GRV - Other	0.082063	923	14,815,362	1,215,793			1,215,793	1,215,793
UV - Rural	0.004427	422	286,427,000	1,268,014			1,268,014	1,268,014
UV - Other	0.004427	1	2,800,000	12,396			12,396	12,396
UV - Intensive	0.008303	118	64,543,000	535,901			535,901	535,901
Interim Rates			0	0	26,116		26,116	20,000
Back Rates			0	0		16,760	16,760	1,000
<b>Sub-Totals</b>		<b>3,207</b>	<b>397,093,597</b>	<b>5,371,574</b>	<b>26,116</b>	<b>16,760</b>	<b>5,414,450</b>	<b>5,392,574</b>
<b>Minimum Rates</b>	<b>Minimum \$</b>							
GRV - Townsites	980	879	6,752,442	861,420			861,420	861,420
GRV - Other	980	751	4,133,426	735,980			735,980	735,980
UV - Rural	1238	372	74,924,300	460,536			460,536	460,536
UV - Other	1238	22	608,000	27,236			27,236	27,236
UV - Intensive	2,201	93	15,553,853	204,693			204,693	204,693
<b>Sub-Totals</b>		<b>2,117</b>	<b>101,972,021</b>	<b>2,289,865</b>	<b>0</b>	<b>0</b>	<b>2,289,865</b>	<b>2,289,865</b>
Concessions					(95,527)		(95,527)	(92,000)
Rate Write Off							0	
Ex-Gratia Rates							0	(600)
<b>Totals</b>		<b>5,324</b>	<b>499,065,618</b>	<b>7,661,439</b>	<b>(69,410)</b>	<b>16,760</b>	<b>7,608,787</b>	<b>7,589,839</b>

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

The general rates detailed above for the 2016/2017 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also bearing considering the extent of any increase in rating over the level adopted in the previous year.

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

## SHIRE OF GINGIN

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

FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

## 7. TRUST FUNDS

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

Detail	Balance 01-Jul-16 \$	Amounts Received \$	Amounts Paid (\$)	Jan Y-T-D Actual \$
Bonds, Tenders etc	5,800			5,800
Car Parking Cash in Lieu	11,482			11,482
Community Groups	3,592			3,592
Councillors Nominations	-			-
D Wedge Trust	4,858	13		4,871
Excavation Bonds	20,000			20,000
Footpath Bonds	5,240			5,240
Landscaping Bonds	41,635			41,635
Old Junction Hotel Restoration	1,318			1,318
Other Bonds/Trusts	13,527	5,361	287	18,600
Public Open Space	30,000			30,000
Rehabilitation Bonds	64,842			64,842
Second Hand Buildings	34,500	5,000	5,000	34,500
Staff Trust	11,633	16,425	23,330	4,728
Subdivision Bonds	169,067			169,067
Tree Planting Bonds	-			-
Trust Interest	173,450	2,770	62	176,159
	590,944	29,568	28,680	591,833

## SHIRE OF GINGIN

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

FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

## 8. OPERATING STATEMENT

	Jan 2016/2017 Y-T-D Actual \$	2016/2017 Budget \$	2015/2016 Actual \$
<b>OPERATING REVENUES</b>			
Governance	534	10,000	4,545
General Purpose Funding	8,638,374	8,748,355	8,542,000
Law, Order, Public Safety	295,702	887,731	364,327
Health	152,350	263,000	268,767
Education and Welfare	84,492	122,000	138,102
Housing	15,000	26,000	28,937
Community Amenities	1,441,099	1,779,028	3,105,764
Recreation and Culture	156,184	452,173	1,081,685
Transport	1,018,208	1,903,396	2,156,938
Economic Services	1,055,150	1,952,661	1,702,577
Other Property and Services	196,317	365,815	902,230
<b>TOTAL OPERATING REVENUE</b>	<b>13,053,411</b>	<b>16,510,159</b>	<b>18,295,872</b>
<b>OPERATING EXPENSES</b>			
Governance	(573,630)	(1,077,144)	(1,067,290)
General Purpose Funding	(286,008)	(408,097)	(396,279)
Law, Order, Public Safety	(833,307)	(1,030,068)	(1,537,557)
Health	(473,979)	(675,974)	(822,627)
Education and Welfare	(93,443)	(188,803)	(166,739)
Housing	(13,738)	(20,439)	(33,300)
Community Amenities	(1,145,082)	(2,174,087)	(2,151,093)
Recreation & Culture	(1,752,440)	(2,752,161)	(2,902,683)
Transport	(1,094,938)	(4,087,190)	(2,480,467)
Economic Services	(868,871)	(1,807,154)	(1,404,726)
Other Property and Services	(769,964)	(643,966)	(367,476)
<b>TOTAL OPERATING EXPENSE</b>	<b>(7,905,399)</b>	<b>(14,865,083)</b>	<b>(13,330,237)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATIONS</b>	<b>5,148,012</b>	<b>1,645,076</b>	<b>4,965,635</b>

## SHIRE OF GINGIN

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

FOR THE PERIOD 1 JULY 2016 TO 31 JANUARY 2017

## 9. STATEMENT OF FINANCIAL POSITION

	Jan 2016/17 Y-T-D Actual \$	2015/2016 Actual \$
<b>CURRENT ASSETS</b>		
Cash Assets	5,320,135	2,379,039
Reserves - Cash Backed	2,588,282	2,572,164
Receivables - Cash	2,011,852	1,865,506
Receivables - Non Cash	22,359	38,536
Inventories	47,328	34,480
<b>TOTAL CURRENT ASSETS</b>	<b>9,989,957</b>	<b>6,889,725</b>
<b>NON-CURRENT ASSETS</b>		
Receivables	168,322	168,322
Inventories	0	0
Property, Plant and Equipment	54,543,531	54,797,949
Infrastructure	98,486,601	96,865,206
<b>TOTAL NON-CURRENT ASSETS</b>	<b>153,198,454</b>	<b>151,831,477</b>
<b>TOTAL ASSETS</b>	<b>163,188,411</b>	<b>158,721,202</b>
<b>CURRENT LIABILITIES</b>		
Payables	538,099	1,279,262
Accrued Interest on Debentures	0	30,562
Interest-bearing Liabilities	68,482	176,438
Provisions	688,185	703,202
<b>TOTAL CURRENT LIABILITIES</b>	<b>1,294,766</b>	<b>2,189,465</b>
<b>NON-CURRENT LIABILITIES</b>		
Interest-bearing Liabilities	2,418,702	2,204,805
Provisions	152,503	152,503
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>2,571,205</b>	<b>2,357,308</b>
<b>TOTAL LIABILITIES</b>	<b>3,865,971</b>	<b>4,546,773</b>
<b>NET ASSETS</b>	<b>159,322,440</b>	<b>154,174,429</b>
<b>EQUITY</b>		
Reserves - Asset Revaluation	106,207,280	106,207,280
Reserves - Cash Backed	2,588,282	2,572,164
Retained Surplus	50,526,877	45,394,985
<b>TOTAL EQUITY</b>	<b>159,322,440</b>	<b>154,174,429</b>



# APPENDIX 2

LIST OF ACCOUNTS PAID BY COUNCIL SUBMITTED TO THE  
COUNCIL MEETING HELD ON FEBRUARY 14th 2017

TYPE	DATE PAID NAME	DETAILS	AMOUNT
Chq/EFT			
EFT20437	05/01/2017 FV & M SMIT	DOCTOR'S SUPPORT	1328.38
EFT20439	05/01/2017 TRACY HAGAN	WORK BOOTS	109.95
EFT20440	05/01/2017 TROY'S PLUMBING PTY LTD	CLEAR BLOCK	280.50
EFT20441	05/01/2017 NATIONWIDE SIGNS	SIGNS	947.10
EFT20442	05/01/2017 WALCON MARINE	HARDWARE TO SECURE PONTOON	8305.00
EFT20443	05/01/2017 SWAN EVENT HIRE	MUSIC IN THE PARK - STAGE HIRE	919.00
EFT20444	05/01/2017 CENTRAL SIGNS	SIGNS	3730.10
EFT20445	05/01/2017 AIR-BORN AMUSEMENTS	4 AMUSEMENTS PARTY IN THE PARK	10490.00
EFT20446	06/01/2017 GALLERIA TOYOTA MOTORS	0GG TOYOTA LC200 4.5L - NEW VEHICLE	36500.00
EFT20447	09/01/2017 DFES	ESL	11810.45
EFT20448	10/01/2017 CU@PARK	CATERING	797.50
EFT20449	10/01/2017 ADFORM ENGRAVING & SIGNS	NAME BADGES AND POSTAGE	159.50
EFT20450	10/01/2017 WEST COAST HONEY	XMAS PARTY - KRIS KRINGLE - 16TH DEC 2016	1128.00
EFT20451	10/01/2017 WURTH AUSTRALIA PTY LTD	PARTS FOR UTE FIT OUT FOR GG001	381.25
EFT20452	10/01/2017 IW PROJECTS	ARIAL SURVEYS FOR ALL LANDFILLS	2659.25
EFT20453	10/01/2017 ALANCO AUSTRALIA	PARTS FOR FIT OUT FOR GG033	294.71
EFT20454	10/01/2017 DAIMLER TRUCKS PERTH	SPLITTER SWITCH FOR GG028	386.98
EFT20455	10/01/2017 GINGIN PREMIUM MEATS	SAUSAGES FOR POLICE CAR WASH	41.80
EFT20456	10/01/2017 JOANNE TONNA GRAPHIC DESIGN	DESIGN WORK FOR LA TRIATHLON FLYER	240.00
EFT20457	10/01/2017 SOCIAL DIMENTIONS	10 HOURS OF CONSULTANCY	1000.00
EFT20458	10/01/2017 COURIER AUSTRALIA	FREIGHT	51.05
EFT20459	10/01/2017 GINGIN FUEL AND TYRES	13 TYRES FOR GG014"	994.99
EFT20460	10/01/2017 GUILDERTON COUNTRY CLUB	CATERING FOR ELECTORS MEETING	604.70
EFT20462	10/01/2017 FRONTLINE FIRE AND RESCUE EQUIP	HBR9W EQUIPMENT	970.70
EFT20463	10/01/2017 JENNIFER GWENDOLINE MOLD	REFUND FOR SMALL ANIMAL TRAP	50.00
EFT20464	10/01/2017 KARLA MAREE DICKSON	REFUND FOR TRAP	50.00
EFT20465	10/01/2017 JUNE HEADLAND	SITTING FEE	500.00
EFT20466	11/01/2017 COLIN WAYNE FEWSTER	QUARTERLY PAYMENT	2490.00
EFT20467	11/01/2017 IAN BYRON COLLARD	QUARTERLY PAYMENT	3477.50
EFT20468	11/01/2017 MICHAEL ASPINALL	QUARTERLY PAYMENT	2490.00
EFT20469	11/01/2017 JANICE COURT	QUARTERLY PAYMENT	2490.00
EFT20470	11/01/2017 VALERIE JOY AMMON	QUARTERLY PAYMENT	2490.00
EFT20471	11/01/2017 DAVID WILLIAM ROE	QUARTERLY PAYMENT	8165.00
EFT20472	11/01/2017 JOHN WILLIAM ELGIN	QUARTERLY PAYMENT	2490.00
EFT20473	11/01/2017 SANDRA SMILES	QUARTERLY ALLOWANCE	2490.00
EFT20474	11/01/2017 FRANK JOSEPH PECZKA	QUARTERLY PAYMENT	2490.00
EFT20475	11/01/2017 DEPARTMENT OF TRANSPORT	DEC TRANSACTIONS DEC INCORRECT LOG IN	10418.25
EFT20476	12/01/2017 PRECISION AIR CONDITIONING (WA)	AIR CON REPAIR	560.45
EFT20477	12/01/2017 ZIPFORM	RATES- INSTALMENT NOTICES	715.00
EFT20478	12/01/2017 STEWART AND HEATON	DFES BOOTS, ZIP KIT & GLOVES	626.57
EFT20479	12/01/2017 GINGIN FLORIST	BIRTHDAY FLOWERS	40.00
EFT20480	12/01/2017 LOCAL GOV PROF AUSTRALIA	2016-2017 AFFILIATE MEMBERSHIP	178.00
EFT20481	12/01/2017 GRAEME JOHN KNIGHT	FIREBREAKS INSTALLED	330.00
EFT20482	12/01/2017 DIRECTIONS WORKFORCE	N MICALLEF SALARY 31.12.16 - 13.01.17	67.98
EFT20483	12/01/2017 GG GARDEN SERVICE	FIREBREAKS INSTALLED	600.00
EFT20484	12/01/2017 COVS PARTS PTY LTD	BOTTLE - UTILITY PUMP	26.04
EFT20485	12/01/2017 FRONTLINE FIRE AND RESCUE EQUIP	FIRE UNIFORMS	1899.87
EFT20486	12/01/2017 ACS SWAN EXPRESS PRINT	PRE-START CHECK BOOKS	93.17
EFT20487	12/01/2017 GINGIN FUEL AND TYRES	GG007 RADIATOR CAP CPC	23.08
EFT20488	12/01/2017 RSPCA WA (INC.)	PAYROLL DEDUCTIONS	10.00
EFT20489	12/01/2017 LGRCEU (WA DIVISION)	PAYROLL DEDUCTIONS	61.50
EFT20490	12/01/2017 HIF	PAYROLL DEDUCTIONS	141.85
EFT20492	12/01/2017 SOCIAL CLUB	PAYROLL DEDUCTIONS	1189.00
EFT20493	12/01/2017 PAYWISE	VEHICLE LEASE	1409.01
EFT20496	13/01/2017 GRO-TURF PTY LTD	MOWING	67338.68
EFT20497	13/01/2017 FUEL DISTRIBUTORS	DIESEL	7069.86
EFT20498	16/01/2017 TONY PISCONERI	WASTE MANAGEMENT	15180.00
EFT20499	16/01/2017 GLENISE ANN RUSH	ABLUTION CLEANING	260.00
EFT20500	16/01/2017 AVON WASTE	WASTE COLLECTION	10424.46
EFT20501	16/01/2017 COASTLINE CLEANING	CLEANING	5300.00
EFT20502	16/01/2017 KEVIN VINE	ABLUTIONS BBQ'S RUBBISH REMOVAL	6410.52
EFT20503	16/01/2017 COUNTRY COPIERS	PHOTO COPIER READING	2410.18
EFT20504	16/01/2017 DIELECTRIC SECURITY SYSTEMS	SERVICE CALL, LABOUR AND BATTERY	278.30
EFT20505	16/01/2017 ALL TOILETS (WA)	SUPPLY/DELIVERY WATER TANK AND PUMP	5731.00
EFT20506	16/01/2017 CU@PARK	CATERING	1593.40
EFT20507	16/01/2017 WATERLOGIC AUSTRALIA	FILTRATION SYSTEM	128.15
EFT20508	16/01/2017 DUDLEY CHEMICALS PTY LTD	BIN LINERS AND POWDER BUCKET	6354.00
EFT20509	16/01/2017 LANCELIN IGA XPRESS	DECEMBER ACCOUNT 2016	221.29
EFT20510	16/01/2017 COMMERCIAL LOCKSMITHS	SUPPLY KEYS	753.50
EFT20511	16/01/2017 LEDGE'S KANGA SERVICE/SKIP BINS	SKIP BIN HIRE	3080.00

EFT20512	16/01/2017 ECOWATER SERVICES	QUARTERLY SERVICE	569.90
EFT20513	16/01/2017 KOOKABURRA BINS	RECYCLING	440.00
EFT20514	16/01/2017 MOORE RIVER SKIP BINS	RECYCLING	1100.00
EFT20515	16/01/2017 N M AVEY AND E M PAUL	MANAGEMENT SERVICES LA CARAVAN PARK	11666.00
EFT20516	16/01/2017 AUSTRALIA POST	POSTAGE	2437.50
EFT20517	17/01/2017 HITACHI	SCHEDULED SERVICE	604.79
EFT20518	17/01/2017 ENZED PERTH	VLAVES	485.20
EFT20519	17/01/2017 HELEN MARIE SAMPSON	WASTE MANAGEMENT	2411.65
EFT20520	17/01/2017 DIRECTIONS WORKFORCE	APPRENTICE SALARY - N MICALLEF	3440.14
EFT20521	17/01/2017 TRUCK CENTRE WA PTY LTD	SCHEDULED SERVICE	1236.13
EFT20522	17/01/2017 COVS PARTS PTY LTD	PARTS	934.68
EFT20523	17/01/2017 COURIER AUSTRALIA	FREIGHT	150.20
EFT20524	17/01/2017 GINGIN FUEL AND TYRES	TYRES	1657.00
EFT20525	17/01/2017 MCINTOSH AND SON	SCHEDULED SERVICE	282.58
EFT20526	18/01/2017 BINDOON TRACTORS	NEW NUGENT TIPPING TRAILER	13774.20
EFT20527	18/01/2017 AUSTRALIAN TAXATION OFFICE	OCTOBER BAS ADJUSTMENT 2016	9600.00
EFT20528	18/01/2017 AUSTRALIAN TAXATION OFFICE	NOVEMBER BAS 2016	26130.00
EFT20529	19/01/2017 AUSTRALIAN TAXATION OFFICE	DEC BAS, FBT QUARTERLY PAYMENT	13375.00
EFT20530	19/01/2017 AUSTRALIAN TAXATION OFFICE	INTEREST ADJUSTMENT	124.94
EFT20531	19/01/2017 AMPAC	DEBT RECOVERY	58018.27
EFT20532	19/01/2017 MR RUBBER STAMPS	STAMP FOR PLANNING DEPT	54.91
EFT20533	19/01/2017 ASHLEYS ELECTRICAL SERVICES	REPAIRS TO HOT WATER SYSTEM UNIT 10	170.50
EFT20534	19/01/2017 AVON MIDLAND ZONE	MEMBERSHIP SUBSCRIPTION 16/17	2420.00
EFT20535	19/01/2017 DUDLEY CHEMICALS PTY LTD	CONSUMABLES AND CLEANING PRODUCTS	1314.70
EFT20536	19/01/2017 FV & M SMIT TRUST ACCOUNT	DOCTOR'S SUPPORT	4991.80
EFT20537	19/01/2017 GRO-TURF PTY LTD	SPREAD FERTILISER REC GROUNDS	2684.00
EFT20538	19/01/2017 OUTDOOR WORLD	SHADE SAILS	985.00
EFT20539	19/01/2017 SANDRA SMILES	TRAVEL EXPENSES	749.08
EFT20540	19/01/2017 MOORE RIVER ROADHOUSE	DECEMBER ACCOUNT	827.26
EFT20541	20/01/2017 STEWART AND HEATON	BAO461-NG-GG SHOULDER BADGES	1353.92
EFT20542	20/01/2017 GR THOMSON TRUCK HIRE	TRUCK HIRE	14316.50
EFT20543	20/01/2017 COMMERCIAL AIR SOLUTIONS (CAS)	SCHEDULED MAINTENANCE	929.23
EFT20544	20/01/2017 STABLE FLY ACTION GROUP	CONT TO PUBLIC LIABILITY INSURANCE	750.00
EFT20545	20/01/2017 ROAD SIGNS AUSTRALIA	SIGNS	123.20
EFT20546	20/01/2017 AMPAC	DEBT COLLECTION	1057.43
EFT20547	20/01/2017 REDBACK ELECTRICAL	HOT WATER SYSTEM	264.00
EFT20548	20/01/2017 KATE DIXSON	JAZ AND MOVIE IN THE PARK	600.00
EFT20549	20/01/2017 UNREAL KIDS PARTIES	EVENTS 3,4 AND 5	780.00
EFT20550	20/01/2017 APD POWER	ELECTRICAL FEASIBILITY ASSESSMENT	2112.00
EFT20551	20/01/2017 JASON INDUSTRIES & SIGNMAKERS	3.6M GAL POLES WITH CAPS	1058.20
EFT20552	20/01/2017 ZIPFORM	PRINTING 500 COPIES - FIREBREAK ORDERS	1941.50
EFT20553	20/01/2017 COMMUNITY NEWSPAPER GROUP	ADVERTISING	1126.58
EFT20554	20/01/2017 HERSEY JR & A	PPE	6591.57
EFT20555	20/01/2017 METROCOUNT	TRAFFIC COUNTER	2488.20
EFT20556	20/01/2017 COMMERCIAL AIR SOLUTIONS (CAS)	SENSOR IN COUNCIL CHAMBERS	1012.00
EFT20557	20/01/2017 ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	5699.94
EFT20558	20/01/2017 NORTHERN VALLEY NEWS	ADVERTISING	800.00
EFT20559	20/01/2017 JOANNE TONNA GRAPHIC DESIGN	SUMMER SUITE OF EVENTS 2017 FLYER	690.00
EFT20560	20/01/2017 VERNICE PTY LTD	SCREEN GRAVEL	37826.25
EFT20561	23/01/2017 LYNLEY FAYE FEWSTER	REIMBURSEMENT	140.22
EFT20562	23/01/2017 LEDGE POINT HARDWARE	GARDEN HOSE HEAD	25.50
EFT20563	23/01/2017 LA FABRICATION/BOAT BUILDING	FABRICATE 2 BENCHES	2900.00
EFT20564	23/01/2017 ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	26870.55
EFT20565	23/01/2017 T-QUIP	TINTING FOR STREET SWEEPER.	550.00
EFT20566	23/01/2017 GRO-TURF PTY LTD	FERTILISING	4048.00
EFT20567	23/01/2017 GINGIN TREELOPPING	TREE PRUNING AND REMOVAL	4400.00
EFT20568	23/01/2017 CHITTERING VALLEY LAND CON	WEED REGISTER	5500.00
EFT20569	23/01/2017 GINGIN ELECTRICAL PTY LTD	ELECTRICAL REPAIRS	2361.43
EFT20570	23/01/2017 ROBBRO ROAD CONSTRUCTION	TRUCK HIRE	12787.50
EFT20571	23/01/2017 SHAD ARBUCKLE	FENCING - LA CARAVAN PARK	1771.00
EFT20572	23/01/2017 DEPART OF SPORT AND RECREATION	REFUND OF UNSPENT FUNDS CSRFF GRANT	225.50
EFT20573	23/01/2017 MELISSA WILLIAMS	REFUND OF SMALL ANIMAL TRAP	50.00
EFT20574	25/01/2017 RSPCA WA (INC.)	PAYROLL DEDUCTIONS	10.00
EFT20575	25/01/2017 LGRCEU (WA DIVISION)	PAYROLL DEDUCTIONS	61.50
EFT20576	25/01/2017 HIF	PAYROLL DEDUCTIONS	141.85
EFT20577	25/01/2017 SOCIAL CLUB	PAYROLL DEDUCTIONS	1189.00
EFT20578	25/01/2017 QUALITY PRESS	TAPE STICKERS	561.00
EFT20579	25/01/2017 A2K TECHNOLOGIES PTY LTD	AUTODESK INFRASTRUCTURE (AUTOCAD)	1597.20
EFT20580	25/01/2017 MARKETFORCE PRODUCTIONS	ADVERTISING	1284.50
EFT20581	25/01/2017 METROCOUNT	ROAD COUNTER TUBE FLAPS.	1485.00
EFT20582	25/01/2017 ROAD SIGNS AUSTRALIA	SIGNS	1036.20
EFT20583	25/01/2017 FULTON HOGAN INDUSTRIES	STREET PATCHING	5632.00
EFT20584	25/01/2017 AAA (TRIPLE A) ASPHALT	ROAD PATCHING	2860.00
EFT20585	25/01/2017 COVS PARTS PTY LTD	ADAPTOR	64.26
EFT20586	25/01/2017 SHIELDS POWER CLEAN	CLEANING	525.00

EFT20587	25/01/2017	COURIER AUSTRALIA	FREIGHT	144.90
EFT20588	25/01/2017	GINGIN FUEL AND TYRES	DIESEL	70.06
EFT20589	25/01/2017	KLEENHEAT GAS PTY LTD	REFILL BULK LPG CYLINDER AT GU C PARK	1792.81
EFT20590	25/01/2017	GEOFFREY LIDDELOW	MANAGEMENT FEES (PO 108254)	41250.00
EFT20591	25/01/2017	CANNON HYGIENE	ANNUAL FEES	5043.12
EFT20592	25/01/2017	CHITTERING SEPTIC SERVICE	SEPTIC PUMP OUT	160.00
EFT20593	25/01/2017	GRO-TURF PTY LTD	MOWING	33669.34
EFT20594	25/01/2017	LEDGE'S KANGA SERVICE/SKIP BINS	BULK BINS ON LANCELIN JETTY FOR 2016/17	2420.00
EFT20595	25/01/2017	RECALL	RECORD RETENTION	193.53
EFT20596	25/01/2017	SORRENTO SURF LIFE SAVING CLUB	WATER SAFETY LA TRIATHLON 19/02/17	1800.00
EFT20597	25/01/2017	GINGIN TRADING	HARDWARE ITEMS FOR GU CARAVAN PARK.	287.75
EFT20598	25/01/2017	LA TRADE AND RURAL SUPPLIES	DECEMBER ACCOUNT	1578.25
EFT20599	25/01/2017	PAYWISE	VEHICLE LEASE	1409.01
EFT20600	27/01/2017	DIELECTRIC SECURITY SYSTEMS	SECURITY MONITORING	302.50
EFT20601	27/01/2017	WRIGHT EXPRESS AUSTRALIA PTY LTD	FUEL ACCOUNT	2405.43
EFT20602	27/01/2017	CHITTERING SEPTIC SERVICE	PUMP SEPTIC TANK AT GU FORESHORE	1200.00
EFT20603	27/01/2017	GRO-TURF PTY LTD	MOWING	291.50
EFT20604	27/01/2017	WA FUEL SUPPLIES	DIESEL	9191.55
EFT20605	27/01/2017	SPORTS PROMOTIONS	STUNT RIDERS/PARTY IN THE PARK	9234.50
EFT20606	30/01/2017	WANT PLUMBING SERVICES	REPLACE HOT WATER SYSTEM	1908.50
EFT20607	30/01/2017	MARKETFORCE PRODUCTIONS	ADVERTISING	336.62
EFT20608	30/01/2017	MOORE RIVER ELECTRICAL	ELECTRICAL WORKS TO CAMP KITCHEN	924.00
EFT20609	30/01/2017	DUDLEY CHEMICALS PTY LTD	TOILETRIES AND CLEANING PRODUCTS	4952.93
EFT20610	30/01/2017	SIGMA CHEMICALS	CHEMICALS	2084.92
EFT20611	30/01/2017	TROY'S PLUMBING PTY LTD	PLUMBING REPAIRS	358.60
EFT20612	30/01/2017	HENDO'S PLUMBING AND GAS	ATU REPAIRS	374.00
EFT20613	30/01/2017	KEVIN ROBERT WILSON	RATES REFUND	888.46
EFT20614	30/01/2017	KLEENHEAT GAS PTY LTD	GAS REFILLS	2213.78
EFT20615	30/01/2017	(HENRY) HAROLD MORRIS	PUSH UP TIPS	23034.00
EFT20616	30/01/2017	DARRYL BRENDON FERGUSON	TRUCK HIRE	4394.50
EFT20617	30/01/2017	ADFORM ENGRAVING & SIGNS	ENGRAVING GOLD MEDALLIONS X 4	22.00
EFT20618	30/01/2017	HELEN MARIE SAMPSON	MANAGEMENT FEES GG LANDFILL	2818.65
EFT20619	30/01/2017	LEDGE'S KANGA SERVICE/SKIP BINS	BULK BINS LA C PARK FOR DECEMBER 2016	660.00
EFT20620	30/01/2017	ECOWATER SERVICES	BIOMAX MAINTENANCE AND SERVICE	233.50
EFT20621	30/01/2017	COFFEEZ N MOTION	REFRESHMENTS AUSTRALIA DAY (COFFEE)	911.90
EFT20622	30/01/2017	MARGARET DRAYTON	WELCOME TO COUNTRY AUSTRALIA DAY	500.00
EFT20623	30/01/2017	KELLY GARDNER	MUSIC - AUSTRALIA DAY 2017	150.00
EFT20625	31/01/2017	MODERN TEACHING AIDS PTY LTD	RED ROBIN PLAYGROUP PURCHASES	1653.75
EFT20626	31/01/2017	GEOFFREY LIDDELOW	MANAGEMENT FEE GU CPARK	41250.00
EFT20627	31/01/2017	CELLARBRATIONS GINGIN	CHRISTMAS FUNCTION CATERING	833.90
EFT20628	31/01/2017	MARKETFORCE PRODUCTIONS	ADVERTISING	752.51
EFT20629	31/01/2017	WALGA	LA CARAVAN PARK WEBSITE DEVELOPMENT:	5500.00
EFT20630	31/01/2017	DVG WANNEROO MITSUBISHI	SCHEDULED SERVICE 5GG	972.38
EFT20631	31/01/2017	MOORE RIVER ELECTRICAL	ALARM AND ELECTRICAL WORK	429.00
EFT20632	31/01/2017	OFFICEMAX AUSTRALIA LTD	STATIONERY	140.55
EFT20633	31/01/2017	GFAB	WELDING REPAIRS TO GRADER GG001	1155.00
EFT20634	31/01/2017	WASTETECH ENGINEERING PTY LTD	RECYCLING MATERIALS	264.00
EFT20635	31/01/2017	NORTHERN VALLEY NEWS	ADVERTISEMENT	800.00
EFT20636	31/01/2017	COVS PARTS PTY LTD	BATTERY CHARGER AND BOX	1107.49
EFT20637	31/01/2017	DAIMLER TRUCKS PERTH	EXHAUST MANIFOLD COVER FOR GG048 (	200.81
EFT20638	31/01/2017	OFFICEWORKS	WATER FOR FRONT OFFICE COOLER	114.75
<b>EFT TOTAL</b>				<b>801,344.43</b>
<b>CHEQUES</b>				
115103	9/01/2017	FRANK JAMES MORRIS	RATES REFUND	590.25
115104	9/01/2017	WATER CORPORATION	LANCELIN SOUTH CARAVAN PARK	10168.42
115105	9/01/2017	DILYS GWEN LE CERF	RATES REFUND	1033.34
115106	9/01/2017	LORRAINE CARTER-GODWIN	REFUND BOND FOR GRANVILLE HALL	100.00
115107	10/01/2017	JOHN HARLOCK	CONSULTATION - H IBBS	580.00
115108	10/01/2017	PETTY CASH SHIRE OF GINGIN	PETTY CASH DECEMBER 2016	646.45
115109	10/01/2017	OFFSHORE CAFE LANCELIN	REFUND DOUBLE PAYMENT OF FOOD REG	315.00
115110	10/01/2017	MICHAEL RUFFELL	REFUND FOR TRAP	50.00
115111	11/01/2017	TELSTRA	FIRE FIGHTING PHONES AND DATA	196.46
115112	12/01/2017	SHIRE OF GINGIN	PAY ENDING 10/1/2017	2525.00
115113	18/01/2017	SYNERGY	LANCELIN SOUTH CARAVAN PARK	3856.35
115114	19/01/2017	GRAVITY DISCOVERY CENTRE	REFUND BOND GRANVILLE CIVIC CENTRE	100.00
115115	19/01/2017	BRUCE VICTOR MCCARTNEY	RATES REFUND	445.60
115116	19/01/2017	BEACHSANDS LEDGE POINT	ICE FOR FIRE FIGHTERS	15.00
115117	19/01/2017	LJ AND H HUGHES	WATER REIMBURSEMENT	143.00
115118	19/01/2017	JENNY WILLIS	REFUND CANCELLED BOOKING GU C PARK	82.00
115119	25/01/2017	SHIRE OF GINGIN	PAY ENDING 24/1/2017	2275.00
115120	25/01/2017	SENSIS PTY LTD	ADVERTISING	81.40
115121	27/01/2017	JOHN WILLIAM POLKINGHORNE	RATES REFUND	306.45

115122	27/01/2017 MOIRA MAY DE SOUSA	RATES REFUND	186.03
115123	30/01/2017 LANCELIN TV VIDEO SERVICE	REPAIRS TO TV ANTENNA	190.00
115124	30/01/2017 DEPARTMENT OF TRANSPORT	VEHICLE CHECKS	29.70
115125	30/01/2017 SYNERGY	LANCELIN CARAVAN PARK	5144.75

**CHEQUES TOTAL****29,060.20****DIRECT DEBIT**

DD20355.1	10/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	19319.88
DD20355.2	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	69.84
DD20355.3	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	83.69
DD20355.4	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	228.86
DD20355.5	10/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	337.74
DD20355.6	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	198.76
DD20355.7	10/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	695.19
DD20355.8	10/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	1140.54
DD20355.9	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	206.87
DD20442.1	24/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	18603.69
DD20442.2	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	69.84
DD20442.3	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	125.53
DD20442.4	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	228.86
DD20442.5	24/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	337.74
DD20442.6	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	198.76
DD20442.7	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	219.68
DD20442.8	24/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	695.20
DD20442.9	24/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	1140.54
DD20477.1	03/01/2017 SYNERGY	FIRE SHED RED GULLY	115.60
DD20479.1	03/01/2017 SYNERGY	TV RETRANSMISSION SYSTEM	1536.25
DD20481.1	06/01/2017 TELSTRA	TELSTRA	599.28
DD20483.1	09/01/2017 PERTH ENERGY PTY LTD	ELECTRICITY	1496.73
DD20485.1	09/01/2017 PERTH ENERGY PTY LTD	ELECTRICITY	896.35
DD20493.1	12/01/2017 TELSTRA	LAND LINE	2465.30
DD20495.1	16/01/2017 TELSTRA	MOBILES	1172.19
DD20497.1	16/01/2017 SYNERGY	WOODRIDGE HALL	2057.65
DD20499.1	16/01/2017 TELSTRA	TIM PLATFORM	477.88
DD20501.1	18/01/2017 SYNERGY	DEPOT	980.35
DD20503.1	18/01/2017 SYNERGY	5 WELD STREET	41.70
DD20505.1	18/01/2017 SYNERGY	GINGIN FIRESHED	354.15
DD20508.1	18/01/2017 SYNERGY	GRANVILLE PUMP	187.85
DD20510.1	18/01/2017 SYNERGY	GG AGED UNITS	53.35
DD20512.1	18/01/2017 SYNERGY	CONSTABLE STREET	53.15
DD20514.1	18/01/2017 SYNERGY	CHURCH STREET	189.55
DD20516.1	18/01/2017 SYNERGY	57 LEFROY STREET	356.20
DD20518.1	18/01/2017 SYNERGY	20 BROCKMAN STREET	222.45
DD20520.1	19/01/2017 SYNERGY	HONEYCOMBE ROAD	273.95
DD20522.1	19/01/2017 SYNERGY	10 COCKRAM ROAD	173.65
DD20526.1	20/01/2017 PERTH ENERGY PTY LTD	ELECTRICITY	11027.01
DD20529.1	20/01/2017 SYNERGY	GG REC CENTRE	1157.05
DD20533.1	23/01/2017 SYNERGY	FROGMORE DEPOT	209.25
DD20535.1	23/01/2017 TELSTRA	LPVFB	25.95
DD20537.1	23/01/2017 WEST AUSTRALIAN TREASURY CORP	LOAN GUARANTEE FEE	8810.68
DD20539.1	23/01/2017 TELSTRA	MOBILES	485.43
DD20541.1	25/01/2017 SYNERGY	HAROLD PARK	802.90
DD20543.1	25/01/2017 SYNERGY	GRACE DARLING PARK	268.20
DD20545.1	25/01/2017 SYNERGY	LA OFFICE	290.05
DD20547.1	25/01/2017 SYNERGY	WANGAREE CENTRE	324.90
DD20549.1	25/01/2017 SYNERGY	LA SOUTH PUBLIC OPEN SPACE	475.20
DD20551.1	27/01/2017 WEST AUSTRALIAN TREASURY CORP	LOAN REPAYMENT	12159.77
DD20553.1	27/01/2017 TELSTRA	LPVFB	60.32
DD20555.1	27/01/2017 SYNERGY	LA DEPOT	175.65
DD20557.1	27/01/2017 SYNERGY	GG SENIOR UNITS	110.50
DD20559.1	27/01/2017 SYNERGY	LANCELIN FIRE SHED	235.25
DD20569.1	30/01/2017 SYNERGY	LP FORESHORE	74.95
DD20575.1	30/01/2017 SYNERGY	JONES ST LP	298.05
DD20577.1	30/01/2017 SYNERGY	BISCAYNE PARK	762.40
DD20582.1	30/01/2017 WEST AUSTRALIAN TREASURY CORP	LOAN 100	18829.20
DD20355.10	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	206.86
DD20355.11	10/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	3714.67
DD20355.12	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	531.83
DD20355.13	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	288.80
DD20355.14	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	575.55
DD20355.15	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	1256.84
DD20355.16	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	253.87
DD20355.17	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	113.10
DD20355.18	10/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	161.70

DD20442.10	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	206.87
DD20442.11	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	206.87
DD20442.12	24/01/2017 CLICK SUPER	PAYROLL DEDUCTIONS	3510.27
DD20442.13	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	531.83
DD20442.14	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	288.80
DD20442.15	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	575.55
DD20442.16	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	1256.84
DD20442.17	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	253.87
DD20442.18	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	113.10
DD20442.19	24/01/2017 CLICK SUPER	SUPERANNUATION CONTRIBUTIONS	161.70

**DIRECT DEPOSIT** 128,396.42

**TOTAL MUNICIPAL** 958,801.05

**TRUST**

3189	25/01/2017 TRUST FUND SHIRE OF GINGIN	SOCIAL CLUB PAYOUT - Z EDWARDS	250.00
3190	27/01/2017 TRUST FUND SHIRE OF GINGIN	SOCIAL CLUB PAYOUT - E WALKER	500.00

**BANK STATEMENT TOTALS**

STATEMENT DEBITS	BANK FEES AND CHARGES	3,715.86
PAYS	WAGES AND SALARIES	244,275.95
ELECTRONIC PAYMENTS	POLICE LICENCING	72277.90
	LA OFFICE RENT	643.38
	GG DOCTORS RESIDENCE	1,600.00
	FLEXIRENT	212.14
	LA DOCTORS RESIDENCE	1,600.00
	LA DOCTORS VEHICLE	623.52

324,948.75

**TOTAL EXPENDITURE**

1,283,749.80

**CREDIT CARD BREAK-UP****DECEMBER**

BANK CHARGES	MONTHLY CARD FEE X 6,	24.00
REFRESHMENTS/RECEPTIONS	LGMA MTG - CEO/EMRS, LA MTG -EMRS, CEO	621.60
	MTGS, STAFF AWARDS,	
TRAINING/CONFERENCE	RATES - COLLECTION TRNG,	880.60
IT SUPPORT	WESTNET ANNUAL SUB, WINDOWS 10	865.00
	UPGRADE - 4, LA OFFICE BROADBAND	
WORKSHOP	EMO - MISCELLANEOUS ITEMS	325.45
ADVERTISING	MB PRIME MOVER TENDER	639.30
COMPANY SEARCH	FERNVIEW LANDFILL - ASIC SEARCH	47.00
PARKING	EMRS,	9.22
GU CARAVAN PARK	CHALET'S MIXED ITEMS REPLACE	911.00
CAR HIRE	FUEL - P POSTMA,	56.00
LA CARAVAN PARK	CAMP KITCHEN - COOKTOP/OVEN, CORDLESS	1,597.95
	PHONE	
LA HALL	DRY CLEAN STAGE CURTAINS	1,120.00
8GG	FUEL/DETAIL/SERVICING	117.79
		<u>7,214.91</u>

AT THE TIME OF PRINTING THE  
AGENDA THERE WERE NO CREDITORS  
OUTSTANDING

CHIEF EXECUTIVE OFFICER

PRESIDENT



## **11.2.2 UNBUDGETED EXPENDITURE FOR COMMUNITY PROJECTS**

**FILE:** FIN/46-1617  
**AUTHOR:** CHER GROVES – ACTING COORDINATOR  
COMMUNITY SERVICES  
**REPORTING OFFICER:** KAYE LOWES – EXECUTIVE MANAGER CORPORATE  
AND COMMUNITY SERVICES  
**REPORT DATE:** 21 FEBRUARY 2017  
**REFER** 5 JULY 2016 ITEM 11.2.1

### **OFFICER INTEREST DECLARATION**

Nil

### **PURPOSE**

To consider approving unbudgeted expenditure for community projects (as listed below) which now have confirmed non-Council funding contributions.

### **BACKGROUND**

Five community projects (refer table below in Comment) were allocated a Council contribution in the 2016/17 Budget. These projects were subject to either confirmation of external grant funding or contributions from the relevant community group in order to proceed.

In addition to the above, funding has been confirmed amounting to \$126,000 for the upgrade of the Wangaree Skate and BMX Park following a Federal re-election promise by the Hon. Christian Porter.

All of the above projects are located on Shire-controlled land, and therefore it will be necessary for them to be managed by the Shire of Gingin. As each project is completed it will be recorded on the Shire's Asset Register and will be maintained and insured by the Shire.

In order to comply with external funding conditions, it will be necessary for all projects to be completed by 30 June 2017.

### **COMMENT**

The table below depicts the current Budget and proposed additional income and expenditure required for the six community projects referenced above to be included in the 2016/17 financial year. (Note: all amounts exclude GST).

<i>Project</i>	<i>Current 2016/17 Budget (\$)</i>	<i>Proposed 2016/17 Budget (\$)</i>	<i>Income – new (\$)</i>	<i>Inkind (\$)</i>
Wangaree Skate and BMX Park	10,000	136,000	126,000 (Department of Infrastructure and Regional Development)	Nil
Wangaree Park Playground	10,000	27,795	17,795 (Lancelin & Districts Lions Club)	Nil
Ledge Point Playground	50,000	135,949	85,949 comprising: 30,949 (Lotterywest) 50,000 (Bendigo Bank) 5,000 (Ledge Point Community Association)	Nil
Ledge Point Bowling Green	30,000	175,000 (cash component)	145,000 comprising: 35,000 (Department of Sport & Recreation) 40,000 (Ledge Point Country Club) 50,000 (Bendigo Bank) 20,000 (Stronger Communities)	13,900 (Volunteer labour)
Seaview Park Playground	10,000	26,708	16,708 comprising: 10,000 (Bendigo Bank) 300 (Coastal Courier) 6,408 (Seaview Park Community Association)	3,292 (Seaview Park Community Association)
Sovereign Hill Playground	2,490	4,980	2,490 (Sovereign Hill Community Association)	Sovereign Hill Community Association unspecified in-kind installation costs

Details of the six projects are as follows:

- Wangaree Skate and BMX Park – Department of Infrastructure and Regional Development (Hon. Christian Porter) re-election commitment to Council. Upgrade of Lancelin Skate and BMX Park. Due for completion by 30 June 2017.
- Wangaree Park Playground – Lancelin & Districts Lions Club Community Grant Application for a Community Outdoor Gym within Wangaree Park, Lancelin. Due for completion by 31 May 2017.
- Ledge Point Playground – Ledge Point Community Association Community Grant Application for the Ledge Point Playground upgrade. Due for completion by 31 May 2017.
- Ledge Point Bowling Green – Ledge Point Country Club Community Grant Application for the replacement of the synthetic bowling green surface. Due for completion by 31 May 2017.

- Seaview Park Playground – Seaview Park Progress Association Community Grant Application to extend the fence and replace playground equipment at the Seaview Park Community Hall. Due for completion by 31 May 2017.
- Sovereign Hill Playground – Sovereign Hill Community Association Community Grant Application for additional playground equipment at Sovereign Hill Community Hall. Due for completion by 31 May 2017.

The proposed Budgets are all outside of the adopted 10% Budget variance, and therefore require a Council resolution.

## STATUTORY ENVIRONMENT

*Local Government Act 1995*

Part 6 – Financial management

Division 4 – General financial provisions

Section 6.8 – Expenditure from municipal fund not included in annual budget.

## POLICY IMPLICATIONS

Nil

## BUDGET IMPLICATIONS

The table below identifies the amendments to the 2016/17 Municipal Budget.

Account	Description	Current Budget	Revised Budget	Surplus Deficit
11359124	Wangaree Skate and BMX Park	\$10,000	\$136,000	\$126,000
11313040	Contributions and Donations	\$0	-\$126,000	-\$126,000
11359132	Wangaree Park Playground	\$10,000	\$27,795	\$17,795
11313040	Contributions and Donations	\$0	-\$17,795	-\$17,795
11359133	Ledge Point Playground	\$50,000	\$135,949	\$85,949
11313040	Contributions and Donations	\$0	-\$85,949	-\$85,949
11359183	Ledge Point Bowling Green	\$30,000	\$175,000	\$145,000
11313040	Contributions and Donations	\$0	-\$145,000	-\$145,000
11359132	Seaview Park Playground	\$10,000	\$26,708	\$16,708
11313040	Contributions and Donations	\$0	-\$16,708	-\$16,708
11359132	Sovereign Hill Playground	\$2,490	\$4,980	\$2,490
11317032	Contributions and Donations	\$0	-\$2,490	-\$2,490
			Net Effect	\$0

The additional expenditure for each of the projects is offset by either external grant funding or contributions from the community group and therefore there is no impact on the Shire's 2016/17 Municipal Budget.

## STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>Leadership and Governance</i>
<b>Objective</b>	<i>5. To demonstrate effective leadership and governance</i>
<b>Outcome</b>	<i>5.2 Accountable and responsible governance</i>
<b>Strategy</b>	<i>N/A</i>

## VOTING REQUIREMENTS – ABSOLUTE MAJORITY

### RECOMMENDATION

It is recommended that Council amend the adopted 2016/17 Budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
11359124	Wangaree Skate and BMX Park	\$10,000	\$136,000	\$126,000
11313040	Contributions and Donations	\$0	-\$126,000	-\$126,000
11359132	Wangaree Park Playground	\$10,000	\$27,795	\$17,795
11313040	Contributions and Donations	\$0	-\$17,795	-\$17,795
11359133	Ledge Point Playground	\$50,000	\$135,949	\$85,949
11313040	Contributions and Donations	\$0	-\$85,949	-\$85,949
11359183	Ledge Point Bowling Green	\$30,000	\$175,000	\$145,000
11313040	Contributions and Donations	\$0	-\$145,000	-\$145,000
11359132	Seaview Park Playground	\$10,000	\$26,708	\$16,708
11313040	Contributions and Donations	\$0	-\$16,708	-\$16,708
11359132	Sovereign Hill Playground	\$2,490	\$4,980	\$2,490
11317032	Contributions and Donations	\$0	-\$2,490	-\$2,490
			<b>Net Effect</b>	<b>\$0</b>

**RESOLUTION**

Moved Councillor Collard, seconded Councillor Ammon that Council amend the adopted 2016/17 Budget in accordance with the following table:

Account	Description	Current Budget	Revised Budget	Surplus Deficit
11359124	Wangaree Skate and BMX Park	\$10,000	\$136,000	\$126,000
11313040	Contributions and Donations	\$0	-\$126,000	-\$126,000
11359132	Wangaree Park Playground	\$10,000	\$27,795	\$17,795
11313040	Contributions and Donations	\$0	-\$17,795	-\$17,795
11359133	Ledge Point Playground	\$50,000	\$135,949	\$85,949
11313040	Contributions and Donations	\$0	-\$85,949	-\$85,949
11359183	Ledge Point Bowling Green	\$30,000	\$175,000	\$145,000
11313040	Contributions and Donations	\$0	-\$145,000	-\$145,000
11359132	Seaview Park Playground	\$10,000	\$26,708	\$16,708
11313040	Contributions and Donations	\$0	-\$16,708	-\$16,708
11359132	Sovereign Hill Playground	\$2,490	\$4,980	\$2,490
11317032	Contributions and Donations	\$0	-\$2,490	-\$2,490
			<b>Net Effect</b>	<b>\$0</b>

**CARRIED BY ABSOLUTE MAJORITY**  
**7-0**

### **11.3. REGULATORY SERVICES**

*The Chief Executive Officer and Executive Manager Corporate and Community Services left Council Chambers at 3.49 pm.*

*The Chief Executive Officer returned to the meeting at 3.50pm.*

#### **11.3.1 REVIEW ENTRY CONDITIONS FOR LANCELIN CARAVAN PARK TO PERMIT SMALL DOGS AND PETS FROM TRAVELLING PUBLIC**

<b>LOCATION:</b>	<b>LOT 4 HOPKINS STREET, LANCELIN</b>
<b>FILE:</b>	<b>A1119</b>
<b>REPORTING OFFICER:</b>	<b>SEBASTIAN CAMILLO - EXECUTIVE MANAGER REGULATORY SERVICES</b>
<b>REPORT DATE:</b>	<b>21 FEBRUARY 2017</b>
<b>REFER:</b>	<b>NIL</b>

#### **OFFICER INTEREST DECLARATION**

Nil

#### **PURPOSE**

To consider amending the conditions of entry for the Lancelin Caravan Park to accommodate the travelling public with small dogs and pets.

#### **BACKGROUND**

There are eight caravan parks that are currently registered and operating within the Shire of Gingin. These are;

1. Gingin Caravan Park;
2. Guilderton Caravan Park;
3. Willowbrook Caravan Park;
4. Back to Nature Caravan Park;
5. Seabird Caravan Park;
6. Ledge Point Caravan Park;
7. Lancelin North End Caravan Park; and
8. Lancelin Caravan Park.

With the exception of the BIG4 Caravan Park in Ledge Point and Willowbrook Caravan Park (in certain circumstances), none are 'pet friendly' caravan parks.



Council considered the option of changing the conditions of entry for the caravan park in June 2016, but at that time did not support the proposal of permitting occupants at the caravan park to keep dogs on site.

## **COMMENT**

This matter was again raised at the Concept Forum on 17 January 2017, where Council gave in principal support to changing the entry conditions to the caravan park to accommodate members of the public with small dogs and pets.

During subsequent consultation, the on-site Park Manager raised concerns with respect to the potential number of dogs that could be in the caravan park at any one time and the associated issues that this would present, such as dog litter, noise and uncontrolled dogs around the Park's common areas.

Council further considered this matter and the Park Manager's concerns at its Concept Forum on 7 February 2017, with the general consensus being that, should consent be granted to allow small dogs and pets to be accommodated within the Park, then such consent should be introduced on a trial basis up until 30 June 2017, and should only apply to short term travellers. Council did not support permitting occupants with existing long term leases to bring their dogs onto the park as this could potentially increase the numbers of small dogs and pets within the park to unacceptable levels.

Clauses 19 (1) (f) and 25 of the *Caravan Park and Camping Ground Regulations 1997* state as follows:

### **19. Other duties of licence holders:**

- 1) *The licence holder of a facility is to ensure that –*
- f) *There are no animals in any on-site caravan of the facility, other than an assistance dog accompanying its owner*

### **25. Control of animals:**

- 1) *A person is not to bring an animal into a facility, or allow an animal under his or her control to stay there, except with the approval of the licence holder of the facility;*
- 2) *A person who owns, or has the care or control of, a dog is to ensure that while in the facility the dog is either –*
  - a) *On a leash under the control of a person; or*
  - b) *Enclosed in a caravan, or a fenced or enclosed area of a site sufficient to contain the dog.*
- 3) *A person is not to allow an animal under his or her control to become or cause a nuisance to any other person at a facility;*

- 4) *A person is not to bring any animal into an on-site caravan or allow any animal under his or her control to remain in an on-site caravan;*
- 5) *This regulation, other than sub-regulation 3), does not apply in respect of an assistance dog accompanying its owner.*

Should Council agree to allow travellers with small dogs and pets to stay at the Lancelin Caravan Park then the following conditions would be applicable:

1. A \$50.00 refundable bond to be paid by the animal's owner for each animal;
2. Dogs must remain on a lead at all times whilst on the caravan site and common areas around the caravan park;
3. Dogs must not bark or disturb other guest of the caravan park and must not be left alone on site/in van;
4. All faeces, bones and other material to be removed immediately and disposed of appropriately. Onsite burial is not a permissible method of disposal;
5. Animals must not be taken into the camp kitchen or other amenities;
6. Dogs must not be permitted to dig holes or damage Shire property;
7. If a bond is forfeited, another bond must be paid to continue staying at the Park and all prepaid site fees will be forfeited for early departures; and
8. Animal owners must comply with instructions issued by the Park Manager at all times.

## **STATUTORY ENVIRONMENT**

*Caravan Park and Camping Ground Regulations 1997*

Part 3 – Caravan parks and camping grounds

Division 1 – Duties of licence holders Clause 19(1)(f) - Other duties of licence holders

Clause 25 - Control of animals

## **POLICY IMPLICATIONS**

Nil

## **BUDGET IMPLICATIONS**

Nil

## STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<i>Focus Area</i>	<i>Community and Wellbeing</i>
<i>Objective</i>	<i>1. To support the Shire of Gingin community to be inclusive, vibrant and healthy</i>
<i>Outcome</i>	<i>1.3 Healthy Community</i>

## VOTING REQUIREMENTS – SIMPLE MAJORITY

### RECOMMENDATION

1. Amend the Lancelin Caravan Park conditions of entry to allow the caravan travelling public with small dogs and pets to stay within the caravan park, subject to conditions; and
2. Note that the amended conditions of entry will apply up to and including 30 June 2017. The matter will be reviewed after that date in the event that the Caravan Park remains under the direct management of the Shire of Gingin at that time.

### RESOLUTION

**Moved Councillor Ammon, seconded Councillor Elgin that Council:**

1. **Amend the Lancelin Caravan Park conditions of entry to allow the caravan travelling public with small dogs and pets to stay within the caravan park, subject to conditions; and**
2. **Note that the amended conditions of entry will apply up to and including 30 June 2017. The matter will be reviewed after that date in the event that the Caravan Park remains under the direct management of the Shire of Gingin at that time.**

**CARRIED**  
**6-1**

**For:** Councillors Ammon, Collard, Court, Elgin, Fewster, Roe  
**Against:** Councillor Aspinall

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### 11.3.2 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED AGRICULTURE INTENSIVE (HORTICULTURE) OLIVE FARM TO CARROT FARM ON LOT 201 DEE SWAMP ROAD, WANERIE

FILE: BLD/5849  
APPLICANT: WEST HILLS FARM PTY LTD  
LOCATION: LOT 201 DEE SWAMP ROAD, WANERIE  
OWNER: NORTH EAST EQUITY PTY LTD  
ZONING: GENERAL RURAL  
WAPC NO: N/A  
AUTHOR: KYLIE BACON – MANAGER STATUTORY PLANNING  
REPORTING OFFICER: SEBASTIAN CAMILLO – EXECUTIVE MANAGER REGULATORY SERVICES  
REPORT DATE: 21 FEBRUARY 2017  
REFER: 20 APRIL 2011 ITEM 11.3.1

#### **ADDENDUM – ORDINARY MEETING OF COUNCIL – 21 FEBRUARY 2017**

##### **Additional Information:**

1. Page 144 – Local Planning Policy 1.6 – Agriculture Intensive (LPP1.6)

The last paragraph advises that *‘the proposal was submitted to the Department of Parks and Wildlife (DPaW), with no further comment being received from that agency in relation to the proposal’*.

DPAW did provide comment which is outlined in the submissions table attached in Appendix 3.

This amendment has no effect on the report recommendation.

2. Page 145 – Traffic Implications

The last paragraph states *‘In the event Council approves the application, traffic management conditions have been imposed as part of the planning approval to ensure Lot 201 has legal access over Lot 200 at all times, and that no **light** vehicles will use Dee Swamp Road to access Lot 201’*.

The word **light** is to be **removed** from the sentences so as to state *‘no vehicles will use Dee Swamp Road to access Lot 201’*.

This amendment has no effect on the report recommendation.

3. Page 146 – Advice Note

Add Additional Advice Note I:

- This development approval shall in no way infer that Restricted Access Vehicles (RAV) are approved for access and egress on local road/s for this development. A separate RAV application shall be required to be submitted to Main Roads WA and the Shire of Gingin for assessment if required.

4. Page 149 – Officer Recommendation – Condition 13

Condition 13 is recommended to be deleted as it is a redundant condition because Condition 8 of the recommendation enforces the approved access to Lot 201 from Beermullah Road West.

Condition 13 states:

*No heavy vehicles associated with the Agriculture Intensive activity on Lot 201 Dee Swamp Road are to use the internal access track east and south of the wetland on Lot 200, as outlined in RED on the approved plans.*

Condition 8 of the recommendation requires the proposal to be in accordance with the approved Access Plan contained in Appendix 2.

The recommended deletion of Condition 13 does not change the integrity of the officer's report; however the officer recommendation has been amended accordingly.

5. Page 149 – Officer Recommendation - Condition 10a and 10b

Condition 10a – inserting the words 'to and' to read as follows:

Place a notation on the Certificate of Title for Lot 200 Beermullah Road West, Wanerie, specifying a right of access over the land **to and** from Lot 201 Dee Swamp Road to Beermullah Road West in accordance with s. 195 and 196 of the *Land Administration Act 1997*;

Condition 10b: Interest the correct Lot number regarding access through Lot 200 Beermullah Road West, not Lot 201 as previously stated. Condition to read as follows:

Note the resulting easement on the Diagram of Survey (deposited plan), as follows:

*Light and heavy vehicles associated with the Agriculture Intensive Development on Lot 201 Dee Swamp Road, Wanerie are to be provided with access through **Lot 200** Beermullah Road West, Wanerie to Beermullah Road West at all times.*

The officer recommendation has been amended accordingly.

**OFFICER INTEREST DECLARATION**

Nil

## PURPOSE

To consider an Application for Development Approval for a proposed change of use of Agriculture Intensive Horticulture (Olive Farm to Carrots) and a Dam on Lot 201 Dee Swamp Road, Wanerie.

## BACKGROUND

The subject lot is located on Dee Swamp Road and consists of an existing olive farm. The proponent is proposing to change production from olives to carrots with a total cropping area of 160 hectares consisting of three full pivot areas of 40 hectares each and 2 half pivots of 20 hectares each. The operation is expected to produce approximately 8000 tonnes of carrots over a 12 month period.

The construction of a dam is also being proposed for irrigation purposes. The dam measures internally 120m in length by 80m in width, 8m in depth with a capacity of 40 Mega Litres (ML).

Previously the farm was approved for Irrigated Horticulture (Olives) under delegated authority on 18 March 2009. Due to the lapsing of the approval and no substantial commencement, the application was resubmitted and presented to Council at its Ordinary meeting on 13 September 2011. Some planting of Olives trees was undertaken however the Irrigated Horticulture did not operate at full capacity.

The proponent is now proposing a change of use for 160 hectares of their 2011 approval from Perennial Horticulture (Olives) to Annual Horticulture (Carrots).

A location plan, aerial image and copy of the applicant's proposal are attached as **Appendix 1**.

## COMMENT

### Community Consultation

The application was advertised in accordance with clause 64 of the *Planning and Development (Local Planning Scheme Regulations) 2015 Deemed Provisions for Local Planning Schemes* (the Regulations).

The proposal was advertised to the surrounding landowners for a minimum period of 21 days, and to State referral agencies for 42 days. Two submissions have been received from neighbours who have provided general comments. The Shire has received three submissions from government agencies, including the Department of Environment Regulation advising that a clearing permit was issued on 29 May 2016 for part of the area (109 hectares) for the purpose of horticulture.

The Schedule of Submissions and Recommended Responses has been included as **Appendix 3**.

## PLANNING FRAMEWORK

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

The subject lot is zoned General Rural under LPS 9, the objectives of which are to:

- a) *Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agriculture activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
- d) *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

Under LPS 9, Intensive Agriculture is a discretionary use and is defined as follows:

*“agriculture – intensive” means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following:*

- a) *The production of grapes, vegetables, flowers, exotic, or native plants, or fruit or nuts;*
- b) *The establishment and operation of plant or fruit nurseries;*
- c) *The development of land for irrigated fodder production or irrigated pasture (including turf farms); or*
- d) *Aquaculture.*

Intensive Agriculture is considered to be a primary use in the General Rural zone and should be encouraged in accordance with the objectives of the zone.

### LPS 9 Setbacks

The setbacks to the cropping pivots will be required at a minimum to be set back 20 metres from the lot boundaries unless a greater setback is required (i.e. buffer/separation distances to sensitive land uses and/or wetlands).



### Local Planning Policy 1.6 – Agriculture Intensive (LPP 1.6)

LPP 1.6 defines 'Annual Horticulture' as:

*'refers to the commercial market gardening of all varieties of shallow rooted vegetables and flowers that can be sown and harvested within a 12 month period. The essential character of this use is that the soil is cultivated mechanically at least once a year, fertilised regularly and re used on a continual basis'.*

Clause 3.1.9 of Local Planning Policy 1.6 – Irrigated Horticulture Standards stipulates *All horticulture activity (excluding tree farms) shall have a minimum distance of 200 metres, or a distance satisfactory to Council, from any Conservation Category Wetland, as defined in the Water and Rivers Commission's Geomorphic Wetland Database, or defined through other means acceptable to Council. Included within this minimum distance there shall be a dense native vegetation buffer of not less than 20 metres in width, to be established prior to the commencement of development and maintained for the duration of the development.*

Furthermore, the Environmental Protection Authority (EPA) Guidance Statement 33 requires a minimum 50m buffer between a wetland required to be protected and the proposed development. The Shire considers the EPA standards to be sufficient and will require the proposed cropping areas to maintain a minimum setback of 50m from the Conservation Category Wetlands at all times.

The proposal was submitted to the Department of Parks and Wildlife (DPAW), with no further comment being received from that agency in relation to the proposal.

### Environmental Impact/Separation from Sensitive Land Uses

The following external guidelines provide guidance in relation to buffer/separation distances for local government when considering applications of irrigated horticulture and sensitive uses (i.e. dwellings).

1. State Planning Policy 2.5 Rural Planning;
2. Department of Health (DOH) – Guidelines for Separation of Agricultural and Residential Land Uses (August 2012) (DOH Guidelines); and
3. Environmental Protection Authority – Guidance for the Assessment of Environmental Factors; Separation Distances between Industrial and Sensitive Land Uses (June 2005).

A 300 metre buffer setback from the Irrigated Horticulture and the closest sensitive land use (i.e. single dwelling) is recommended by the above policies and guidelines. The proposed cropping area has a buffer of more than 300m from the nearest residence and is therefore compliant.

### Traffic Implications

The traffic implications for Dee Swamp Road posed by the proposal have been reviewed.

Dee Swamp Road is currently a paved road suitable for the general rural pursuits that are currently undertaken by the adjoining landowners (minimal traffic volumes). Dee Swamp Road is currently constructed of limestone pavement to a maximum width of 6.5m from Beermullah Road West for a length of 2.70 kilometres to the currently unformed access to Lot 201. The remaining section of Dee Swamp Road is unmade (uncleared) road reserve.

There are already pavement failures along the paved length of the road, showing that the pavement is currently very thin. Taking into consideration the current width and the thin pavement, Administration has concerns with regards to proposed traffic volumes on Dee Swamp Road. The current standard of road is acceptable (with minor maintenance works) for the current low volume of vehicle usage.

The applicant has advised the Shire that the property will not be accessed from Dee Swamp Road. Instead, all traffic (heavy and light vehicles) will access Lot 201 via the internal access on Lot 200 Beermullah Road West.

Furthermore, the applicant has advised the Shire that in full production (in approximately 2-3 years' time), three to four truck movements per day, five days per week will be taking produce away (combined) from both Lots 200 and 201.

In the event Council approves the application, traffic management conditions have been imposed as part of the planning approval to ensure Lot 201 has legal access over Lot 200 at all times, and that no light vehicles will use Dee Swamp Road to access Lot 201.

### Stable Fly

Stable Fly is a declared pest under the *Biosecurity and Agriculture Management Act 2007* and is managed by the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2013*. It is generally inappropriate to impose a planning condition for a regulatory aspect that is already covered under another Act of Parliament. Instead, an advice note has been added to the Development Approval with respect to Stable Fly.

However, the Shire is still required to be satisfied that the horticulture activity manages waste appropriately on the site. In the event that Council approves the application, a condition has been imposed to require a Waste Management Plan demonstrating how horticulture waste is managed properly to the satisfaction of the Shire of Gingin.

### Servicing

Any additional servicing requirements will be the responsibility of the applicant.

## Water Supply

The site has an existing water extraction licence from the Department of Water (DoW). The current licence provides the landowner with an allocation of 1900000KI of Superficial Swan water. The Department of Water has advised that the site has sufficient water for the horticulture proposal.

## Summary

In view of the above assessment, Administration is of the view that, with appropriate management strategies in place, the site is capable of accommodating the proposed change of use to Agriculture Intensive – Annual Horticulture (Olive Farm to Carrots) and is consistent with the above objectives of LPS 9.

## Advice Notes

Should Council approve this Development Application, the following Advice Notes will be added to the approval:

- A. Further to this Approval, the Applicant will be required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Building Regulations 2012* and the *Health Act 1911*, which are to be approved by the Shire of Gingin.
- B. Fire permits may be required at certain times of the year for onsite burning. Please contact the Shire of Gingin for further information.
- C. The Applicant is reminded that this Development Approval is not to be interpreted as an approval to extract and use groundwater supplies, nor does it imply that the Shire of Gingin has knowledge in relation to availability of groundwater supplies.
- D. It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2013* in order to minimise the effects of stable flies on the community.
- E. In regards to Condition 3, the Waste Management Plan is, at a minimum, to address the following to the satisfaction of the Shire:
  - i. How waste material generated from the horticultural activity will not facilitate fly breeding or odour emissions;
  - ii. How horticultural waste will be composted for soil improvement.
- F. Please be advised that the property may attract Differential Rating for Intensive Agriculture.
- G. The operation will be required to comply with the *Environmental Protection (Noise) Regulations 1997*.

- H. Where any native vegetation clearing is proposed, it will be necessary to contact the Department of Environment and Regulation (DER) in obtaining the necessary approvals.

## **STATUTORY ENVIRONMENT**

### *Local Planning Scheme No. 9*

#### Part 3 – Zones and the Use of Land

#### 3.2 Objectives of the Zones

#### Part 4 – General Development Requirements

#### 4.7 General Development Standards

#### 4.8.6 – General Rural Zones

#### State Planning Policy 2.5 Rural Planning

Department of Health (DoH) – Guidelines for Separation of Agricultural and Residential Land Uses (August 2012) (DoH Guidelines); and

Environmental Protection Authority – Guidance for the Assessment of Environmental Factors; Separation Distances between Industrial and Sensitive Land Uses (June 2005).

The Environmental Protection Authority (EPA) has released Guidance Statement No. 33 Environmental Guidance for Planning and Development.

## **POLICY IMPLICATIONS**

### State Planning Policy 2.5 Rural Planning

### Local Planning Policy 1.6 – Agriculture Intensive

## **BUDGET IMPLICATIONS**

Nil

## **STRATEGIC IMPLICATIONS**

### Shire of Gingin Strategic Community Plan 2015-2025

<b><i>Focus Area</i></b>	<i>Natural Environment</i>
<b><i>Objective</i></b>	<i>2. To support a healthy natural environment</i>

## **VOTING REQUIREMENTS – SIMPLE MAJORITY**

## RECOMMENDATION

It is recommended that Council grant Development Approval for the proposed change of use to Agriculture Intensive – Annual Horticulture (Olive Farm to Carrots) and a Dam on Lot 201 Dee Swamp Road, Wanerie, subject to the following conditions:

1. The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;
2. The development area shall be limited to a maximum of 160 hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries and 50 metres from all Conservation Category Wetlands to the planting/cropping area(s) to the satisfaction of the Shire of Gingin;
3. Prior to site works for development commencing, a Waste Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;
4. In the event waste is transported offsite, the operator(s) of the Irrigated Horticulture are required to keep an up to date Waste Management Register which at a minimum, is to indicate the quantity of waste, the location and ownership details of where the waste is being transported too from site;
5. Prior to site works for development commencing, a Dust Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin. The Management Plan is to address, at a minimum, how dust suppression measures shall be implemented to minimise offsite dust emissions at all times and what dust suppression measures will be implemented to minimise dust emissions from the approved internal access track on Lot 200;
6. The Shire reserves the right to inspect or request any of the management plans that are conditioned as part of this planning approval at any time;
7. The area shall immediately be rehabilitated to pasture cover at the end of the Intensive Agricultural development;
8. Access/egress to Lot 201 from Beermullah Road West shall be in accordance with the route marked on the approved Access Plan contained in Appendix 2;
9. Any alternate access will require Dee Swamp Road from Beermullah Road West to the crossover to Lot 201 to be upgraded to a resheeted standard to the satisfaction of the Shire of Gingin at the applicant's expense;
10. Prior to site works for development commencing, the Applicant/Owner is to:
  - a. Place a notation on the Certificate of Title for Lot 200 Beermullah Road West, Wanerie, specifying a right of access over the land to and from Lot 201 Dee Swamp Road to Beermullah Road West in accordance with s. 195 and 196 of the *Land Administration Act 1997*;

- b. Note the resulting easement on the Diagram of Survey (deposited plan), as follows:  
  
*Light and heavy vehicles associated with the Agriculture Intensive Development on Lot 201 Dee Swamp Road, Wanerie are to be provided with access through Lot 200 Beermullah Road West, Wanerie to Beermullah Road West at all times.;*  
and
  - c. Provide copies of the amended Certificate of Title and Diagram of Survey to the Shire;
11. Prior to site works for development commencing, the crossover servicing Lot 201 from Dee Swamp Road shall be upgraded to the satisfaction of the Shire of Gingin at the applicant/landowner's cost; and
  12. Prior to site works for development commencing, the crossovers servicing Lot 200 Beermullah Road West at both Dee Swamp Road and Beermullah Road West shall be upgraded to the satisfaction of the Shire of Gingin at the applicant/landowner's cost.

## RESOLUTION

**Moved Councillor Collard, seconded Councillor Elgin that Council grant Development Approval for the proposed change of use to Agriculture Intensive – Annual Horticulture (Olive Farm to Carrots) and a Dam on Lot 201 Dee Swamp Road, Wanerie, subject to the following conditions:**

1. **The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;**
2. **The development area shall be limited to a maximum of 160 hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries and 50 metres from all Conservation Category Wetlands to the planting/cropping area(s) to the satisfaction of the Shire of Gingin;**
3. **Prior to site works for development commencing, a Waste Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;**
4. **In the event waste is transported offsite, the operator(s) of the Irrigated Horticulture are required to keep an up to date Waste Management Register which at a minimum, is to indicate the quantity of waste, the location and ownership details of where the waste is being transported too from site;**
5. **Prior to site works for development commencing, a Dust Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin. The Management Plan is to address, at a minimum, how dust suppression measures shall be implemented to minimise offsite dust emissions at all times and what dust suppression measures will be implemented to minimise dust emissions from the approved internal access track on Lot 200;**
6. **The Shire reserves the right to inspect or request any of the management plans that are conditioned as part of this planning approval at any time;**

7. The area shall immediately be rehabilitated to pasture cover at the end of the Intensive Agricultural development;
8. Access/egress to Lot 201 from Beermullah Road West shall be in accordance with the route marked on the approved Access Plan contained in Appendix 2;
9. Any alternate access will require Dee Swamp Road from Beermullah Road West to the crossover to Lot 201 to be upgraded to a resheeted standard to the satisfaction of the Shire of Gingin at the applicant's expense;
10. Prior to site works for development commencing, the Applicant/Owner is to:
  - a. Place a notation on the Certificate of Title for Lot 200 Beermullah Road West, Wanerie, specifying a right of access over the land to and from Lot 201 Dee Swamp Road to Beermullah Road West in accordance with s. 195 and 196 of the Land Administration Act 1997;
  - b. Note the resulting easement on the Diagram of Survey (deposited plan), as follows:

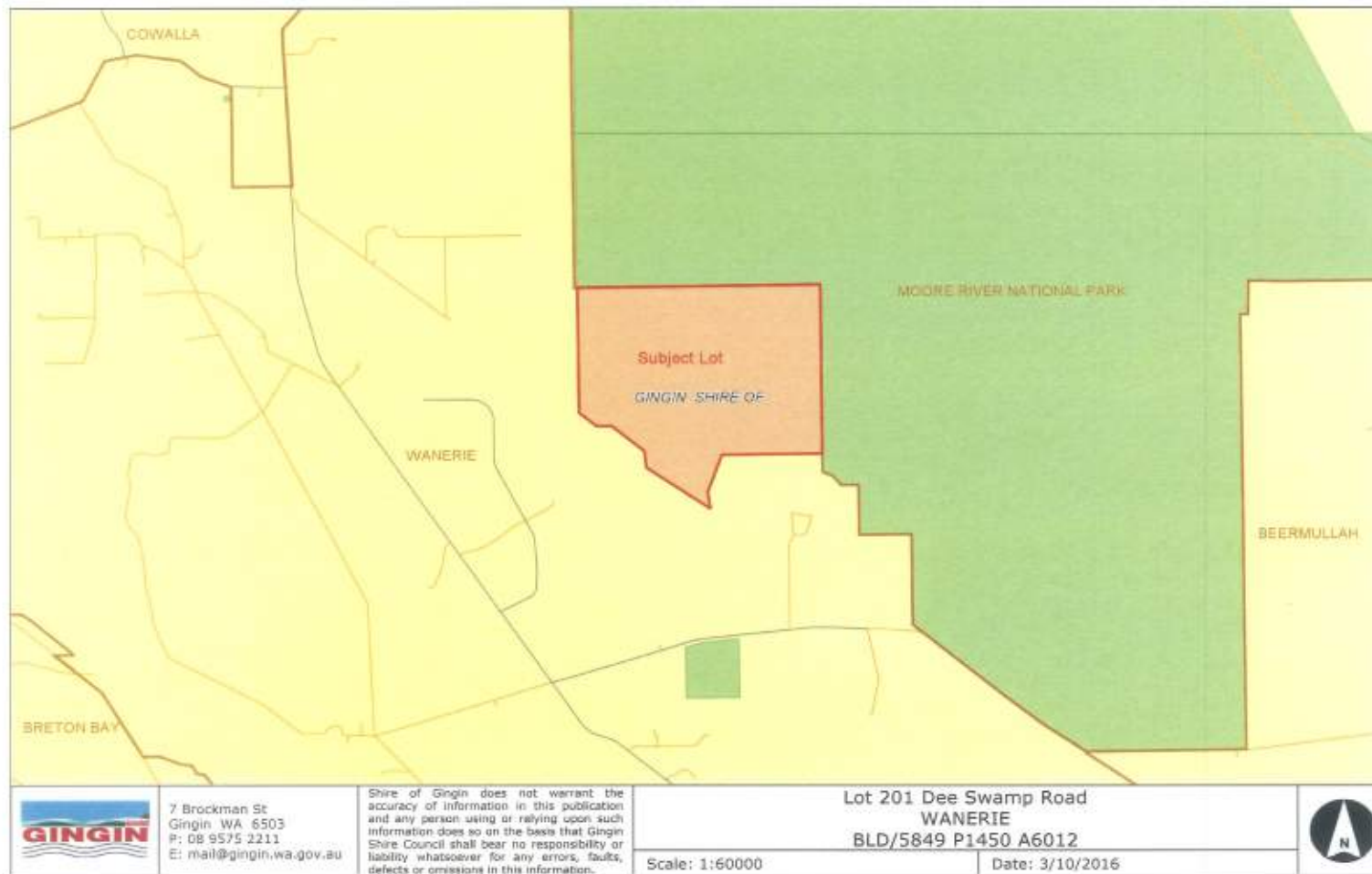
*Light and heavy vehicles associated with the Agriculture Intensive Development on Lot 201 Dee Swamp Road, Wanerie are to be provided with access through Lot 200 Beermullah Road West, Wanerie to Beermullah Road West at all times.; and*
  - d. Provide copies of the amended Certificate of Title and Diagram of Survey the Shire;
11. Prior to site works for development commencing, the crossover servicing Lot 201 from Dee Swamp Road shall be upgraded to the satisfaction of the Shire of Gingin at the applicant/landowner's cost; and
12. Prior to site works for development commencing, the crossovers servicing Lot 200 Beermullah Road West at both Dee Swamp Road and Beermullah Road West shall be upgraded to the satisfaction of the Shire of Gingin at the applicant/landowner's cost.

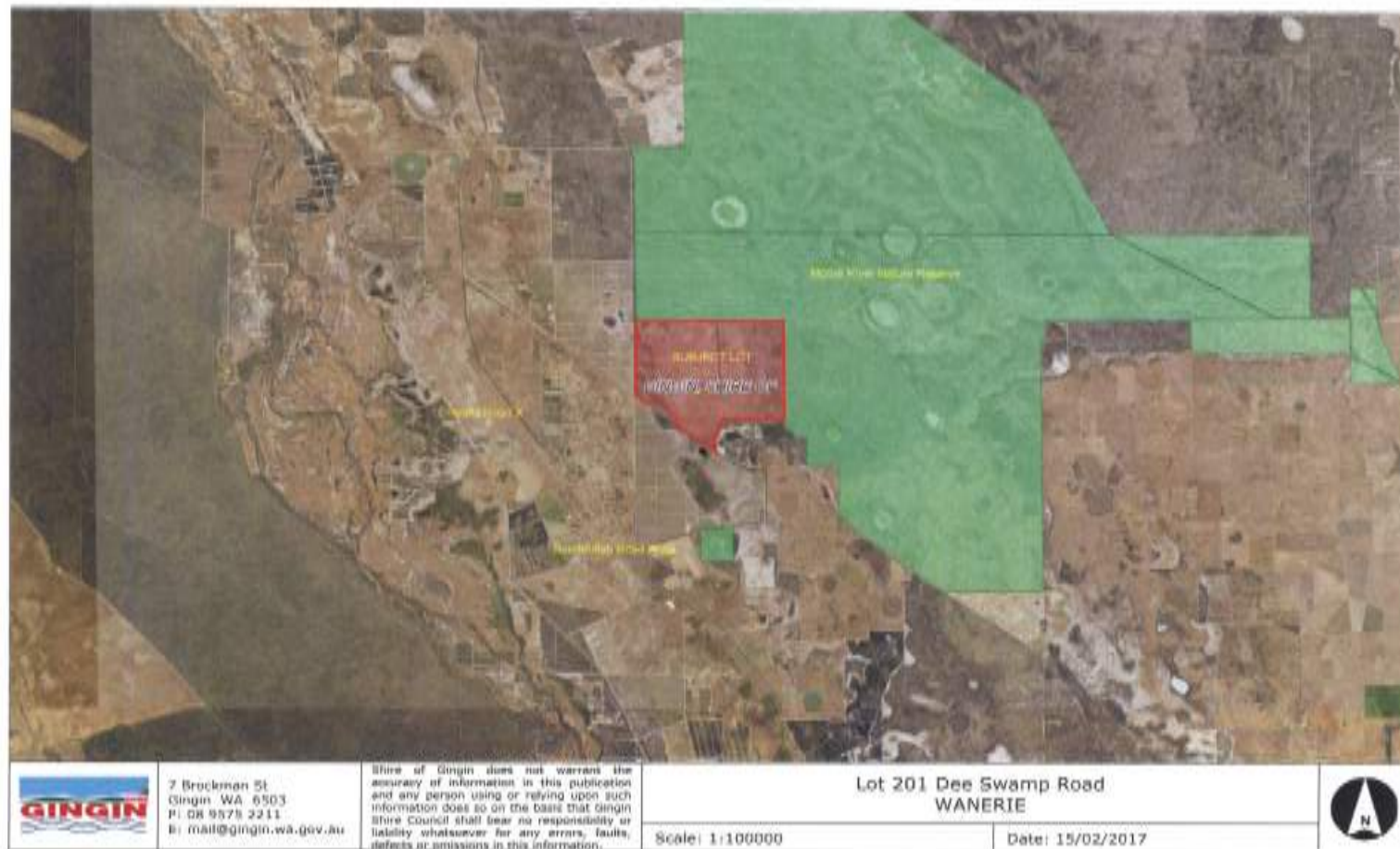
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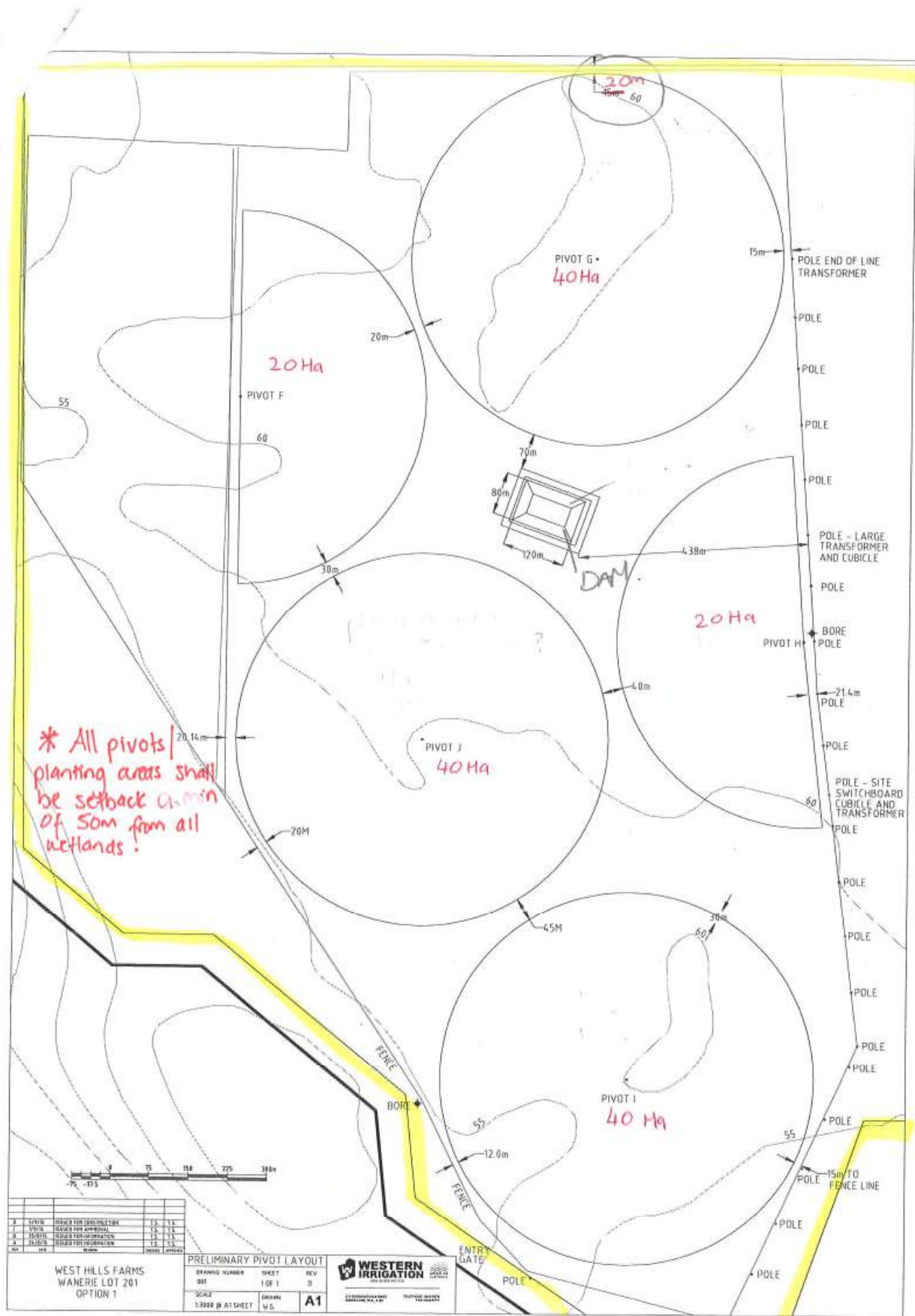


**APPENDIX 1**

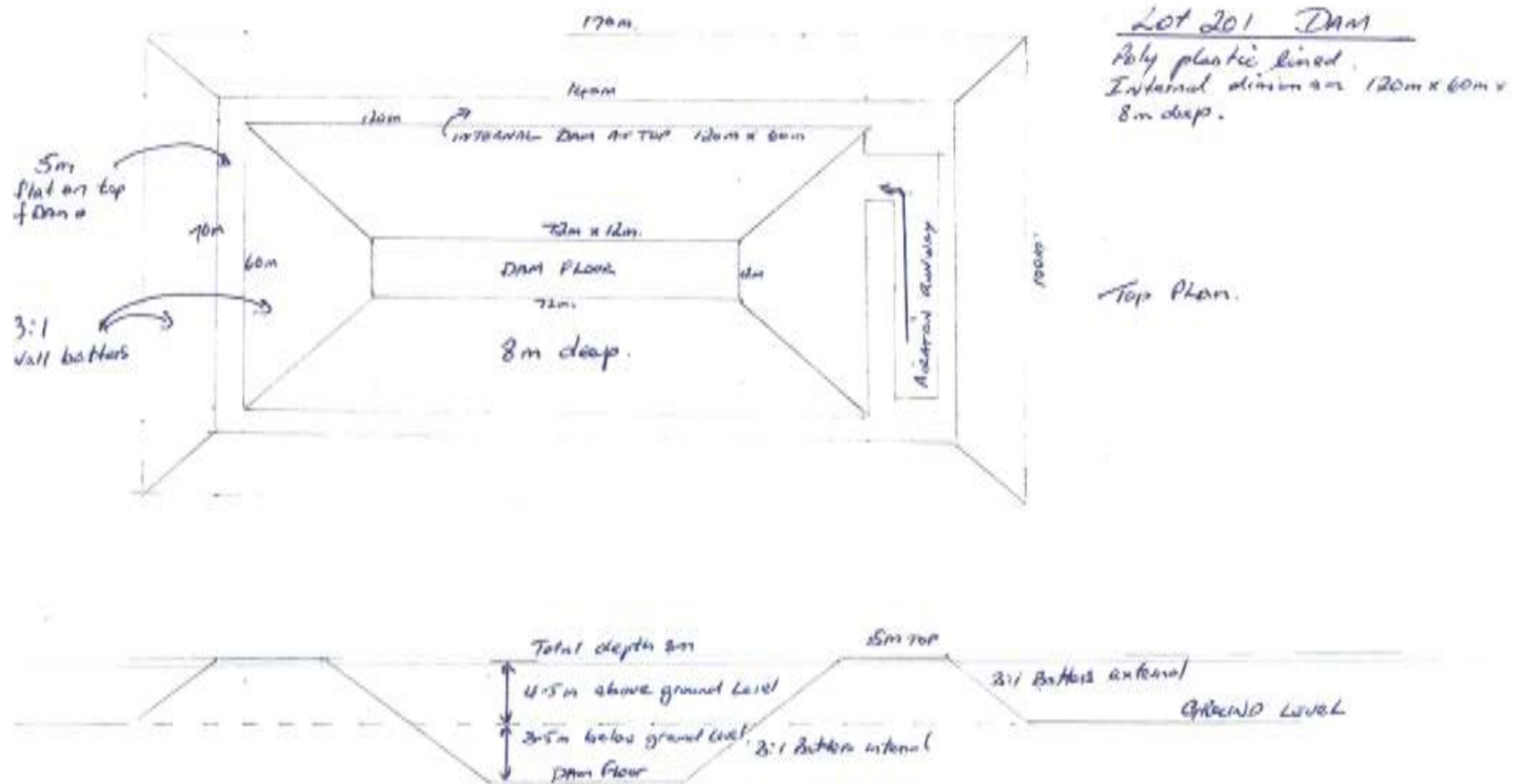




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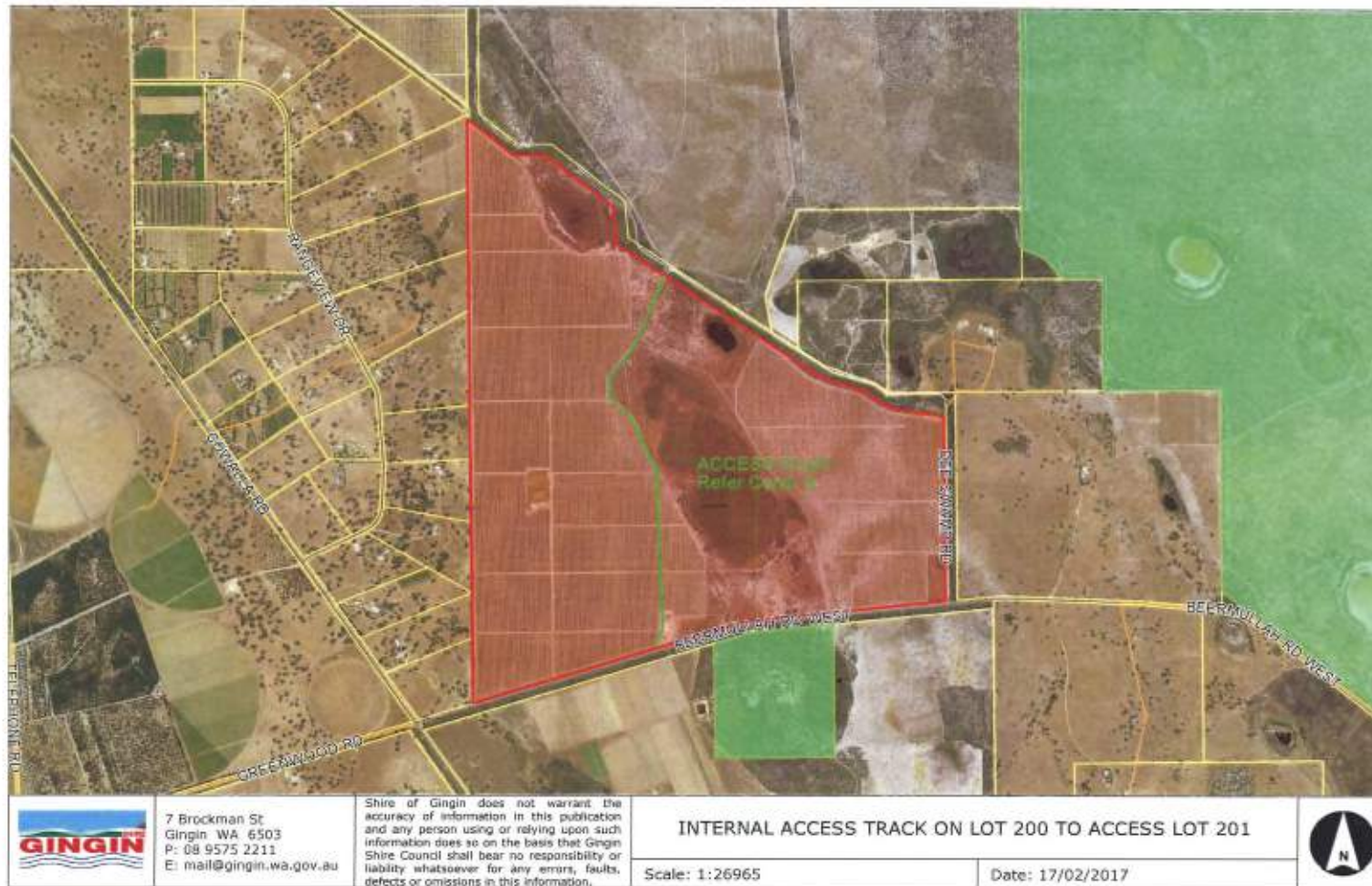






# APPENDIX 2





**APPENDIX 3**

## SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

### APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED AGRICULTURE INTENSIVE IRRIGATED HORTICULTURE ON LOT 201 DEE SWAMP ROAD, WANERIE

No.	Submitter	Submission Detail	Recommended Response
1.	Ratepayer	<p>The Submitter makes the following general comment:</p> <p><i>This will affect the water table which is already low in this area.</i></p> <p><i>I had carrots farmed before on my back boundary and found there was always a dust problem but since the olives have been there no dust, so I am presuming according to your plans that the olives on my boundary will stay?</i></p>	<p><u>Water Table</u> The operator is required to comply with the conditions of their water licence. Compliance of water licences and conditions is controlled by the Department of Water (DoW). DoW have provided their comments below.</p> <p><u>Dust Management</u> In the event council approves the application, a condition of the planning approval will require a Dust Management Plan to be approved to the satisfaction of the Shire of Gingin.</p> <p>The Management Plan is to address at a minimum how dust suppression measures shall be implemented to minimise offsite dust emissions at all times.</p>
2.	Ratepayer	<p>The Submitter makes the following general comments:</p> <p><i>Traffic on Dee Swamp Road;</i></p> <p><i>Noise in the area after 6pm;</i></p> <p><i>Pollution in Area, e.g. Dust and chemicals; and</i></p> <p><i>Water table consumption.</i></p>	<p><u>Traffic Implications</u> Please refer to officer's report under Traffic Implications heading.</p> <p><u>Noise Management</u> The operation will be required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i> which an advice note has been included.</p>

			<p><u>Dust Management</u> Refer to comments above.</p> <p><u>Water Table</u> Refer to comments above.</p>
3.	Department of Water (DoW)	<p>The Submitter makes the following comments:</p> <p><i>The DoW note that the proponent has an existing licence to take water on the property. The licence has sufficient water to support the proposed horticulture. It is the licensee's responsibility to meet the conditions outlined on their licence.</i></p> <p><i>The DoW has no comments to provide on the proposed dam, as it will not intercept groundwater.</i></p>	Noted.
4.	Department Environment Regulation (DER)	<p>The Submitter makes the following comments:</p> <p><i>The application for development approval for the purpose of irrigated horticulture relates to Lot 201 on Plan 55361, Wanerie.</i></p> <p><i>On 29 May 2016, DER granted clearing permit CPS 2626/4, authorising North East Equity Pty Ltd to clear up to 109 hectares of native vegetation within Lot 201 for the purpose of horticulture.</i></p> <p><i>A review of aerial imagery indicates that part of the development area is within the approved area of CPS 2926/4. The remainder of the development area is outside of the permit boundary, however, this area appears to be devoid of native vegetation.</i></p> <p><i>The clearing permit expires on 30 April 2019 and includes conditions to revegetate a portion of Lot 201 and place a restrictive covenant over Lot 3909 on Plan 210000 (Plan 2926/4b). A copy of the decision report, permit and plans for CPS 2626/4 can be found at <a href="ftp://ftp.dec.wa.gov.au/Permit/2926/">ftp://ftp.dec.wa.gov.au/Permit/2926/</a>.</i></p> <p><i>Guidelines and Fact sheets on the regulation of native vegetation</i></p>	Noted.

		<i>clearing can be found on DER's website at <a href="http://www.der.wa.gov.au/our-work/clearing-permits">www.der.wa.gov.au/our-work/clearing-permits</a>. Further information on the clearing permit process can be obtained by email at <a href="mailto:nvp@der.wa.gov.au">nvp@der.wa.gov.au</a>.</i>	
5.	Department of Health (DoH)	The Submitter has no objection to the proposal.	Noted.
6.	Department of Parks and Wildlife (DPAW)	<p>The Submitter makes the following comments:</p> <p><i>Wetlands</i>  <i>In 2011 DPAW (formerly Department of Environment and Conservation), requested provisions be made for the application of a 50m buffer from the wetlands surrounding the proposal. The department has been advised by the Shire of Gingin that the proponent has indicated that the proposed centre pivots will be located greater than 50m from wetland boundaries that are to be protected.</i></p> <p><i>Parks and Wildlife supports this approach and any other approach that has due consideration for the protection of any adjacent wetland.</i></p>	In the event council approves the application, a condition of the planning approval will require the pivots to be setback 50 metres from all Conservation Category Wetlands.

*The Manager Strategic Planning and Development left Council Chambers at 3.56pm and did not return to the meeting.*

### **11.3.3 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED USE NOT LISTED PYLON SIGNS ON LOT 3505 MILITARY ROAD, NEERGABBY**

<b>FILE:</b>	<b>BLD/2986</b>
<b>APPLICANT:</b>	<b>GRAVITY DISCOVERY CENTRE</b>
<b>LOCATION:</b>	<b>ROAD RESERVE, MILITARY ROAD, NEERGABBY</b>
<b>OWNER:</b>	<b>STATE OF WESTERN AUSTRALIA, GRAVITY DISCOVERY CENTRE</b>
<b>ZONING:</b>	<b>ROAD RESERVE – PUBLIC USE</b>
<b>WAPC NO:</b>	<b>N/A</b>
<b>AUTHOR:</b>	<b>JAMES BAYLISS – COMPLIANCE/PLANNING OFFICER</b>
<b>REPORTING OFFICER:</b>	<b>SEBASTIAN CAMILLO – EXECUTIVE MANAGER REGULATORY SERVICES</b>
<b>REPORT DATE:</b>	<b>21 FEBRUARY 2017</b>
<b>REFER:</b>	<b>19 NOVEMBER 2013</b> <b>ITEM 11.1.5</b>

### **OFFICER INTEREST DECLARATION**

Nil

### **PURPOSE**

To consider an application for development approval to install two Pylon Signs (Use Not Listed) on the Military Road reserve and two Pylon Signs (Use Not Listed) on State Forest Reserve between Indian Ocean Drive and the Gravity Discovery Centre.

### **BACKGROUND**

The Gravity Discovery Centre received approval to erect four pylon signs within the Military Road reserve at the Ordinary Council Meeting of 19 November 2013. The approval was not acted upon and lapsed in November 2015, hence the requirement for a new application (the signs in the current application differ from the previous approvals).

The proposal includes four signs, two of which are located within the Military Road Reserve and two which are located within State Forest Reserve. The Shire of Gingin has sole jurisdiction over the Military Road reserve and the Department of Parks and Wildlife (DPAW) has control over the state forest reserve. DPAW has provided written consent to the installation of the two pylon signs within the state forest reserve.

The four pylon signs are all 1460mm in height (including pole supports) and 860mm in width. 'Pylon' signs are defined as follows:

*"A sign supported by one or more piers and not attached to a building".*

The purpose of the signage is to provide directions to the Gravity Discovery Centre. The signs are proposed to be sited at the following locations:

- Sign 1 - Located north-east of the intersection between Indian Ocean Drive and Military Road, approximately 8 kilometres from the Gravity Discovery Centre;
- Sign 2 – Located north-east of the intersection between Indian Ocean Drive and Military Road, approximately 2 kilometres from the Gravity Discovery Centre; and
- Sign 3 – Located at the turnoff into the Gravity Discovery Centre from Military Road.
- Sign 4 - Located immediately after the front gate.

The locations are indicative only and the applicant is flexible in meeting Council's requirements as to final positioning.

A copy of the location plan and sign images are provided as **Appendix 1**.

## COMMENT

### Community Consultation

There is no requirement to advertise the application as the proposed signs will be located on the Shire's road reserve and DPAW's state forest.

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

The subject lot is zoned Local Reserve (Public Use) under LPS 9 vested under Management Order to the Shire of Gingin.

In determining an application for development approval the local government is to have due regard to clause 2.5.2 which states that the following must be taken into consideration:

- a) *The matters set out in Clause 67 of the deemed provisions; and*
- b) *The ultimate purpose intended for the Reserve.*

The *Planning and Development (Local Planning Scheme) Regulations 2015* (deemed provisions) identifies the local reserve as 'Public Purpose' under Part 2, Clause 14(3). The relevant objective is:

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

### Use Not Listed

The three proposed pylon signs are considered to be a Use Not Listed under LPS 9. Clause 3.4.2 of LPS 9 provides the following requirements for a use not listed development:

*3.4.2 If a person proposed to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may:*



- a) *Determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*
- b) *Determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of Clause 9.4 in considering an application for planning approval; or*
- c) *Determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

By Laws Relating To Signs and Bill Posting 1982

Clause 26 of the above by-laws is applicable to the proposal. The relevant development standards are outlined below:-

*Pylon Signs*

26. (1) *A person shall not erect more than one pylon sign on a lot.*
- a) *A person shall only erect a pylon sign on a lot zoned as commercial or industrial.*
- (2) *A pylon sign shall:*
- b) *Not exceed 2.5m measured in any direction across the face of the sign or have a greater superficial area than 4m<sup>2</sup>;*
  - c) *Not project over a street;*
  - d) *Be supported on one or more piers or columns of brick, stone, cement, concrete, steel or timber of sufficient size and strength to support the sign under all conditions;*
27. *The Council may issue a licence in respect of a pylon sign notwithstanding it does not comply with bylaw 26(2) if:*
- c) *Will be of a width not exceeding 1.8m;*
  - d) *Will have two vertical supports with horizontal flat boards of a maximum height of 200mm with a minimum space between each board of 50mm;"*

The proposed pylon signs do not comply with clause 26(1a), however it has been demonstrated that LPS 9 does allow for 'uses not listed', and as such Council is able to consider the signage within the road reserve.

The pylon signs are compliant with the remainder of the development standards outlined in clause 26 and 27.

## Summary

Given the dimensions of the proposed signage (1460mm in height including support poles and 860mm in width), the application is not anticipated to have any detrimental impact on the existing streetscape. The application is consistent with the objectives of the zone and is therefore permitted.

No further planning considerations are relevant in this instance.

## Advice Notes

Should Council approve the application, the following Advice Notes will be included on the approval:

- A. The Applicant should ensure that the relevant insurance policy remains current and is provided to the Shire on an annual basis.

## **STATUTORY ENVIRONMENT**

*Local Planning Scheme No. 9*

Part 2 – Reserves

2.5 Use and Development of Local Reserves

## **POLICY IMPLICATIONS**

Nil

## **BUDGET IMPLICATIONS**

Nil

## **STRATEGIC IMPLICATIONS**

Shire of Gingin Strategic Community Plan 2015 – 2025

<b><i>Focus Area</i></b>	<i>Local Business</i>
<b><i>Objective</i></b>	<i>4. To facilitate local business growth</i>
<b><i>Outcome</i></b>	<i>4.2 Grow local business, employment and training</i>

## **VOTING REQUIREMENTS – SIMPLE MAJORITY**

## RECOMMENDATION

It is recommended that Council grant Development Approval to install two Pylon Signs (Use Not Listed) on the Military Road reserve and two Pylon Signs (Use Not Listed) on State Forest Reserve between Indian Ocean Drive and the Gravity Discovery Centre, subject to the following conditions:

1. The land use and development shall be undertaken in accordance with the approved plans and specifications unless otherwise conditioned by this Approval;
2. This Approval is for four pylon signs only;
3. The signs shall be maintained in a good condition of presentation. The Shire reserves the right to direct the Applicant, in writing, to undertake necessary works to maintain the signs to a standard satisfactory to the Shire of Gingin;
4. The signs shall be located at the sites approved by the Shire of Gingin; and
5. The approved signage shall not contain any flashing, moving or pulsating lighting nor contain lighting that is distracting to road users.

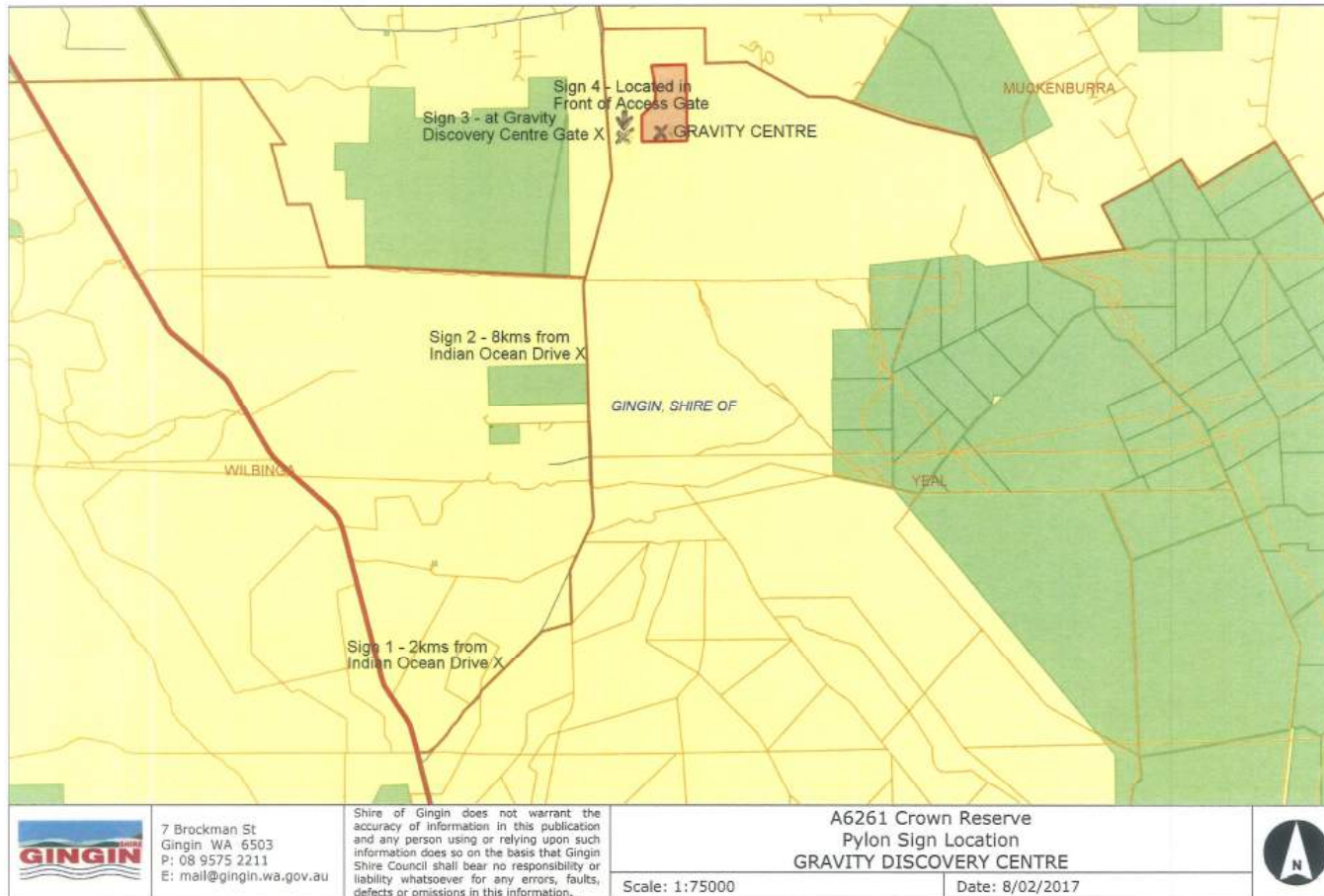
## RESOLUTION

**Moved Councillor Fewster, seconded Councillor Elgin that Council grant Development Approval to install two Pylon Signs (Use Not Listed) on the Military Road reserve and two Pylon Signs (Use Not Listed) on State Forest Reserve between Indian Ocean Drive and the Gravity Discovery Centre, subject to the following conditions:**

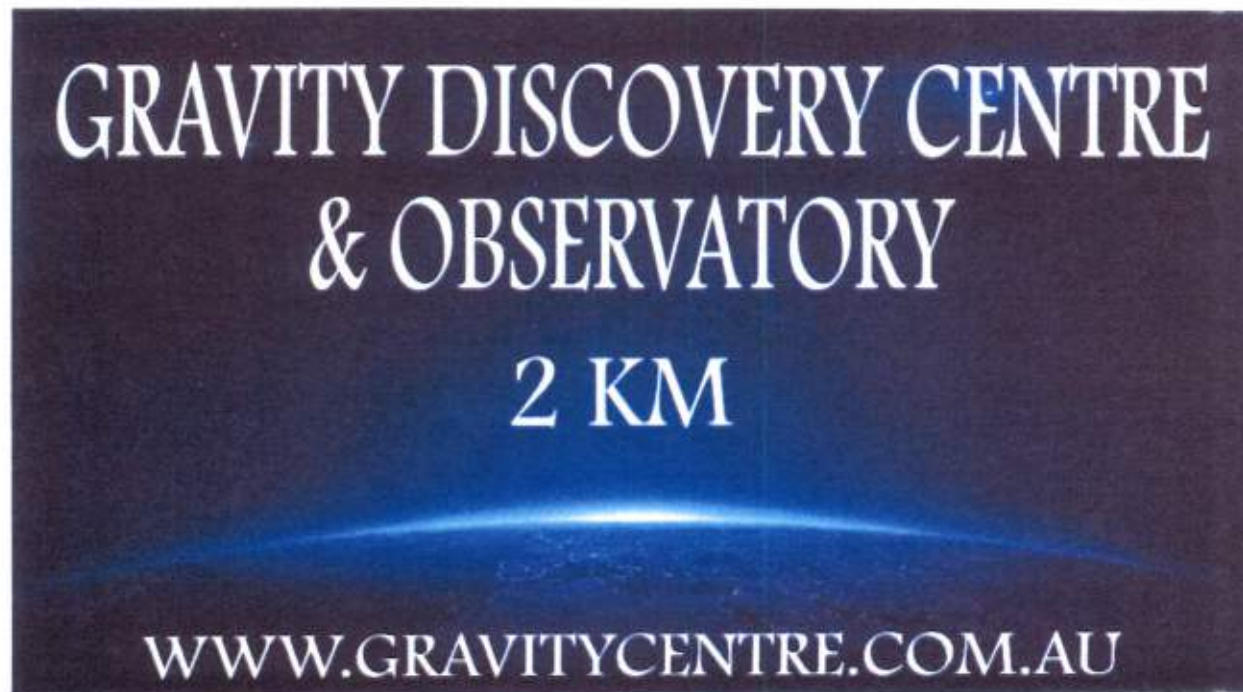
1. **The land use and development shall be undertaken in accordance with the approved plans and specifications unless otherwise conditioned by this Approval;**
2. **This Approval is for four pylon signs only;**
3. **The signs shall be maintained in a good condition of presentation. The Shire reserves the right to direct the Applicant, in writing, to undertake necessary works to maintain the signs to a standard satisfactory to the Shire of Gingin;**
4. **The signs shall be located at the sites approved by the Shire of Gingin; and**
5. **The approved signage shall not contain any flashing, moving or pulsating lighting nor contain lighting that is distracting to road users.**

**CARRIED UNANIMOUSLY**

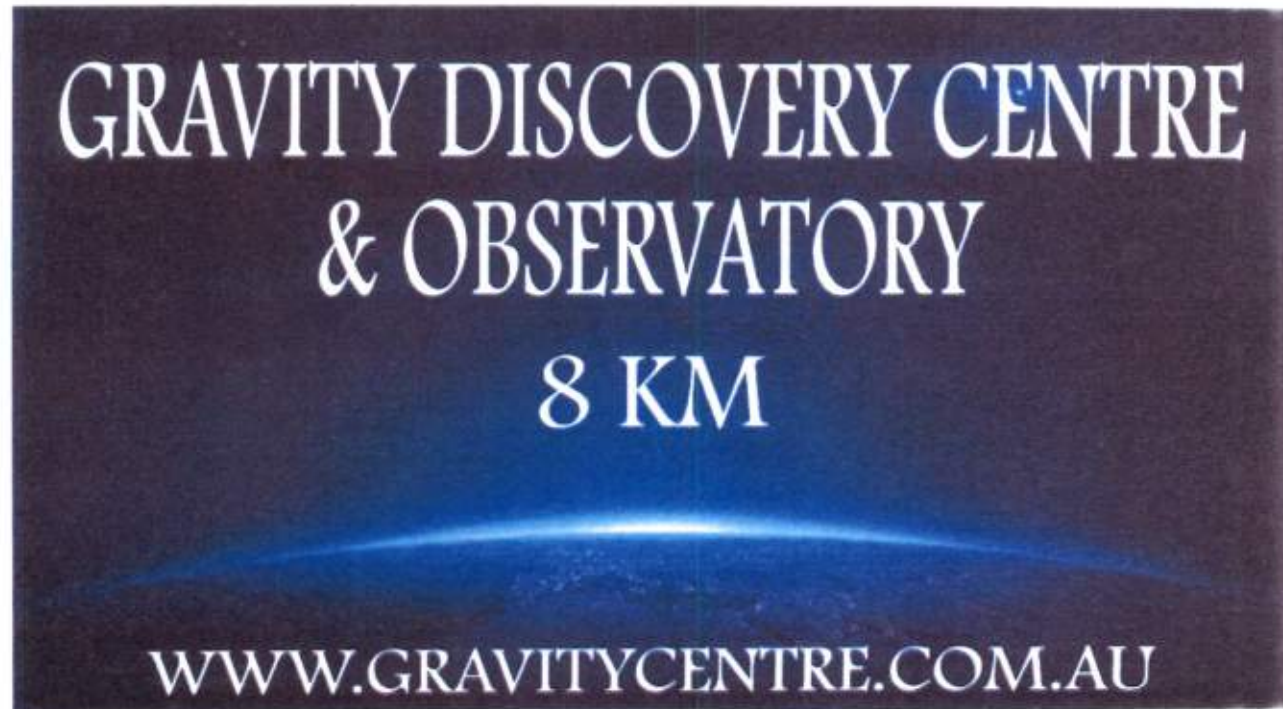
# APPENDIX 1



SIGN 1

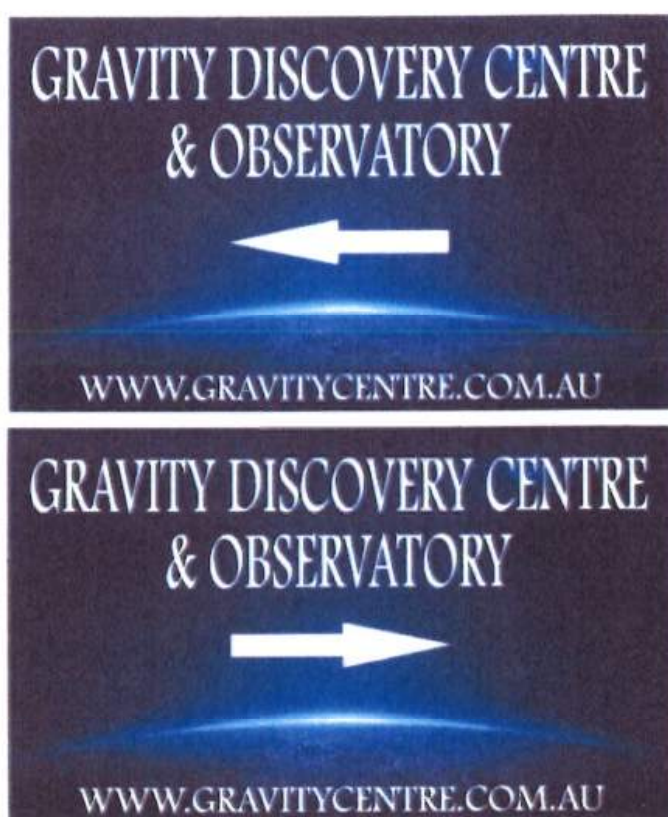


SIGN 2





SIGN 3



SIGN 4



#### **11.3.4 REVIEW OF SHIRE OF GINGIN HERITAGE INVENTORY**

**FILE:** BLD/49  
**AUTHOR:** KYLIE BACON – MANAGER STATUTORY PLANNING  
**REPORTING OFFICER:** SEBASTIAN CAMILLO – EXECUTIVE MANAGER  
REGULATORY SERVICES  
**REPORT DATE:** 21 FEBRUARY 2017  
**REFER:** 4 MARCH 2008 ITEM 11.3.10

#### **OFFICERS INTEREST DECLARATIONS**

Nil

#### **PURPOSE**

To consider adopting the Shire of Gingin Heritage Inventory Review 2016 and draft Heritage List for the purposes of public consultation.

#### **BACKGROUND**

The *Heritage of Western Australia Act 1990* (the Act) requires all local government authorities in Western Australia to compile, and periodically update and review, a Municipal Inventory of Heritage Places. The Shire of Gingin adopted its current Municipal Inventory (MI) in 2005.

As part of the review process, the Shire is required to compile a Heritage List, which is a list of places compiled under LPS9 for which planning approval will be required for demolition, alterations or other development affecting the cultural heritage significance of the place.

In keeping with the requirements of the Act, the Shire engaged heritage consultant Laura Gray to undertake a review of the Municipal Inventory, in keeping with the requirements of the Act, including the compilation of a Heritage List. The review was presented to Council at the February Council Briefing Forum for further discussion.

#### **COMMENT**

The Shire of Gingin's 2005 Municipal Inventory of Heritage Places (MI) listed a number of places and sites in four categories. In undertaking her review, the consultant has recommended that Categories 1 and 2 (now Grades A and B) be automatically included in the Heritage List and Categories 3 and 4 were places of note. However some entries classified as Category 3 in the 2005 MI be reclassified as either Grade A or B so they can be included on the Heritage List (this is discussed further in the report).

Every place listed in the 2005 Inventory has been reviewed, including taking photographs of most places that can be viewed from public spaces. Places that were not visible from the public space and/or required entry to private property, and all regional places have not been photographed at this time. All places have been assessed against the relevant criteria with the information available.

The consultant's Heritage Inventory Review 2016 is provided for Council's information as **Appendix 1**.

### Municipal Inventory

The Shire of Gingin's Municipal Inventory of Heritage Places simply provides recognition of a place's importance to the local community. Places entered in the Inventory do not have legal (statutory) protection under the Shire's Local Planning Scheme No. 9 (LPS9 or Scheme), unless they are also listed in the Shire's Heritage List adopted under LPS9 (which is the subject of this review), or have been entered in the State Register of Heritage Places.

The review document has replaced Categories 1 and 2 with Grades A and B (which form the Heritage List). Categories 3 and 4 have been combined as Grade C. Places classified as Grade C will not to be included on the Heritage List. The consultant has recommended that the following entries classified as Category 3 in the 2005 Municipal Inventory be reclassified to either Grade A or B so that they can be included on the Heritage List.

- Gingin Hotel
- Railway Hotel (fmr) Dewars
- Mrs Jones' Cottage
- Granville
- St Luke's Rectory (Registered)
- Cheriton (Homestead & Manager's)
- Honeycomb
- Beedamanup Homestead
- Whakea
- Caraban
- Ashby
- Moondah Homestead (Registered)
- Chitna
- Downa House and graveyard
- Greenwood

It is also recommended that the following entries be downgraded from Categories 1 and 2 in the 2005 Municipal Inventory to Grade C, as it is not considered that they require the additional protection offered by inclusion on the Heritage List.

The following places have been downgraded, which has no implications for the properties concerned other than the opportunity to record the place prior to development or demise, and in the case of a site, recognise and interpret, as a recognition of their cultural heritage significance.

- Three Bridges SITE
- Boobabbie Crossing SITE
- Tuppin House
- Our Lady of Fatima Church
- Lancelin Sand dunes SITE

It is not proposed to include any new places in the reviewed Heritage Inventory at this point. However, public consultation may reveal further places for consideration.

### Heritage List

A Heritage List is a list of places compiled under LPS9 for which planning approval will be required for demolition, alterations or other development affecting the cultural heritage significance of the place. Heritage Lists must be compiled with regard to the Municipal Inventory of Heritage Places, but do not necessarily include all places in a Municipal Inventory. Once adopted the Heritage List has legal (statutory) protection under the scheme.

### Community Consultation

The Act requires that, as part of the review process, Municipal Inventories and Heritage Lists be subjected to a community consultation process.

In the event that Council agrees to proceed to public consultation with respect to the consultant's recommendations in relation to the Municipal Inventory review and draft Heritage List, then advertising will be undertaken in accordance with legislative requirements for a period of 21 days. It is envisaged that the review, including any public submissions, will be submitted to Council for further consideration at the June 2017 meeting.

## **STATUTORY ENVIRONMENT**

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

Shire of Gingin Local Planning Scheme No.9

Shire of Gingin Local Planning Strategy

## **POLICY IMPLICATIONS**

State Planning Policy 3.5 Historic Heritage Conservation

## **BUDGET IMPLICATIONS**

Funding for review of the Shire of Gingin Municipal Inventory of Heritage Places has been allocated in the 2016/17 Budget.

## **STRATEGIC IMPLICATIONS**

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>Natural Environment</i>
<b>Objective</b>	<i>2. To support a healthy natural environment</i>

## **VOTING REQUIREMENTS – SIMPLE MAJORITY**

## RECOMMENDATION

It is recommended that Council:

1. Accept the consultant's recommendations with respect the Shire of Gingin Heritage Inventory 2016 as shown in Appendix 1 and agree to initiate public consultation in accordance with the requirements of the *Heritage of Western Australia Act 1990*; and
2. In accordance with Schedule 2, Part 3, Clause 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, adopt the 2016 Draft Heritage List as shown in as shown in Appendix 2 for the purposes of initiating public consultation.

## RESOLUTION

**Moved Councillor Aspinall, seconded Councillor Collard that Council:**

1. **Accept the consultant's recommendations with respect the Shire of Gingin Heritage Inventory 2016 as shown in Appendix 1 and agree to initiate public consultation in accordance with the requirements of the Heritage of Western Australia Act 1990; and**
2. **In accordance with Schedule 2, Part 3, Clause 8 of the Planning and Development (Local Planning Schemes) Regulations 2015, adopt the 2016 Draft Heritage List as shown in as shown in Appendix 2 for the purposes of initiating public consultation.**

**CARRIED UNANIMOUSLY**

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**APPENDIX 1**



SHIRE OF GINGIN  
**HERITAGE INVENTORY  
REVIEW 2016**

**DRAFT REPORT**



Heritage Intelligence (WA)  
*Laura Gray*  
Heritage & Conservation Consultant

APRIL 2016

**HERITAGE INVENTORY  
REVIEW 2016**

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## HERITAGE INVENTORY REVIEW 2016

### EXECUTIVE SUMMARY

The review of the Municipal Inventory of Heritage Places is a requirement of the Heritage Act (1990).

The assessment criteria detailed in the State Heritage Office's guidelines entitled *Criteria for the assessment of local heritage places and areas* (Appendix 1) as recommended in *State Planning Policy 3.5 Historic Heritage Conservation*, has been the primary guiding document for the Heritage Inventory review for the Shire of Gingin.

The review has been undertaken in 2 stages. Stage One undertaken in 2014, comprised a desk top review of the 2005 Heritage Inventory to ascertain a possible a Heritage List. Stage Two completed the entire review, including reconsideration of the 2014 proposed Heritage List, and produced this Draft report for Council consideration for public comment and contribution prior to finalising the review.

The review references the 2005 Heritage Inventory. No specific historical research has taken place for this review.

The Shire of Gingin's 2005 Municipal Inventory of Heritage Places listed 106 places and sites in four categories. Categories 1 and 2 were recommended for inclusion in the Shire of Gingin's Town Planning Scheme, and categories 3 and 4 were places of note.

Every place listed in the 2005 inventory has been reviewed, including taking photographs of most places that can be viewed from public spaces. Places that were not visible from the public space and/or required entry to private property, and all regional places have not been photographed at this time. All places have been assessed against the relevant criteria with the information available.

The 2016 review at draft stage does not propose any new places to be listed in the Heritage Inventory. However, public consultation may reveal further places for consideration.

The review has amended the reference numbers and the 2005 reference numbers are included on each place record.

The Heritage List is numbered first, with Grade A places preceding the Grade B places, and then the Grade C places that are not part of the Heritage List.

Grade C places have no implications other than the opportunity to record the place prior to development or demise, and in the case of a site, recognise and interpret, as a recognition of their cultural heritage significance.

The Heritage Inventory review 2016 comprises the following places with Grades A and B forming the Heritage List and Grade C places not to be included in the Heritage List.

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**HERITAGE INVENTORY  
REVIEW 2016****HERITAGE LIST**

The Heritage List proposal lists 31 places comprising 11 Grade A places that are State Registered, and 20 Grade B places that are of a high level of significance to the Shire of Gingin.

**GRADE A PLACES****Town**

- |   |  |              |
|---|--|--------------|
| 1 | Gingin Post Office                           | (Registered) |
| 2 | Gingin Railway Station & Quarters (fmr)      | (Registered) |
| 3 | Railway Hotel (fmr)                          | (Registered) |
| 4 | St Luke's Anglican Church, Cemetery & Belfry | (Registered) |
| 5 | St Luke's Rectory                            | (Registered) |

**District****COWALLA**

- |    |                         |              |
|----|-------------------------|--------------|
| D1 | Cowalla Homestead Group | (Registered) |
|----|-------------------------|--------------|

**MINDARRA**

- |    |                                   |              |
|----|-----------------------------------|--------------|
| D2 | Mogumber Mission (fmr) & Cemetery | (Registered) |
|----|-----------------------------------|--------------|

**NEERGABBY**

- |    |                                      |              |
|----|--------------------------------------|--------------|
| D3 | Moondah Homestead                    | (Registered) |
| D4 | Old Junction Hotel                   | (Registered) |
| D5 | Old North Road Stock Route (Stage 1) | (Registered) |
| D6 | Old Junction Bridge                  | (Registered) |

**GRADE B PLACES****Town**

- |    |                                      |
|----|--------------------------------------|
| 6  | Gingin War Memorial                  |
| 7  | Philbey's Cottage                    |
| 8  | Gingin Road Board office (fmr)       |
| 9  | St Catherine's Roman Catholic Church |
| 10 | Gingin Hotel                         |
| 11 | Granville                            |
| 12 | Uniting Church                       |
| 13 | Mrs Jones' Cottage                   |

**District****COWALLA**

- |    |                |
|----|----------------|
| D8 | Orange Springs |
|----|----------------|

**GINGIN**

- |     |  |
|-----|--|
| D10 | Cheriton (Homestead and Manager's cottage) |
| D12 | Cleveland                                  |
| D15 | Honeycomb                                  |

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**HERITAGE INVENTORY  
REVIEW 2016**

D17 Beedamanup Homestead  
GINGINUP  
D16 Whakea  
GUILDERTON  
D18 Caraban  
LENNARD BROOK  
D9 Ashby  
NEERGABBY  
D11 Chitna  
D13 Downa House and graveyard  
WANNERIE  
D7 PWD Road  
D14 Greenwood

**GRADE C PLACES- NO IMPLICATIONS**

- 14 Gingin School SITE
- 15 Gingin Cemetery
- 16 House, 7 Brook Street
- 17 Tippeton SITE
- 18 House, 6 Church Street
- 19 Gingin Agricultural hall SITE
- 20 Headmaster's House (fmr) CWA
- 21 Police Station SITE
- 22 The Horseshoe (Police Paddock) SITE
- 23 Ashworth Cottage
- 24 House, 15 Constable Street
- 25 House, 4 Daw Street
- 26 Gingin Golf Club
- 27 House, 17 Fraser Street
- 28 House, 21 Fraser Street
- 29 House, 2 Lefroy Street
- 30 House, 10 Lefroy Street
- 31 House, 38 Lefroy Street
- 32 Gingin Oval & swimming pool
- 33 Three Bridges SITE
- 34 Linden Park
- 35 Good Templars Hall SITE

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**HERITAGE INVENTORY  
REVIEW 2016**

**District**

**BAMBUN**

D19 Bambun Lake SITE

**BEERMULLAH**

D20 Beermullah Race Course SITE

D21 Beermullah School SITE

D22 Harris House

**COWALLA**

D23 Limestone caves SITE

D24 Bandy's Cottage & Swamp garden SITE

D25 Old Bridge SITE

D26 Fernwood SITE

D27 Moore River School

**GINGIN**

D28 Dacresfield SITE

D29 Ralph Dewar's Home SITE

D30 WS Dewar's Home SITE

D31 Strathalbyn

D32 Mount Ginginup SITE,

D33 Mount Ginginup SITE

D34 Molecap Hill Quarry SITE

D35 Charlton's Mill SITE

D36 Creaton SITE

D37 Eclipse Hill SITE

D38 One Tree Hill SITE

D39 Gingin Race Course SITE

D40 Casuarina stone quarry SITE

**GUILDERTON**

D41 Guilderton Caravan Park

D42 Boobabbie Crossing SITE

D43 Tuppin House

D44 Creek House SITE

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**HERITAGE INVENTORY  
REVIEW 2016**

**LANCELIN**

- D45 Lancelin Scout Hall
- D46 Lancelin School (fmr) Surf Shack
- D47 Our Lady of Fatima Church
- D48 Lancelin jetty
- D49 Plaque Frederick Smith
- D50 Lancelin Sand dunes SITE
- D51 Timothy's Clump SITE, Ocean Farm

**LENNARDS BROOK**

- D52 Cockram's Hotel SITE

**MOOLIABEENIE**

- D53 Army Camp SITES
- D54 Mooliabeenie Townsite SITE

**MOORE RIVER**

- D55 Bulgurra SITE

**NEERGABBY**

- D56 Junction Hall SITE
- D57 Woodloes SITE
- D58 Nolan's Bridge SITE

**WANNERIE**

- D59 Millbank SITE
- D60 Horsecrocks Flour Mill

The 2016 review of the Shire of Gingin's Heritage Inventory further reiterates the considerable significance of the rich heritage and history of the Gingin town and region, and provides strategic guidance to conserve those places of assessed as having a high level of cultural significance, on the Heritage List.

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## HERITAGE INVENTORY REVIEW 2016

### 1.0 HERITAGE

Heritage means different things to different people, and can be quite subjective. However, objective consideration has been provided through the State Heritage Office guidelines: *Criteria for the assessment of local heritage places and areas* (Appendix 1) that provide a consistency of assessment and comparative significance both within the local government area and to other places throughout the state.

### 2.0 PROCESS

The process is relatively tried and true.

A desktop review of the existing (2005) heritage inventory provides an overview with particular regard to the management categories (Grades) with consideration of the Heritage List inclusion.

Strong recommendation that ONLY the HERITAGE LIST is appended to the Town Planning Scheme (not the entire Inventory).

Information and photographs (where possible) recorded the current condition and integrity of each place.

Statements of Significance for each place were reassessed against the *Criteria for the assessment of local heritage places and areas*.

Draft review report was prepared for Officer review and further amendment as required in preparation for the draft document to be considered by Council.

Council endorsement will activate community comment/consultation process.

Community comment will be attentioned, document amended as required, and final submission to Council.

Submit final Heritage Inventory Review 2016.

The draft, as for the final version of the Heritage Inventory Review 2016 is a dynamic document with an electronic version to manage the Shire of Gingin's Heritage Inventory in-house for the future.

### 3.0 DOCUMENTARY RESEARCH

The Shire of Gingin's history is well documented in publications and detailed in the 2005 inventory.

No further specific research has been undertaken for the 2016 review.

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## HERITAGE INVENTORY REVIEW 2016

### 4.0 CRITERIA for SIGNIFICANCE

Every place either previously listed or proposed for inclusion in the Shire of Gingin's Heritage Inventory Review 2016, has been assessed within the State Heritage Office's guidelines; *Criteria for the assessment of local heritage places and areas* (Appendix 1). The four criteria for the assessment are summarised hereunder:

#### Assessment of significance

##### Aesthetic value\*

Criterion 1 It is significant in exhibiting particular aesthetic characteristic.

##### Historic value

Criterion 2 It is significant in the evolution or pattern of the history of the local district.

##### Research value

Criterion 3A: It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.

Criterion 3B: It is significant in demonstrating a high degree of technical innovation or achievement.

##### Social value

Criterion 4 It is significant through association with a community or cultural group in Western Australia for social, cultural, education or spiritual reasons.

#### Degree of significance

##### Rarity

Criterion 5 It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

##### Representativeness

Criterion 6 It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

Condition refers to the current state of the place in relation to each of the values for which the place has been assessed. Condition reflects the cumulative effects of management and environmental effects.

Integrity is a measure of the likely long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

Authenticity refers to the extent to which the fabric is in its original state.

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\* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 2002.

**HERITAGE INVENTORY  
REVIEW 2016****5.0 LEVELS OF SIGNIFICANCE**

For each place deemed to be of heritage value, a level of significance and consequent grading is applied.

The following table from the State Heritage Office's *Criteria for the assessment of local heritage places and areas* (Appendix 1 p.22) illustrates the details, and the draft proposed gradings are listed against them with respect to the Shire of Gingin's 2016 review.

Each place assessed was graded on the basis of the following levels of significance:

LEVEL OF SIGNIFICANCE	DESCRIPTION	DESIRED OUTCOME
A. Exceptional significance	Essential to the heritage of the locality. Rare or outstanding example.	The place should be retained and conserved.  Any alterations or extensions should reinforce the significance of the place, and be in accordance with a Conservation Plan (if one exists for the place).
B. Considerable significance	Very important to the heritage of the locality. High degree of integrity/authenticity.	Conservation of the place is highly desirable.  Any alterations or extensions should reinforce the significance of the place.
C. Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the item.	Conservation of the place is desirable.  Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible.  Interpret the site, ruin or archaeological remnants

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**6.0 GRADINGS**

Further to State Heritage Office's *Criteria for the assessment of local heritage places and areas* (Appendix 1), an important part of the recognition and understanding of cultural heritage significance of a place, is that some guidance is provided to the owners, managers and statutory authority, to respond to that assessed significance.

Grades have been determined relevant to the assessed level of significance for each place. Implications for each recommendation are also summarised.

**Grade A** A place of exceptional cultural heritage significance to Shire of Gingin and the state of Western Australia, that is either in the Heritage Council of Western Australia's Register of Heritage Places, or worthy of consideration for entry into the Register.

A place worthy of recognition and protection through provisions of the Shire of Gingin's Town Planning Scheme.

Planning application needs to be submitted to Shire of Gingin for any proposed development.

The development application needs to be submitted to State Heritage Office (SHO) for approval for any proposed development, and Shire of Gingin cannot approve contrary to SHO recommendation.

**Recommend:** Maximum encouragement to owners to retain and conserve the place. Full consultation with property owner prior to making the recommendation.

**IMPLICATIONS of REGISTRATION:**

A Memorial is lodged on the Certificate of Title of the Registered place under the provisions of the *Heritage Act (1990)*.

By virtue of the *Heritage Act (1990)*, the owner is bound to conserve the place.

**ALL development (including demolition) MUST be referred to State Heritage Office for consideration PRIOR to undertaking any works.**

**The Shire of Gingin cannot approve anything contrary to State Heritage Office recommendations.**

Private owners of Registered places qualify for the State Heritage Office's Heritage Grants Funding. A Conservation Management Plan or Conservation Management Strategy is a pre-requisite for conservation works funding assistance from the State Heritage Office.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation

**HERITAGE INVENTORY  
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Management Plan or Conservation Management Strategy is a pre-requisite for conservation works funding, and can also be funded.

Local Government owned Registered places qualify to claim for \$10,000 per annum 'Disability allowance' through the Grants Commission. Up to a maximum of \$50,000 is allowed for 5 buildings or more.

**Grade B** A place of considerable cultural heritage significance to Shire of Gingin that is worthy of recognition and protection through provisions of the Shire of Gingin's Town Planning Scheme.

Planning application needs to be submitted to Shire of Gingin for any proposed development.

**Recommend:** Retain and conserve the place. Undertake photo record of the place prior to any development.

**IMPLICATIONS:**

**Planning applications must be submitted to Shire of Gingin for approval prior to undertaking any works.**

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in assessment for funding. A Conservation Management Plan or Conservation Management Strategy is usually a pre-requisite for conservation works funding, and may also be funded on same basis as works funding assistance.

**Grade C** A place (including a site with no built remains) of some cultural heritage significance to Shire of Gingin.

No constraints.

**Recommend:** Encourage retention of the place, or where there are ruins, archaeological findings or no built remains: Interpret the place.

**IMPLICATIONS:**

If a planning application is submitted to the Shire of Gingin for approval, if approved a condition of development will require documentation and a photographic record of the place prior to any development or if retention is not possible.

There are no statutory requirements pertaining to heritage issues.

Private owners do not qualify for any funding.

Local Government, churches and community (not-for-profit) owners qualify for Lotterywest conservation funding, although at a lower priority. It is funded loosely on a \$ for \$ basis, although 'inkind' contributions are encouraged. Benefit to the community is a significant factor in

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assessment for funding. A Conservation Management Plan or Conservation Management Strategy is usually a pre-requisite for conservation works funding, and may also be funded on same basis as works funding assistance.

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## HERITAGE INVENTORY REVIEW 2016

### 7.0 PLACE LISTINGS

The Heritage Inventory review 2016 Draft proposes 106 place listings.

The Heritage List comprises the places of the highest levels of heritage significance to the Shire of Gingin. Assessed against the *Criteria for assessing local heritage places and areas*, it identifies Grade A places as those of State significance, recognised by into the Register of Heritage Places (Heritage Council of Western Australia), and Grade B places of a high level of significance to the Shire of Gingin.

Together, places of Grades A and B, form the Heritage List and are subject to the provisions of the Town Planning Scheme to ensure consideration of their significance for the future. All other places to be included in the Heritage Inventory will be Grade C places with no statutory implications.

### HERITAGE LIST (Grades A and B)

#### Grade A places on State's Register of Heritage Places:

##### Town

- 1 Gingin Post Office
- 2 Gingin Railway Station & Quarters (fmr)
- 3 Railway Hotel (fmr)
- 4 St Luke's Anglican Church, Cemetery & Belfry
- 5 St Luke's Rectory

##### District

##### COWALLA

- D1 Cowalla Homestead Group

##### MINDARRA

- D2 Mogumber Mission (fmr) & Cemetery

##### NEERGABBY

- D3 Moondah Homestead
- D4 Old Junction Hotel
- D5 Old North Road Stock Route (Stage 1)
- D6 Old Junction Bridge

#### Grade B places:

##### Town

- 6 Gingin War Memorial
- 7 Philbey's Cottage
- 8 Gingin Road Board office (fmr)
- 9 St Catherine's Roman Catholic Church
- 10 Gingin Hotel
- 11 Granville

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**HERITAGE INVENTORY  
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- 12 Uniting Church
- 13 Mrs Jones' Cottage

**District**

**COWALLA**

- D8 Orange Springs

**GINGIN**

- D10 Cheriton (Homestead and Manager's cottage)
- D12 Cleveland
- D15 Honeycomb
- D17 Beedamanup Homestead

**GINGINUP**

- D16 Whakea

**GUILDERTON**

- D18 Caraban

**LENNARD BROOK**

- D9 Ashby

**NEERGABBY**

- D11 Chitna
- D13 Downa House and graveyard

**WANNERIE**

- D7 PWD Road
- D14 Greenwood

The Heritage Inventory Review 2016 reference numbers have been amended from the 2007 inventory. The 2007 reference numbers are included on each place record.

The Heritage List is numbered first, with Grade A places preceding Grade B places, and the Grade C places that are not part of the Heritage List. Places have been listed in each Grading in street name alphabetical order and district name order.

Grade C places have no implications other than the opportunity to record the place prior to development or demise, and a recognition of their cultural heritage significance. Many of the "places" are sites of a place or activity that is worthy of recognition.

**Grade C places - no implications**

**Town**

- 14 Gingin School SITE
- 15 Gingin Cemetery
- 16 House, 7 Brook Street
- 17 Tippeton SITE
- 18 House, 6 Church Street
- 19 Gingin Agricultural hall SITE

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**HERITAGE INVENTORY  
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- 20 Headmaster's House (fmr) CWA
- 21 Police Station SITE
- 22 The Horseshoe (Police Paddock) SITE
- 23 Ashworth Cottage
- 24 House, 15 Constable Street
- 25 House, 4 Daw Street
- 26 Gingin Golf Club
- 27 House, 17 Fraser Street
- 28 House, 21 Fraser Street
- 29 House, 2 Lefroy Street
- 30 House, 10 Lefroy Street
- 31 House, 38 Lefroy Street
- 32 Gingin Oval & swimming pool
- 33 Three Bridges SITE
- 34 Linden Park
- 35 Good Templars Hall SITE

**District**

**BAMBUN**

- D19 Bambun Lake SITE

**BEERMULLAH**

- D20 Beermullah Race Course SITE
- D21 Beermullah School SITE
- D22 Harris House

**COWALLA**

- D23 Limestone caves SITE
- D24 Bandy's Cottage & Swamp garden SITE
- D25 Old Bridge SITE
- D26 Fernwood SITE
- D27 Moore River School

**GINGIN**

- D28 Dacresfield SITE
- D29 Ralph Dewar's Home SITE
- D30 WS Dewar's Home SITE
- D31 Strathalbyn
- D32 Mount Ginginup SITE,
- D33 Mount Ginginup SITE
- D34 Molecap Hill Quarry SITE
- D35 Charlton's Mill SITE

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**HERITAGE INVENTORY  
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- D36 Creaton SITE
- D37 Eclipse Hill SITE
- D38 One Tree Hill SITE
- D39 Gingin Race Course SITE
- D40 Casuarina stone quarry SITE

**GUILDERTON**

- D41 Guilderton Caravan Park
- D42 Boobabbie Crossing SITE
- D43 Tuppin House
- D44 Creek House SITE

**LANCELIN**

- D45 Lancelin Scout Hall
- D46 Lancelin School (fmr) Surf Shack
- D47 Our Lady of Fatima Church
- D48 Lancelin jetty
- D49 Plaque Frederick Smith
- D50 Lancelin Sand dunes SITE
- D51 Timothy's Clump SITE, Ocean Farm

**LENNARDS BROOK**

- D52 Cockram's Hotel SITE

**MOOLIABEENIE**

- D53 Army Camp SITES
- D54 Mooliabeenie Townsite SITE

**MOORE RIVER**

- D55 Bulgurra SITE

**NEERGABBY**

- D56 Junction Hall SITE
- D57 Woodloes SITE
- D58 Nolan's Bridge SITE

**WANNERIE**

- D59 Millbank SITE
- D60 Horseworks Flour Mill

## HERITAGE INVENTORY REVIEW 2016

### 8.0 ABORIGINAL HERITAGE

The Heritage Inventory under the requirements of the Heritage Act (1990) is relevant to places of Aboriginal significance of the post-contact period only.

The Department of Aboriginal Affairs (DAA) oversees an "Aboriginal Sites Database" and works with Aboriginal people to protect their culture and to protect and manage places and objects of significance to Aboriginal heritage.

### 9.0 CONCLUSION

The 2016 review of the Shire of Gingin's Heritage Inventory further reiterates the considerable significance of the rich heritage and history of the Gingin town and region, and provides strategic guidance to conserve those places of assessed as having a high level of cultural significance, on the Heritage List.

### 10.0 REFERENCES

Shire of Gingin Municipal Inventory of Heritage Places 2005.

National Trust of Australia (WA) classification assessments

State Heritage Office: assessment documentation.

State Heritage Office: *Criteria for the assessment of local heritage places and areas.*

### 11.0 APPENDICES

1. *Criteria for the assessment of local heritage places and areas*
2. Place records

# APPENDIX 2

HERITAGE INVENTORY  
REVIEW 2016

PLACE RECORDS

APPENDIX 2

HERITAGE LIST

Heritage List GRADE A places on State's Register of Heritage Places:

Town

- |   |  |              |
|---|--|--------------|
| 1 | Gingin Post Office                           | (Registered) |
| 2 | Gingin Railway Station & Quarters (fmr)      | (Registered) |
| 3 | Railway Hotel (fmr)                          | (Registered) |
| 4 | St Luke's Anglican Church, Cemetery & Belfry | (Registered) |
| 5 | St Luke's Rectory                            | (Registered) |

District

COWALLA

- |    |                         |              |
|----|-------------------------|--------------|
| D1 | Cowalla Homestead Group | (Registered) |
|----|-------------------------|--------------|

MINDARRA

- |    |                                   |              |
|----|-----------------------------------|--------------|
| D2 | Mogumber Mission (fmr) & Cemetery | (Registered) |
|----|-----------------------------------|--------------|

NEERGABBY

- |    |                                      |              |
|----|--------------------------------------|--------------|
| D3 | Moondah Homestead                    | (Registered) |
| D4 | Old Junction Hotel                   | (Registered) |
| D5 | Old North Road Stock Route (Stage 1) | (Registered) |
| D6 | Old Junction Bridge                  | (Registered) |

Heritage List GRADE B places:

Town

- |    |                                      |
|----|--------------------------------------|
| 6  | Gingin War Memorial                  |
| 7  | Philbey's Cottage                    |
| 8  | Gingin Road Board office (fmr)       |
| 9  | St Catherine's Roman Catholic Church |
| 10 | Gingin Hotel                         |
| 11 | Granville                            |
| 12 | Uniting Church                       |
| 13 | Mrs Jones' Cottage                   |

District

COWALLA

- |    |                |
|----|----------------|
| D8 | Orange Springs |
|----|----------------|

GINGIN

- |     |  |
|-----|--|
| D10 | Cheriton (Homestead and Manager's cottage) |
| D12 | Cleveland                                  |
| D15 | Honeycomb                                  |

HERITAGE INVENTORY  
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**PLACE RECORDS**

D17 Beedamanup Homestead

GINGINUP

D16 Whakea

GUILDERTON

D18 Caraban

LENNARD BROOK

D9 Ashby

NEERGABBY

D11 Chitna

D13 Downa House and graveyard

WANNERIE

D7 PWD Road

D14 Greenwood

**GRADE C places - no implications**

- 14 Gingin School SITE
- 15 Gingin Cemetery
- 16 House, 7 Brook Street
- 17 Tippeton SITE
- 18 House, 6 Church Street
- 14 Gingin School SITE
- 15 Gingin Cemetery
- 16 House, 7 Brook Street
- 17 Tippeton SITE
- 18 House, 6 Church Street
- 19 Gingin Agricultural hall SITE
- 20 Headmaster's House (fmr) CWA
- 21 Police Station SITE
- 22 The Horseshoe (Police Paddock) SITE
- 23 Ashworth Cottage
- 24 House, 15 Constable Street
- 25 House, 4 Daw Street
- 26 Gingin Golf Club
- 27 House, 17 Fraser Street
- 28 House, 21 Fraser Street
- 29 House, 2 Lefroy Street
- 30 House, 10 Lefroy Street
- 31 House, 38 Lefroy Street



HERITAGE INVENTORY  
REVIEW 2016

**PLACE RECORDS**

- 32 Gingin Oval & swimming pool
- 33 Three Bridges SITE
- 34 Linden Park
- 35 Good Templars Hall SITE

**District**

**BAMBUN**

- D19 Bambun Lake SITE

**BEERMULLAH**

- D20 Beermullah Race Course SITE
- D21 Beermullah School SITE
- D22 Harris House

**COWALLA**

- D23 Limestone caves SITE
- D24 Bandy's Cottage & Swamp garden SITE
- D25 Old Bridge SITE
- D26 Fernwood SITE
- D27 Moore River School

**GINGIN**

- D28 Dacresfield SITE
- D29 Ralph Dewar's Home SITE
- D30 WS Dewar's Home SITE
- D31 Strathalbyn
- D32 Mount Ginginup SITE,
- D33 Mount Ginginup SITE
- D34 Molecap Hill Quarry SITE
- D35 Charlton's Mill SITE
- D36 Creaton SITE
- D37 Eclipse Hill SITE
- D38 One Tree Hill SITE
- D39 Gingin Race Course SITE
- D40 Casuarina stone quarry SITE

**GUILDERTON**

- D41 Guilderton Caravan Park
- D42 Boobabbie Crossing SITE
- D43 Tuppin House
- D44 Creek House SITE

**LANCELIN**

- D45 Lancelin Scout Hall
- D46 Lancelin School (fmr) Surf Shack

**HERITAGE INVENTORY  
REVIEW 2016**

**PLACE RECORDS**

- D47 Our Lady of Fatima Church
- D48 Lancelin jetty
- D49 Plaque Frederick Smith
- D50 Lancelin Sand dunes SITE
- D51 Timothy's Clump SITE, Ocean Farm

**LENNARDS BROOK**

- D52 Cockram's Hotel SITE

**MOOLIABEENIE**

- D53 Army Camp SITES
- D54 Mooliabeenie Townsite SITE

**MOORE RIVER**

- D55 Bulgurra SITE

**NEERGABBY**

- D56 Junction Hall SITE
- D57 Woodloes SITE
- D58 Nolan's Bridge SITE

**WANNERIE**

- D59 Millbank SITE
- D60 Horseworks Flour Mill

HERITAGE INVENTORY  
REVIEW 2016

## PLACE RECORDS

## ALPHABETICAL STREET &amp; DISTRICT ORDER WITHIN GRADES

Bold print delineates the HERITAGE LIST

## Town

## Place

<b>6</b>	<b>Gingin War Memorial</b>	
<b>7</b>	<b>Philbey's Cottage</b>	
14	Gingin School SITE	
15	Gingin Cemetery	
16	House, 7 Brook Street	
17	Tipperton SITE	
18	House, 6 Church Street	
<b>1</b>	<b>Gingin Post Office</b>	(Registered)
<b>8</b>	<b>Gingin Road Board Office (fmr)</b>	
19	Gingin Agricultural hall SITE	
20	Headmaster's House (fmr) CWA	
<b>9</b>	<b>St Catherine's Roman Catholic Church</b>	
21	Police Station SITE	
22	The Horseshoe (Police Paddock) SITE	
23	Ashworth Cottage	
24	House, 15 Constable Street	
25	House, 4 Daw Street	
26	Gingin Golf Club	
27	House, 17 Fraser Street	
28	House, 21 Fraser Street	
<b>2</b>	<b>Gingin Railway Station &amp; Quarters (fmr)</b>	(Registered)
<b>10</b>	<b>Gingin Hotel</b>	
29	House, 2 Lefroy Street	Category 3
30	House, 10 Lefroy Street	Category 3
31	House, 38 Lefroy Street	Category 3
32	Gingin Oval & swimming pool	
33	Three Bridges SITE	
<b>8</b>	<b>Railway Hotel (fmr)</b>	
<b>12</b>	<b>Uniting Church</b>	
<b>13</b>	<b>Mrs Jones' Cottage</b>	
<b>11</b>	<b>Granville</b>	(Registered)
<b>4</b>	<b>St Luke's Anglican Church, Cemetery &amp; Belfry</b>	(Registered)
<b>5</b>	<b>St Luke's Rectory</b>	(Registered)
34	Linden Park	

HERITAGE INVENTORY  
REVIEW 2016

**PLACE RECORDS**

35 Good Templars Hall SITE

**District**

**BAMBUN**

D19 Bambun Lake SITE

**BEERMULLAH**

D20 Beermullah Race Course SITE

D21 Beermullah School SITE

D22 Harris House

**COWALLA**

**D1 Cowalla Homestead Group(Registered)**

**D8 Orange Springs**

D23 Limestone caves SITE

D24 Bandy's Cottage & Swamp garden SITE

D25 Old Bridge SITE

D26 Fernwood SITE

D27 Moore River School

**GINGIN**

D28 Dacresfield SITE

D29 Ralph Dewar's Home SITE

D30 WS Dewar's Home SITE

**D10 Cheriton (Homestead and Manager's cottage)**

**D12 Cleveland**

D31 Strathalbyn

D32 Mount Ginginup SITE,

D33 Mount Ginginup SITE

D34 Molecap Hill Quarry SITE

D35 Charlton's Mill SITE

D36 Creaton SITE

D37 Eclipse Hill SITE

D38 One Tree Hill SITE

**D15 Honeycomb**

D39 Gingin Race Course SITE

**D17 Beedamanup Homestead**

D40 Casuarina stone quarry SITE

**GINGINUP**

**D16 Whakea**

**GUILDERTON**

**D18 Caraban**

D41 Guilderton Caravan Park

HERITAGE INVENTORY  
REVIEW 2016

**PLACE RECORDS**

D42 Boobabbie Crossing SITE

D43 Tuppin House

D44 Creek House SITE

**LANCELIN**

D45 Lancelin Scout Hall

D46 Lancelin School (fmr) Surf Shack

D47 Our Lady of Fatima Church

D48 Lancelin jetty

D49 Plaque Frederick Smith

D50 Lancelin Sand dunes SITE

D51 Timothy's Clump SITE, Ocean Farm

**LENNARDS BROOK**

**D9 Ashby**

D52 Cockram's Hotel SITE

**MINDARRA**

**D2 Mogumber Mission (fmr) & Cemetery** (Registered)

**MOOLIABEENIE**

**D3 Moondah Homestead** (Registered)

D53 Army Camp SITES

D54 Mooliabeenie Townsite SITE

**MOORE RIVER**

D55 Bulgurra SITE

**NEERGABBY**

**D4 Old Junction Hotel** (Registered)

**D5 Old North Road Stock Route (Stage 1)** (Registered)

**D6 Old Junction Bridge** (Registered)

**D11 Chitna**

**D13 Downa House and graveyard**

D56 Junction Hall SITE

D57 Woodloes SITE

D58 Nolan's Bridge SITE

**WANNERIE**

**D7 PWD Road**

**D14 Greenwood**

D59 Millbank SITE

D60 Horseworks Flour Mill

**HERITAGE LIST**

HERITAGE INVENTORY  
REVIEW 2016

**PLACE RECORDS**  
**GRADE A places on State's Register of Heritage Places**

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## GINGIN POST OFFICE

Place No: 1

GRADE A: Exceptional significance  
Register of Heritage Places  
Heritage List

Name of Place	GINGIN POST OFFICE		
Address	Constable Street, cnr of Brockman Street		
Suburb/Town	GINGIN		
Reserve No:	Lot 123	Plan	C.T. Vol 1977 Fol 975

## STATEMENT OF SIGNIFICANCE

*Gingin Post Office* is significant as a rare example of the Colonial Government's post office building program and is the oldest extant purpose built post office in Western Australia; it represents the vigorous lobbying by the Gingin community for its construction and the associated connection to the telegraph line from Perth to Geraldton; it represents the complementary association between police and postal service in the early development of public facilities; and, the residence demonstrates the role and lifestyle of the postmaster at the time.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. Listed on State Heritage Office's 'Register of Heritage Places'.

Original Uses	Post office and residence		
Present Uses	Post office		
Other Uses			
CONSTRUCTION DATES:	1886, 1955, 1996, many incremental alterations		
CONSTRUCTION MATERIALS:			
Walls	Brick	rendered	
Roof	Terracotta tiles	Replaced cgi in 1955	
Other			
ARCHITECTURAL STYLE:	Victorian Georgian		

## DESCRIPTION

The masonry building faces Constable Street in an elevated position overlooking the town. The building is domestic in scale and design. The frontage is symmetrical with two protruding bays rooms with faceted bay windows flanking the central entry. The hipped tiled roof continues over the central entry with gablets to the flanking elements. Additions on both sides of the frontage have break pitch skillion extensions of the main roof.

**CONDITION** Good      **INTEGRITY** High degree      **AUTHENTICITY** Moderate degree



**SHIRE OF GINGIN**

**HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

The first mail service to Gingin (at WL Brockman's property) was in 1853 on the Champion Bay route. In 1854 John York set up at post office at Creaton, becoming the first post master and Registrar, until 1863. Mrs Tyler, the policeman's wife, and school mistress who lived near the police paddock in the establishing town, became post mistress, and in 1864 John Cockram was contracted for the monthly mail delivery. In 1881 Mrs Hackett was Postmistress, with mail distributed through the Police station. Tenders for the Post Office and quarters were called on 20 August 1886. It was constructed by Chas Smith on Police reserve land next to police station. Officially opened on 28 October 1886. Mr and Mrs Hackett resided there 1893-1914 with Mrs being the Postmistress and Mr being the police officer (until 1893).

George Temple Poole was the Government Architect of the period, and his design influence is evident in Gingin Post Office and the other six that were built to the same design in that period; Pingelly, Narrogin, Wagin, Katanning, Broomehill, Mt Barker.

**LISTINGS**

State Heritage Office InHerit Database No. 1076 Register of Heritage Places 1996.

National Trust Classified 1979

Shire of Gingin: Municipal Inventory TPS 1994, 2005

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005, Register documentation.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016GINGIN RAILWAY STATION &  
QUARTERS (fmr)

Place No: 2

GRADE A: Exceptional significance

Register of Heritage Places

Heritage List



Name of Place	GINGIN RAILWAY STATION & QUARTERS (fmr)			
Address	Jones Street			
Suburb/Town	GINGIN			
Reserve No: 50843	Lot 500	Plan 66821	C.T. Vol 3159 Fol 952	

## STATEMENT OF SIGNIFICANCE

Gingin Railway Station & Quarters was one of the first railway stations constructed on the Midland Junction to Walkway line by the Midland Railway Company. It was constructed by prominent builder, innovative farmer and developer Friedrich Wilhelm Gustav Liebe, and is also associated with Edward Keane, a leading railway builder. It was part of the development of the Midland-Walkaway Railway that provided the essential transport for pastoral and agricultural development in the region.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. **Listed on State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Railways Railway Station and quarters		
Present Uses	Private use		
Other Uses	Private residence		
CONSTRUCTION DATES:	1892, c. 1930 kitchen extn, 1976 decommissioned		
CONSTRUCTION MATERIALS:			
Walls	Painted face brick	rendered quoins	
Roof	Galvanised corrugated sheeting	c.2000 replacement	
Other			
ARCHITECTURAL STYLE:	Vernacular with Federation Free style influences		
DESCRIPTION	The "T" shape form comprises an extensive 'frontage along the platform parallel with the railways line, and protruding gable street frontage to Jones Street. The pavilion gable roof similarly runs parallel with the railway line with gables each end and a gable feature on the street front. All other railway elements associated with the site are no longer extant.		
CONDITION	Good	INTEGRITY	Moderate degree
AUTHENTICITY	Moderate degree		

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

Gingin Railway Station was constructed in 1891 by the Midland Railway Company, under Edward Keane's direction as he extended the railway line from Midland Junction through to Walkway and later to Geraldton, opening up the pastoral and agricultural land and development opportunities. The Jones family of nearby Granville ran the refreshments rooms. The railway station comprised a goods shed, refreshment rooms and a longer platform, water tanks at each end to facilitate two trains at simultaneously, and crane, all that have since been demolished. With the demise of steam trains, and later the introduction of more efficient road transport, the railway station was decommissioned in 1976. Sometime later after it had been vacant and fallen into disrepair, It was leased to the Diggins family for 21 years during which time they restored the place.

**LISTINGS**

State Heritage Office	InHerit Database No. 1082	Register of Heritage Places 2011
National Trust Classified	1978	
Register of the National Estate	1982	
Shire of Gingin: Municipal Inventory	TPS 1998	

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005.
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## RAILWAY HOTEL (fmr)

Place No: 3

GRADE A: Exceptional significance

Register of Heritage Places

Heritage List



Name of Place	DEWAR'S HOTEL (fmr)		
Address	15 Weld Street (facing Edwards Street)		
Suburb/Town	GINGIN		
Reserve No:	Lot 29	Plan	C.T. Vol 1601 Fol 73

## STATEMENT OF SIGNIFICANCE

Railway Hotel (fmr) Dewar's House, a single-storied brick and shingle cottage (facing Weld Street) with a two-storey addition on the north side (facing Edwards Street) and a stone walled barn in the rear yard, is significant for its aesthetic values form and the colour and texture of its fabric; the landmark qualities arising from the elevated position overlooking the town; its important for its association with Cockram and Dewar families; its contribution to the sense of place of the community; and, its role development of Gingin in its diverse roles as a home, shop and hotel.

**GRADE A:** Shire of Gingin 'Heritage List,' TPS: Development Application. Retain & conserve. **Listed on State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Shop		
Present Uses	Private residence		
Other Uses	Hotel, accommodation		
CONSTRUCTION DATES:	c. 1870-1886		
CONSTRUCTION MATERIALS:			
Walls	North section –double storey : Face brick – reverse tone Flemish bond Single storey west frontage: Face brick – reverse tone Flemish bond		
Roof	Hipped shingle roof	Not original shingles	
Other	Double storey section: Timber veranda structure & balustrade		
	Stone barn		
ARCHITECTURAL STYLE:	Victorian Georgian		
DESCRIPTION	Located on a triangular site with the west side (original) facing Weld Street and the front (north addition) to Edwards Street and the railway line, and Horan Street to the rear. A stone-wall along the Dewar and Edwards street frontages and mature plantings obscure views of the place. The elegant form has a simple hipped roof that has been reclad with shingles. Verandas at both levels have spaced timber balustrades and an elegant curved valance. The brickworks of the double frontage facing Edward Street and the single storey facing Weld Street are both detailed in reverse tone Flemish bond.		
CONDITION	Good	INTEGRITY	High degree
		AUTHENTICITY	Moderate degree

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

Cockram's settled in Gingin area in the late 1850s having emigrated on the *Sophia*. Edmund, one of the sons of the family gained a publicans licence in 1870 for the Gingin Hotel north of Lennard Brook. In 1871 he purchased lot 29 and together with his father Richard Cockram built a hotel and store, and a barn on the site. Called the Gingin Store it was successful, selling a variety of goods including men's and women's clothing. In 1880, Edmund Cockram sold up to manage the Railway Hotel in Perth, and John Dewar purchased the place, adding a substantial two-storey residence, with a large cellar, and a stable and hayloft at the rear. Facing Edwards Street, the addition overlooked the Granville Hotel (wayside inn) and the Weld Street bridge. The Railway Hotel opened in 1886. It subsequently closed down possibly due to concerns by Mrs Dewar of the effects upon their children. It became their family home. The property has remained in family ownership.

**LISTINGS**

State Heritage Office	InHerit Database No. 1083	Register of Heritage Places. 1998
National Trust	Classified	1977
Register of the National Estate		1980
Shire of Gingin:	Municipal Inventory	TPS 1996, 2005

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005, Register documentation.
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**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**



SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016ST LUKES ANGLICAN CHURCH,  
CEMETERY & BELFRY

Place No: 4

A: Exceptional significance  
Register of Heritage Places  
Heritage List

Name of Place	St LUKES ANGLICAN CHURCH, CEMETERY & BELFRY			
Address	Weld Street opposite the Brockman Street intersection			
Suburb/Town	GINGIN			
Reserve No:	Lot 1	Diagram 946	C.T. Vol 156 Fol 194	

**STATEMENT OF SIGNIFICANCE**

St Luke's Church, Cemetery and Belfry is significant as the first purpose-built place of worship in Gingin; and for close associations with European settlers of the Gingin district, some of whom are buried in the graveyard. The place is historically important as an example of a nineteenth century Anglican Parish Church, dating from the 1860s, set in a graveyard dating from the 1850s; and contributes to the community's sense of place as a reminder of the mid-nineteenth century development of the Gingin district and the role of religion in that development. The Church, belfry and cemetery area landmark in the setting of mature Cypress tress.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. **Listed on State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Church and cemetery		
Present Uses	Church and cemetery		
Other Uses	School		
<b>CONSTRUCTION DATES:</b>	1860 church, belfry 1861, 1969. Cemetery (c. 1853-1903), 1990s major repairs		
<b>CONSTRUCTION MATERIALS:</b>			
Walls	Face stone		
Roof	Shingles		
Other			
<b>ARCHITECTURAL STYLE:</b>			

**DESCRIPTION** Located on the north bank of Gingin Brook, the church faces Weld Street, with an access on the north side as well, where the belfry is located. The Cemetery is located in the Weld Street frontage. A low Gothic picket fence surrounds the site. The Church is a simple rectangular form with entry porch at the west end. The steep gable roof is clad with shingles. The street frontage has a full stone gable wall with 3 stained glass windows in vertical format with gothic arched tops. A tall central window is flanked by two shorter windows. The sidewalls have steeped buttresses at regular intervals. The belfry is timber framed with a shingled hipped roof over. The path though the Cemetery from the road frontage splits in two to each side of the church.

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

<b>CONDITION</b> Good	<b>INTEGRITY</b> High degree	<b>AUTHENTICITY</b> Moderate/high degree
<b>HISTORICAL NOTES</b> In c.1860, the Crown allocated 12 acres of land (Pt Swan Location 265) to the Anglican Church. The stone for the church was quarried nearby. The original building did not include a vestry. A grant of 25 pounds was received on completion of the building. The Reverend George Bostock was the first chaplain, opening the church for divine service on 23 February 1861. In c.1862, Reverend George Sadler took over and built a home, remaining in Gingin until 1884. In 1862, the bell was brought from the government offices in Perth, for use by the church and the school that was utilising the church in the 1870s and 1880s. In 1899, there was concern regarding overcrowding the cemetery, and the proximity to the brook. In 1904 the Cemetery was closed except for those interred with relatives. There are many unmarked graves in the Cemetery.		
<b>LISTINGS</b>		
State Heritage Office InHerit Database No. 1085 Register of Heritage Places. 1996		
National Trust Classified 1978		
Register of the National Estate 1982		
Shire of Gingin: Municipal Inventory TPS 1996, 2005		
<b>SUPPORTING INFORMATION/BIBLIOGRAPHY</b>		
Municipal Heritage Inventory of Heritage Places 2005, Register documentation.		



SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## ST LUKES RECTORY

Place No: 5

A: Exceptional significance  
Register of Heritage Places  
Heritage List

NO PHOTO

Name of Place	St LUKES RECTORY			
Address	Weld Street – set back a considerable distance from the church.			
Suburb/Town	GINGIN			
Reserve No:	Lot 2	Diagram 946	C.T. Vol 1975 Fol 110	

## STATEMENT OF SIGNIFICANCE

St Luke's Rectory is associated with the development of the Anglican parish in Gingin, Reverends who served the Church, and demonstrates a way of life no longer practiced.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. **Listed on State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Rectory		
Present Uses	Private residence		
Other Uses			
CONSTRUCTION DATES:	1898		
CONSTRUCTION MATERIALS:			
Walls	Face stone		
Roof	Corrugated steel sheeting		
Other			

## ARCHITECTURAL STYLE:

DESCRIPTION No INSPECTION IN 2016

CONDITION ? INTEGRITY ? degree AUTHENTICITY ? degree

## HISTORICAL NOTES

The rectory is located to the northwest of the church. It was built for Ed Pritchett (for the church?).

## LISTINGS

State Heritage Office	InHerit Database No 3722	Register of Heritage Places. 1996
National Trust Classified	1978	
Register of the National Estate	1982	
Shire of Gingin: Municipal Inventory	TPS 1996, 2005	

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

**COWALLA HOMESTEAD GROUP**

**Place No: D1**

**Grade A: Exceptional significance**  
Register of Heritage Places  
Heritage List



Name of Place	<b>COWALLA HOMESTEAD GROUP</b>			
Address	Cowalla Road at Junction of Orange Spring Road.			
Suburb/Town	<b>COWALLA</b>			
Reserve No:	Lot Swan Location 465	Plan 231047	C.T. Vol 2223 Fol 389	

**STATEMENT OF SIGNIFICANCE**

Cowalla Homestead Group is a rare intact collection of mid to late nineteenth century mud brick buildings. It was an important stopping place on the northern stock route in the nineteenth century, adjacent to a ford on the Moore River used by travellers on the route. It demonstrates the evolution of farming in the region from its initial opening up by European settlers in the 1850s to the present; and, was owned by prominent land owner Robert de Burgh who was Superintendent of the Convict Depot in Toodyay, Director of the Western Australian Bank, and employed 60 ticket of leave men from 1852 until 1873.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. Listed on **State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Whitfields Homestead
Present Uses	Residence and working farm
Other Uses	De burgh family residence and farm

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

<b>CONSTRUCTION DATE:</b>	1850 (3 room mud bats), 1863 (additions & verandas, kitchen & bakehouse), 1889, (dairy and carriage-house 1891), 1901 earth floor replaced with timbers) 1907 thatch replaced with CGI) 1973 extensive renovations and some modernisation.		
<b>CONSTRUCTION MATERIALS:</b>			
Walls	Mud Brick		
Roof	Corrugated galvanised sheeting		
Other	Blackbutt doors and window frames and later jarrah- all from site. Thatched rushed roof		
<b>ARCHITECTURAL STYLE:</b>	Vernacular Victorian		
<b>DESCRIPTION</b>	Located on the banks of the Moore River, the group comprises the homestead, kitchen and dairy and carriage house, and some distance toward the entry near the Cowalla Bridge, is a workers dwelling.		
<b>CONDITION</b>	Good	<b>INTEGRITY</b>	High degree
		<b>AUTHENTICITY</b>	Moderate/High degree

**HISTORICAL NOTES**

George and Edward Whitfield were granted 20,000 acres at Cowalla in 1850, building a 3-room mud brick house. In 1858 Robert de Burgh purchased the property and lived there. In 1863 he added to the house, and the detached kitchen and bakehouse was built. 1866, R de Burgh's son Walter took over, and after his death in 1873, his brother in-law Henry Brockman leased the property until 1878 when Walter's brother Henry took over. In 1904, Henry's son RSM (Sid) took over, and after his death in 1946. His sons RH & JW de Burgh took over. When RH de Burgh died his son RMH (Max) inherited the property, on-selling to Joseph Matthews, a Texan, who owned it until 2002 when the de Burgh family acquired ownership again.

**LISTINGS**

State Heritage Office Database No. 1088 Register of Heritage Places 2006  
National Trust Classified 1973  
Register of the National Estate 1978  
Shire of Gingin: Municipal Inventory TPS 1998

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016MOGUMBER MISSION (fmr) &  
CEMETERY

Place No: D2

Level of significance:

**Grade A: Exceptional significance**

Register of Heritage Places

Heritage List



Name of Place	MOGUMBER MISSION (fmr) & CEMETERY		
Address	2465 Mogumber Road West		
Suburb/Town	MINDARRA		
Reserve No: 17702	Swan Loc 3023	Plan	C.T. Vol Fol
Reserve No: 16833	Swan Loc 11373		

**STATEMENT OF SIGNIFICANCE**

Mogumber Mission (fmr) and Cemetery is arguably the most important site in Western Australia representing the physical embodiment of government policies, social attitudes and racist theories towards Aboriginal people throughout the twentieth century. It represents the effects of the *Aborigines Act 1905* on Aboriginal people from all over Western Australia, as one of the main government settlements of Aboriginal children from all parts of the state, who were removed from their families, relocated and detained against their will between 1917 and 1951. Mogumber Mission (fmr) is a benchmark site for teaching the history of Aboriginal culture in Western Australia and has potential to provide valuable insights to contribute to the process of reconciliation. Mogumber Mission (fmr) and Cemetery is important to a large section of the Aboriginal community for cultural, religious, social and educational associations and for those who have relatives buried there in one of the largest Aboriginal burial grounds in Australia. Mogumber Mission (fmr) is important for its association, from the 1950s, with the phase of history influenced by missions for Aboriginal people run by religious organisations. It is important for associations with a number of prominent members of the Aboriginal community including a number of elders and notable Aboriginal spokespersons, and for its associations with A. O. Neville, Chief Protector of Aborigines from 1915 to 1940.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application, Retain & conserve. **Listed on State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Moore River Native Settlement (1917-1951)
Present Uses	vacant
Other Uses	Mogumber Methodist Mission (1951-1967) Mogumber Farm, Mogumber Mission Settlement
<b>CONSTRUCTION DATES:</b>	Mogumber Mission (fmr) and Cemetery (1917-1922 )1929; 1935-38; 1946; 1948; 1951-68) Moore River Native Settlement (1917-1951) Mogumber Methodist Mission (1951-1968)

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

<b>CONSTRUCTION MATERIALS:</b>			
Walls	Masonry, Asbestos		
Roof	Zincalume corrugated sheeting		
Other			
<b>ARCHITECTURAL STYLE:</b>			
<b>DESCRIPTION</b>			
<p>A site containing the remains of buildings, structures and camping places. The cemetery is located some 1 kilometre west of the mission on Mogumber Road. In an area of approximately 2 acres, there are approximately 500 graves, mostly unmarked. A memorial wall has been established.</p> <p>The 'settlement' sits on a natural terrace above the Moore River from which are had panoramic view as far as the north, west and south horizons, which are formed by ridgelines of the hills opposite'. The place is entered via a gravel driveway which extends past the Mission buildings to the 'Settlement' and on towards the farm. These areas form three separate groups of buildings which are described below:</p> <p><b>Mission Buildings</b></p> <p>On the northern side of the entrance driveway are three houses. The first has been recently built; the other two sit within a large plantation of pine trees which date from the Settlement period. These are timber framed, asbestos clad buildings with zincalume roof sheeting, typical of c. 1950s construction.</p> <p>South of the entrance driveway is a cleared sandy area with some grass covering. There are four buildings of similar c. 1950s design. The one closest to the road, contains a commercial kitchen and dining hall. This building has dado weatherboard cladding and asbestos above. Included in this group of buildings is the 'isolation block' away from the other buildings. West of the Mission buildings is a tennis court and a toilet block which is of steel frame construction with rendered masonry and zincalume clad walls and a curved zincalume roof.</p> <p><b>'Settlement'</b></p> <p>Most of the buildings constructed as part of the 'Settlement' have since been demolished or removed from the site. However, the church hall is located at the southern end of the former 'street' along which many of the structures were located. The street is defined by remaining pine trees and terminated by the site of the Superintendent's house.</p> <p>Church Hall 1920 Timber framed fibrocement clad.</p> <p>Detention Block 1946 limestone and concrete construction and consists of a number of small cells and a larger communal cell.</p> <p>The remnants of structures and foundations inform of the extent of the establishment.</p> <p><b>Cemetery</b></p> <p>The cemetery has a gravel access road. The burial area does not have any formally marked graves, however there are some iron crosses and groups of shells. A 'ground-probing radar' survey completed in 1993 showed the number and</p>			
<b>CONDITION</b>	Fair- ruinous	<b>INTEGRITY</b>	Moderate degree
		<b>AUTHENTICITY</b>	Low/Moderate degree
<b>HISTORICAL NOTES</b>			
<p>The Moore River Native Settlement was one of only two examples of a settlement established by the government in the early twentieth century for the purpose of relocating Western Australian Aboriginal people with the aim of preventing part Aboriginal children from associating and later breeding with full blood Aboriginal people, and to teach farming practices and domestic skills for the purpose of 'civilising' Aboriginal people for assimilation into the white society.</p> <p>The 1905 Aborigines Act increased powers for the removal and relocation of Aborigines. 1915 A. O. Neville appointed Chief Protector of Aborigines in Western Australia, developed the 'native settlement scheme': based on the segregation of Aborigines on government-run farming settlements, with ultimate aim their absorption into the wider community'.</p> <p>1917 Establishment of the <i>Moore River Native Settlement</i> at Mogumber on 9, 600 acres of land. Through the isolation of the settlement, the Aboriginality of the 'inmates' was controlled and trained out, and they were expected to adopt, either willingly or unwillingly, appropriate (white) forms of behaviour.</p> <p>1918 Aboriginal inmates averaged 22 in number. The first building was constructed - a cottage, used as an office, store and assistant's room. The Superintendent's five-roomed bungalow was built and a camp site for the natives was selected and cleared.</p> <p>1919 93 'inmates' were registered. A baker's oven was constructed, a dormitory for the young female inmates was completed along with a bake and cook house and a 'large shelter shed with a large open fireplace'</p> <p>During this year, new laws came into force, under which an Aboriginal person of any age, from any part of Western Australia, could be removed from his or her place or residence and interned within the reserve.</p> <p>1920 population had reached 158.</p> <p>1922 Closure of the <i>Carrolup River Native Settlement</i> in the south and removal of most of its inhabitants to Moore River.</p> <p>1925 Introduction of new Superintendent John Brodie whose attitude was 'less of fatherly concern, and more of containment, control and full integration'</p>			



SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**HISTORICAL NOTES cont.**

1927 Brodie resigned following an incident where a young male inmate had been tarred and feathered. Arthur Neal took up the position and his wife took over as Matron.

1928 More than 300 people lived at the settlement (intended to house a maximum of 200 people). Facilities included a slaughter-house and yards, butcher's shop and a carpenter's shop.

1929 A hospital was constructed to alleviate epidemics of diseases, such as measles, pneumonia, scabies and chickenpox, that were exacerbated by over-crowded living conditions and poor diet. This building had two eight-bed wards, a kitchen, offices and nurses' rooms, and was built of lime and cement concrete.

1932 Policy during the Depression was to bring as many people as possible into the settlement and other institutions. The population at Moore River reached its peak at nearly 500 people. At the same time, Government funding was slashed and living conditions that were never good deteriorated further.

1933 The Aboriginal population of Northam is taken to the settlement.

1934 A Royal Commission was established into Aborigines which gave a very critical account of the settlement.

1935 The hospital was completed including a men's ward, surgery and operating theatre, nurses' quarters, medical ward, children's room and offices. A cow shed with yards and a lined two-roomed cottages was built.

1937 Infant's dormitory for 24 children, with a kindergarten, and domestic sciences and manual training rooms for older children. Funds were granted for a new 'native village'. The site was surveyed, roads and paths constructed and trees planted. Six camps for single men were re-built from camps in Geraldton. Eight two-roomed cottages were begun and thirty blocks marked out for further cottages.

1938 Six cottages, a cook house and recreation room had been constructed in the village.

1937 A O Neville retired as Chief Protector and is succeeded by Bray.

Superintendent Paget takes over from Neal. Bate describes this as 'a period of rapid degeneration'. 1944 An outside inspector describes that 'the whole system [was] in a deplorable condition'. Aboriginal people from Moore River write to Perth, complaining of the terrible conditions, resulting in a backlash of discipline, control and suppression by the supervisors.

1946 The detention block completed, replacing the shed known as the 'Boob'.

1948 S G Middleton, with experience in Papua New Guinea, took over as Commissioner of Native Affairs, bringing 'a new era of competence and active decision-making to the Settlement.' Seventeen buildings were demolished and replaced, others were extended or altered.

1951 Following public debate, Middleton closed down the Settlement, believing that isolated institutions hindered government assimilation policies. The place was handed to the Methodist Overseas Mission and 'the inmates dispersed'.

**Mission Years 1951 - 1968**

1951 Name change to *Mogumber Methodist Mission* and the place is administered by the Church. This was a period of gradual rehabilitation. The quarters were abandoned and new buildings were constructed on a site east of the original Settlement.

**Final Years 1968 -**

1968 Legislation passed allowing Aboriginal people to be counted in the census and defining Aboriginality based on identification and custom, rather than biology. The Mission closed.

1973 The cemetery is vested in the Aboriginal Lands Trust.

**LISTINGS**

State Heritage Office InHerit Database No. 03618 (Cemetery No 17815) Register of Heritage Places 1998
National Trust Classified
Register of the National Estate 1995
Aboriginal Heritage Sites Register – permanent
Shire of Gingin: Municipal Inventory TPS 1994, 2005

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005, Register documentation
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## MOONDAH HOMESTEAD

Place No: D3

Level of significance:

Grade A: Exceptional significance

Register of Heritage Places

Heritage List

## NO SITE INSPECTION IN 2016

Name of Place	MOONDAH HOMESTEAD			
Address	Mooliabeenie Road			
Suburb/Town	MOOLIABEENIE			
Reserve No:	Lot 120	Diagram 67478	C.T. Vol 1898 Fol 61	

## STATEMENT OF SIGNIFICANCE

Moondah Homestead is significant as one of the early farming establishments in the district, and for association with the Brockman family.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. **Listed on State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Homestead		
Present Uses	Ruin?		
Other Uses			
CONSTRUCTION DATE:	1852-1860, 1880s stables, blacksmith shop, dairy (all demolished) 1924 kitchen.		
CONSTRUCTION MATERIALS:			
Walls			
Roof			
Other			
ARCHITECTURAL STYLE:			

## DESCRIPTION NO SITE INSPECTION IN 2016

Single storey three room brick house with separate kitchen, and garden with mature trees, close to Moondah Brook.

CONDITION	INTEGRITY	AUTHENTICITY
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## HISTORICAL NOTES

William Locke Brockman and his wife and son were one of the first settlers in the Swan River Colony in 1830, taking up Swan Location 9 (Herne Hill) in 1832 and establishing a family residence. Attracted to Gingin area due to streams and fertility, he took up Swan Locations 96, 101 and 104, and became renowned for pedigree sheep and breeding blood horses for the Indian Army. He was the first to lease grazing land in the area and establish flocks, and also facilitated the Church of England church. On location 96 he established Ginginup Station- later named Cheriton. Moondah Homestead was located at the south end of Ginginup Station. In c.1860, Brockman's second son William was managing Moondah Homestead that bred cattle and horses up to the turn of the century. After his wife's death in c.1868 he hired Mr and Mrs John McWilliams who lived at the homestead, housekeeping and working the farm. And did so until William's death in 1898. In 1887 ownership had transferred to William's sons Edmund and Henry, and then Henry, before it transferred again in 1904, to Williams' daughter Mary Elizabeth Hare, wife of Frederick Hare, Commissioner of Police. They leased the property until moving in in 1906 after the Commissioner became the target of an assassination attempt. In 1907, the property was acquired by Walter McKenzie Grant, who on sold to neighbour John Musk, inherited by his wife Catherine in 1921. Richard Rennie owned between 1924 and 1936, adding a kitchen, after which time many owners until 1968 when the Western Australian winegrowers Association purchased and established Valencia Vineyards. After the property changed hands again in 1991, a new residence was constructed and Moondah Homestead was vacant in 2005.

## LISTINGS

State Heritage Office Database No. 3721 Register of Heritage Places 1997
National Trust Classified 1978
Register of the National Estate 1982
Shire of Gingin: Municipal Inventory TPS 1994

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 1994, 2005.
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## OLD JUNCTION HOTEL

Place No: D4

Grade A: Exceptional significance  
Register of Heritage Places  
Heritage List

Name of Place	OLD JUNCTION HOTEL			
Address	Gingin Brook Road			
Suburb/Town	NEERGABBY			
Reserve No:	Lot 10	Diagram 96547	C.T. Vol 2178 Fol 286	

## STATEMENT OF SIGNIFICANCE

Old Junction Hotel is significant for its landmark quality as an important surviving element at Neergabby and the social value for its use as a meeting place at a crossing point of the Moore River and with its associations with the local community and travellers. It contributes to an understanding of the settlement of the district, and is important for its historic associations with original owner Daniel King and builder Matt Wallis. Old Junction Hotel is a rare surviving example of a farmhouse/inn dating from the 1870s.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. **Listed on State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Inn		
Present Uses	Private residence		
Other Uses			
CONSTRUCTION DATE:	1874, 1955		
CONSTRUCTION MATERIALS:			
Walls	Locally made & burnt bricks	Rendered	
Roof	Corrugated zincalume sheeting	Original shingles	Hipped
Other			
ARCHITECTURAL STYLE:	Vernacular colonial		
DESCRIPTION	A single storey rendered masonry dwelling of modest scale in an "L" form. Located on the bank of Gingin Brook, and although close to Gingin Brook Road does not address that frontage. The 'front' has a break pitch skillion veranda along the entire length with each end enclosed. There are several steel framed and clad outbuildings in the proximity, none of significance.		
CONDITION	Fair	INTEGRITY	Moderate degree
		AUTHENTICITY	Moderate degree

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

The Old Junction Hotel is located at the intersection of the Moore River and Gingin Brook. Daniel King and his wife built a home in the 1860s, that was damaged by floods in 1872. Matt Wallis was engaged to built another dwelling that would be suitable as an inn. Completed in 1874, it became a successful inn and meeting place for the community. Located on the Old North Road, the dwelling also formed part of the Riverbrook property. After several changes of ownership between 1914 and 1955, Alf Grant renovated the building in 1955.

**LISTINGS**

State Heritage Office Database No. 1080 Register of Heritage Places 2000
National Trust Classified 1978
Aboriginal Heritage Sites Register – permanent
Shire of Gingin: Municipal Inventory TPS 1994

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005. Register documentation
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016OLD NORTH ROAD STOCK ROUTE  
(STAGE 1)

Place No: D5

Level of significance:

Grade A: Exceptional significance

Register of Heritage Places

Heritage List

NO PHOTO

Name of Place	OLD NORTH ROAD STOCK ROUTE (STAGE 1)			
Address	Star Swamp in North Beach to Walkaway (south of Geraldton)			
Suburb/Town	YANCHEP to NEERGABBY			
Reserve No:	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Old North Road Stock Route is one of the earliest and most important stock routes in Western Australia linking the Perth area with Champion Bay from 1850 until the advent of the Midland railway in 1894.

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. **State Heritage Office's 'Register of Heritage Places'.**

Original Uses	Old North Rd, Coastal Stock Route, Old North Stock Route, Champion Bay Stock Route
Present Uses	Walking/ride trail
Other Uses	
CONSTRUCTION DATE:	1839; 1855; 1862; 1863; 1889; 1905
CONSTRUCTION MATERIALS:	Undeveloped track through mostly bushland.
ARCHITECTURAL STYLE:	-

## DESCRIPTION

This is the 28km section of the route through the City of Wanneroo and Shire of Gingin from Yanchep to Neergabby. The entire route ran from Star Swamp to Walkaway.

**CONDITION** Good      **INTEGRITY** Moderate degree      **AUTHENTICITY** Moderate degree

## HISTORICAL NOTES

Stock were driven to new breeding stations in the north, and south for produce to the city. In later years of the route it served the Murchison goldfields with camels carrying the provisions.

## LISTINGS

State Heritage Office Database No. 25092.  
Register of Heritage Places 2004- North West Stock Route (fmr) STAGE ONE- 28km Yanchep to Neergabby  
Shire of Gingin: Municipal Inventory TPS 2006

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005. Register documentation

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## OLD JUNCTION BRIDGE

Place No: D6

Level of significance:

Grade A: Exceptional significance

Register of Heritage Places



Name of Place	OLD JUNCTION BRIDGE (MRWA 4036)			
Address	Old North Road Stock Route at Neergabby over the Gingin Brook			
Suburb/Town	NEERGABBY			
Reserve No:	Lot 10 Swan Location 526	Plan/Diagram	C.T. Vol Fol	

## STATEMENT OF SIGNIFICANCE

The bridge forms part of the Old North Road Stock Route Reserve which itself is nominated for the Shire of Gingin Municipal Inventory. Its age, construction and historic usage are all significant to the Shire heritage. It is a good example of early wooden bridges in W.A. It also complements the Neergabby precinct which includes the Old Junction Hotel and Hall which were a centre of activity in the early days when the Stock Route was a bustling thoroughfare

**GRADE A:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve. **State Heritage Office's 'Register of Heritage Places'.**

Original Uses	
Present Uses	
Other Uses	
CONSTRUCTION DATE:	1863-1905
CONSTRUCTION MATERIALS:	
Walls	Structural timber
Other	
ARCHITECTURAL STYLE:	

**DESCRIPTION** Sawn timber stringers over driven timber piles, no corbels, L 68ft, W 10'6", between kerbs. The bridge spans the Gingin Brook approximately 100m south of the existing traffic on Gingin Brook Road. It is included in the Stock Route Reserve.

**CONDITION** Fair **INTEGRITY** Moderate degree **AUTHENTICITY** Moderate degree

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

Superstructure replaced 1905 including halfcaps to replace fullcaps. Restored with new jarrah decking and handrails by the Shire of Gingin and the Neergabby Community Association in 2005. The bridge has the oldest surviving timber bridge piers known in W.A. It was built in 1863-64 at a cost of 108 pounds by R.Cousins. Drovers on the Stock Route contributed to its financing, as did the government. The bridge proved very successful, but was inundated by very high floods. It was continually in use by drovers on the Stock Route until the Midland Railway was completed in 1894, diminishing the traffic greatly. In 2002 the western end of the bridge collapsed and urgent repairs are required. Superstructure replaced 1905 including halfcaps to replace fullcaps. Restored with new jarrah decking and handrails by the Shire of Gingin and the Neergabby Community Association in 2005.

**LISTINGS**

State Heritage Office Database No. 13064. Register of Heritage Places 2004 Registered No 15873  
Shire of Gingin: Municipal Inventory TPS 2005

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005.

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

HERITAGE INVENTORY  
REVIEW 2016

PLACE RECORDS

HERITAGE LIST  
GRADE B places



HERITAGE INVENTORY  
REVIEW 2016

PLACE RECORDS

GRADE C PLACES

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## GINGIN WAR MEMORIAL

Place No: 6

B: Considerable significance

Heritage List TPS: Development Application.



Name of Place	GINGIN WAR MEMORIAL			
Address	North corner of Brockman and Weld Streets			
Suburb/Town	GINGIN			
Reserve No:	Lot	Plan	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Gingin War Memorial commemorates Gingin and districts residents who went to war and is an important site of remembrance.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS. Development Application. Retain & conserve.

Original Uses	
Present Uses	
Other Uses	
CONSTRUCTION DATES:	1920, relocated 1978
CONSTRUCTION MATERIALS:	Stone
ARCHITECTURAL STYLE:	Commemorative
DESCRIPTION    Elegant stone obelisk on graduated plinths.	
CONDITION    Good	INTEGRITY    High degree    AUTHENTICITY    High degree

## HISTORICAL NOTES

Originally located in front of the Roads Board Office in Constable Street, unveiled by the premier Sir Henry Lefroy in 1920. It was relocated to the gardens on the south side of the Shire of Gingin Administration Offices in 1978. The memorial commemorates Gingin and districts residents who went to war. In World War One there were 47 who served and 10 who died in services. In World War Two eight died in service. A separate plaque honours of Jim Gordon who received the Victoria Cross on 12 July 1942.

## LISTINGS

State Heritage Office InHerit Database No. 11795  
Shire of Gingin: Municipal Inventory TPS 1994, 2005

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005, Register documentation.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## PHILBEY'S COTTAGE

Place No: 7

B: Considerable significance

Heritage List TPS: Development Application.



Name of Place	PHILBEY'S COTTAGE			
Address	4 Brockman Street			
Suburb/Town	GINGIN			
Reserve No:	Lot	Plan	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Philbey's Cottage is a quirky element in the Gingin townscape, demonstrating associations with Mr Philbey who was the Road Board Secretary, and his expertise in building the home in detail from quarrying the stone, and living his life there.

**GRADE B:** Shire of Gingin 'Heritage List' TPS: Development Application. Retain & conserve.

Original Uses	residence			
Present Uses	surgery			
Other Uses	Real estate agency			
CONSTRUCTION DATES:	1903			
CONSTRUCTION MATERIALS:				
Walls	Face stone			
Roof	Marseille tiles			
Other	Half timbered front gable			
ARCHITECTURAL STYLE:	Federation influences of Arts and Crafts			

**DESCRIPTION** Single storey face stone construction with steeply pitched gable roof. Although roughly symmetrical with gables flanking a central entry recess, the gables ends differ in width and detail with the south gable half-timbered and the north gable stone to the apex, with a window indicating the attic first floor in that location.

**CONDITION** Good      **INTEGRITY** High degree      **AUTHENTICITY** High degree

**HISTORICAL NOTES** The residence was built by the owner, William Philbey, who was the Roads Board Secretary. He quarried, carted by wheelbarrow and laid the stone. He was a carpenter and he plastered the walls, made the leadlight windows and wood carvings. Mr Philbey lived there until his passing in 1933. After several owners, Mr & Mrs Lucraft purchased the property and lived there next door to their store.

## LISTINGS

State Heritage Office InHerit Database No. 11795  
Shire of Gingin: Municipal Inventory TPS 1994, 2005

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## GINGIN ROAD BOARD OFFICE (fmr)

Place No: 8

B: Considerable significance

Heritage List TPS: Development Application.



Name of Place	GINGIN ROAD BOARD OFFICE (fmr)				
Address	Constable Street				
Suburb/Town	GINGIN				
Reserve No:	Lot	Plan	C.T.	Vol	Fol

**STATEMENT OF SIGNIFICANCE**

Gingin Road Board Office (fmr) is significant in representing the development of the local government in 1911 and of continued development when it was vacated in 1968 for new premises. It has a social and civic significance for the associations with staff and elected members throughout that period.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	Road Board Office 1911-1968		
Present Uses			
Other Uses	Pre-primary centre		
CONSTRUCTION DATES:	1911		
CONSTRUCTION MATERIALS:			
Walls	Face brick	Painted	
Roof	Zincalume corrugated sheeting	Gable	
Other	Painted weatherboard front veranda part enclosure		
ARCHITECTURAL STYLE:	Federation vernacular		

**DESCRIPTION**

The building faces Constable Street in an elevated position. Modest in scale it has a single frontage with a gable and separate skillion front veranda. The gable has a decorative brick edge detail. The veranda is partially enclosed. There is a full width rear addition with a separate skillion roof.

**CONDITION** Good      **INTEGRITY** Moderate degree      **AUTHENTICITY** Moderate degree

**HISTORICAL NOTES**

The inaugural meeting of the Gingin Road Board was held in 1893 in Granville Hotel, later at John Dewar's Railway Hotel, and the Good Templars Hall, before the Agricultural Hall between 1900-1903 when a house in Brockman Street was rented for the purpose. On 29 April 1911 Mr Moore, MLA opened the new office comprising one main room with an enclosed front veranda and rear facilities. In 1968, new administration offices were constructed for the Shire of Gingin and the building was no longer utilised for the local government activities.

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

<b>LISTINGS</b>
State Heritage Office InHerit Database No. 1081
National Trust Classified 1978
Register of the National Estate 1982
Shire of Gingin: Municipal Inventory TPS 1994, 2005
<b>SUPPORTING INFORMATION/BIBLIOGRAPHY</b>
Municipal Heritage Inventory of Heritage Places 2005, Register documentation.



SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016ST CATHERINES ROMAN  
CATHOLIC CHURCH

Place No: 9

B: Considerable significance

Heritage List TPS: Development Application.



Name of Place	ST CATHERINES ROMAN CATHOLIC CHURCH			
Address	Fraser Street			
Suburb/Town	GINGIN			
Reserve No:	Lot	Diagram	C.T.	Vol. Fol.

## STATEMENT OF SIGNIFICANCE

St Catherine's Roman Catholic Church is of significance for the associations with generations of the Catholic community in the Gingin area, Mrs Musk, and the New Norcia priests. The Church has social and religious significance for the events that have taken place that also evoke a sense of place.

GRADE B: Shire of Gingin 'Heritage List,' TPS: Development Application, Retain & conserve.				
Original Uses	Church			
Present Uses	Church			
Other Uses				
CONSTRUCTION DATES:	1931			
CONSTRUCTION MATERIALS:				
Walls	Timber framed, weatherboard clad			
Roof	Corrugated sheet steel			
Other	Elevated on timber stumps			
ARCHITECTURAL STYLE:	Interwar Gothic Carpenter			
<b>DESCRIPTION</b> The Church is a simple rectangular form with an entry porch at the elevated end of the building, with a ramped access returning down the side of the church. The roof is a steep pitch gable with a shadow half - timbered detail at the front with a simple cross above. The porch has a simple gable of same degree. The windows and double front doors are detailed with Gothic arches. The timber framed bell tower is located next to the entry porch with a small gable roof and cross atop the structure. The stone grotto is close-by. It is fenced. There is a steel framed and clad detached building in close proximity.				
CONDITION	Good	INTEGRITY	High degree	AUTHENTICITY Moderate/high degree

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

In 1891, the Governor set aside lots 2 and 3 for the Roman Catholic community for a chapel, glebe and cemetery. The church was not built until 1931, with 2/3 of the costs donated by Mrs Catherine Musk. Other elements were donated by Catholic community members.

The Church was consecrated on 14 June 1931, and named St Catherine's in honour of Mrs Musk. A priest from New Norcia gave services until 1952. When it came under the jurisdiction of the Franciscan fathers of Midland.

**LISTINGS**

State Heritage Office InHerit Database No. 1078

National Trust Classified 1978

Shire of Gingin: Municipal Inventory TPS 1996, 2005

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005.

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**



SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## GINGIN HOTEL

Place No: 10

B: Considerable significance

Heritage List TPS: Development Application.



Name of Place	GINGIN HOTEL				
Address	9 Jones Street				
Suburb/Town	GINGIN				
Reserve No.	Lot	Plan	C.T.	Vol	Fol

**STATEMENT OF SIGNIFICANCE**

Gingin Hotel is the only surviving Hotel in Gingin and has operated continually since it opened in 1903. It is a fine representative example of the Federation period of architecture and of development in Gingin at that time, making a significant contribution to the townscape heritage. It is also significant for associations with various owners and managers including John Musk, and wife Catherine, Tom Jones, and others, and demonstrates a sense of place for the social and hospitality functions of the place, that continue in the 21<sup>st</sup> century.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	Hotel		
Present Uses	Hotel		
Other Uses			
CONSTRUCTION DATES:	1903, c. 1960s		
CONSTRUCTION MATERIALS:			
Walls	Face brick	Painted	
Roof	Zincalume corrugated sheeting		
Other			
ARCHITECTURAL STYLE:	Federation Free		
<b>DESCRIPTION</b> The hotel faces Jones Street directly opposite Gingin Railway Station. The two-storey building has a simple parapet with pilastered bays and an asymmetrical pediment detail with a bay identifying the main entry. Verandas at ground floor and first floor levels extend across the front and down the east side. There is a c. 1960s single storey addition along the east side.			
CONDITION Good	INTEGRITY Moderate degree	AUTHENTICITY Moderate degree	

**SHIRE OF GINGIN**

**HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

The railway opened from Midland to Gingin in 1891 and continued through to Mogumber in 1892 and then beyond to Geraldton. By 1902, the town was developing rapidly and the Gingin Hotel was constructed directly opposite the railway station providing a distinct advantage over the Granville Hotel. It opened on 29 January 1903. Rumour has it that two defrocked priests (Fathers Duff and Flood) were the responsible. The original licensee was Mrs Catherine Malone, with her brother Patrick Murphy taking over after her sudden death in 1905. The Granville Hotel still had the business of proving refreshments for the train railway patrons. However new management in 1908 at Gingin Hotel, William Spence (from Miners Arms in Northampton) rivalled that business. In the mid 1920s, the wealthy northwest pastoralist John Musk purchased the hotel, in order to replace the lessee at the time with JVA Jones' son Tom as Manager, after he had returned from World War One. After John Musk's death in 1921, his wife Catherine took over his estate. The trains continued to provide hotel patronage for refreshments and accommodation until the mid 1940s, although railway patronage diminished after that time.

**LISTINGS**

State Heritage Office InHerit Database No. 1079

Shire of Gingin: Municipal Inventory TPS 1994, 2005 Place No. 3.14

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

**GRANVILLE**  
**Homestead (fmr) & PARK**  
**Place No: 11**  
**B: Considerable significance**  
Heritage List: TPS: Development Application.



Name of Place	<b>GRANVILLE (HOMESTEAD (fmr) &amp; PARK)</b>			
Address	Weld Street			
Suburb/Town	<b>GINGIN</b>			
Reserve No:	Lot 262	Plan	C.T. Vol Fol	

**STATEMENT OF SIGNIFICANCE**

Granville is a surviving example of the early development in Gingin townsite and associations with the community identity of the TJ Jones and family, and the hospitality function of social significance and for the people who stayed there. The building set in the undulating grassed banks of Gingin Brook, featuring the water wheel, is a landmark in Gingin and makes a considerable contribution to the historic townscape.

<b>GRADING B:</b> Shire of Gingin 'Heritage List' TPS: Development Application. Retain & conserve.	
Original Uses	Hotel, accommodation
Present Uses	CU@Park Café, public park
Other Uses	Residence, community facility, Arts and Crafts centre
<b>CONSTRUCTION DATES:</b>	c.1860, c.1871, c.1895 (demolished 1969)
<b>CONSTRUCTION MATERIALS:</b>	

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

Walls	Mud brick & face brick	Painted/rendered	
Roof	Corrugated Zincalume sheeting		
Other	Steel framed skillion structure		
<b>ARCHITECTURAL STYLE:</b>		Vernacular	
<b>DESCRIPTION</b> The remaining building are likely remnants of the c.1860 and c.1971 buildings. Set in undulating park land sloping down to Gingin Brook to the north, the Weld Street frontage of the building has a gable wall and the expansive skillion shade structure. Behind that is the remainder of the "L" form plan. That evidences a gable to the north elevation with break pitch enclosure both sides.			
<b>CONDITION</b> Good		<b>INTEGRITY</b> High degree	<b>AUTHENTICITY</b> Low/moderate degree
<b>HISTORICAL NOTES</b>			
<p>Thomas James (TJ) Jones lived in Weld Street and had Mr Cartmell build the hotel and residence over the road. South of the Gingin brook. The first structure was mudbat, two rooms facing Weld Street with services at the back and a cellar on the north side, operating as an inn and his residence. It is unsure if it was named Granville at that time. In 1869, the Government Gazette proclaimed the townsite named Granville, perhaps the Hotel was consequently so named. In December 1871, the town was proclaimed as Gingin. Jones had been pressured to construct an suitable building on the site as a condition of attaining the Inn keepers Licence in 1872. In c.1871 the southern wing comprising four large rooms was added, constructed in burnt bricks and corrugated iron. Liquor had been for sale for some time operating as the Granville Hotel (wayside inn). In 1885 TJ Jones died and his son James Vigors Aldred (JVA) Jones took over with his wife Emma (Clinch). In 1893, (JVA) Jones was elected to the inaugural Gingin Road board (1893-1896, 1900-1901, 2001-2016, 2019,2020, 2023-2029) and the inaugural meeting was at the Granville Hotel. In c.1895 a detached brick and iron on the north side served as the kitchen, dining room and two bedrooms. On the south side of the brook was the orchard and vegetable garden that provided fresh produce to the hotel and Mrs Jones catering to the railway refreshment rooms. After JVA Jones death in 1929, the property was administered by WA trustees and sold over a number of years. The property change hands a few times until 1969 when the Gingin Shire purchased it, demolishing the north wing, and a rear veranda. The remainder was renovated as an Arts and Crafts Centre between 1978 and 2003. The Shire leases the building to the successful café operators.</p>			
<p>The Water wheel is a feature located at the edge of Gingin Brook that runs through Granville Park. A replica of the flour mill established at Cheriton Farm in 1855, the original axel was restored and relocated to this site by Frank Butler for the Shire in 1978. In 2012 members of Gingin's Mens Shed rebuilt the timber section of the water wheel.</p>			
<b>LISTINGS</b>			
State Heritage Office InHerit Database No. 1084 Homestead assessed- below threshold			
Shire of Gingin: Municipal Inventory 2005			
<b>SUPPORTING INFORMATION/BIBLIOGRAPHY</b>			
Udell, H., <i>A History of Gingin 1830-1960</i> . Shire of Gingin, 1980.			



SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## UNITING CHURCH

Place No: 12

B: Considerable significance

Heritage List TPS: Development Application.



Name of Place	UNITING CHURCH			
Address	Weld Street, corner of Church Street			
Suburb/Town	GINGIN			
Reserve No:	Lot	Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Uniting Church is of significance for the associations with the Wesleyan (Methodist) and Uniting Churches communities in the Gingin area. The Church has social and religious significance for the events that have taken place that also evoke a sense of place.

## GRADING B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain &amp; conserve.

Original Uses	Methodist Church		
Present Uses	Church		
Other Uses			
CONSTRUCTION DATES:	1870, Manse 1914-1969		
CONSTRUCTION MATERIALS:			
Walls	Brick	Rendered & painted	
Roof	Shingles	New	
Other			

## ARCHITECTURAL STYLE:

**DESCRIPTION** The Church is a simple rectangular form with an enclosed entry porch at the Weld Street entry (west). The roof is a steep pitch gable clad with recent shingles. The porch has a simple gable of same degree. The windows and double front doors are detailed with Gothic arches. There is a steel framed and clad addition across the rear of the church building.

**CONDITION** Good **INTEGRITY** High degree **AUTHENTICITY** Moderate/high degree

## HISTORICAL NOTES

In 1868 Thomas James Jones gifted part of Swan Location 262 for the Wesleyan Church. Charles Masters constructed the church, getting the clay for the bricks from the gully across Weld Street. After completion in 1870, visiting clergyman Reverend McInnes conducted the services. In 1897, the first resident missionary, Walter Prior, was appointed. The Reverend Henry Robins was the first ordained Minister appointed in Gingin. In 1914 the manse was constructed behind the church, facing Church Street, (demolished 1969) and there was a tennis court between the house and railway line. Between c.1915-1919 sisters Elsie and Ruth Rudeforth were the appointed Ministers of the congregation as lay preachers. In 1953, Missioner Creagh left the district. He was the last resident Minister.

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

<b>LISTINGS</b>
State Heritage Office InHerit Database No. 1086
National Trust Classified 1978
Register of the National Estate 1982
Shire of Gingin: Municipal Inventory TPS 1996, 2005
<b>SUPPORTING INFORMATION/BIBLIOGRAPHY</b>
Municipal Heritage Inventory of Heritage Places 2005

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## MRS JONES COTTAGE

Place No: 13

B: Considerable significance

Heritage List TPS: Development Application.



Name of Place	MRS JONES COTTAGE			
Address	Weld Street			
Suburb/Town	GINGIN			
Reserve No:	Lot 65	Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Mrs Jones Cottage comprises the oldest surviving building in Gingin within the existing place.

GRADING B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain &amp; conserve.

Original Uses	Residence		
Present Uses	Residence		
Other Uses	School (c.1870), blacksmith shop (veranda 1870s) Prior Bros Store c.1900,		
CONSTRUCTION DATES:	1859, c.1934,		
CONSTRUCTION MATERIALS:			
Walls	1859 mud bat. Bricks, Concrete block Timber framed weatherboards and fibrocement clad.	Painted	
Roof	Corrugated sheet steel		
Other			
ARCHITECTURAL STYLE:	Vernacular		
DESCRIPTION	The original section of the place is not discernable. The form seems to be an "L" with the long leg fronting Weld Street at zero lot lines. There are verandas along the north and south sides, with the north veranda enclosed and south veranda with a balustrade. The south veranda terminates at the base of the L" with a gable roofed room. The street front is also a gable, with a central boarded window.		
CONDITION	Good	INTEGRITY	High degree
AUTHENTICITY	Moderate/high degree		



**SHIRE OF GINGIN**

**HERITAGE INVENTORY REVIEW 2016**

**HISTORICAL NOTES**

TJ (Thomas James) Jones purchased Swan Location 262 (10 acres) in 1859. He built the mud bat home for he and his wife. After they built and moved to Granville. Mrs Jones ran a small shop from the mud bat building. School was run from there in early 1870s, and the blacksmith operated from the south veranda. In c.1900 Earnest Prior took over the shop called Prior Bros Store, while Jack Bayneham, the blacksmith lived and worked there. In 1924 Mr Bradshaw and his assistant Cyril Riley took over the shop. Cyril and his brother Joseph eventually took over the shop. The property was sold to Martin Mullins in 1933, after Mr TJ Jones died. Mr Mullins made some changes to the place including widening the veranda, adding a kitchen and lining the walls. Mullins daughter and her husband, Mr and Mrs Henry ward, moved from Mooliabeenie and lived there until the 1980s. Mr Withnell bought the property and built a new house between the shop and the brook.

**LISTINGS**

State Heritage Office InHerit Database No.

Shire of Gingin: Municipal Inventory TPS 1996, 2005

**SUPPORTING INFORMATION/BIBLIOGRAPHY**

Municipal Heritage Inventory of Heritage Places 2005

**SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016**

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## PWD ROAD

Place No: D7

Grade B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	PUBLIC WORKS DEPT (PWD) ROAD			
Address	Road No 10317 off Cowalla & Waterville Roads			
Suburb/Town	WANNERIE			
Reserve No: 46716	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

PWD Road is a good example of a hand knapped and pitched road that demonstrates a technique no longer used, and the influences of the local action group, and politics.

GRADE B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain &amp; conserve.

Original Uses	Road			
Present Uses	Ungazetted road			
Other Uses				
CONSTRUCTION MATERIALS:				
Other	Limestone quarried at "The Pinnacles"			
ARCHITECTURAL STYLE:-	-			

## DESCRIPTION

NO SITE INSPECTION IN 2016

CONDITION	INTEGRITY	degree	AUTHENTICITY	degree
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## HISTORICAL NOTES

The PWD Road was constructed from Monument Hill to Greenwood prior to Cowalla Road. Constructed by Government unemployment relief works as a result of action by the Moore River and Gingin Brook Progress Association formed in 1922, to obtain a motor road to the Cowalla Bridge, for the river residents. Progress was halted when Government changed and was never completed.

## LISTINGS

State Heritage Office Database No. 17679
Shire of Gingin: Municipal Inventory TPS 1998. Place No 1.11

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## ORANGE SPRINGS

Place No: D8

Grade B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	ORANGE SPRINGS			
Address	191 Orange Springs Road			
Suburb/Town	COWALLA			
Reserve No:	Lot	Plan/Diagram	C.T. Vol Fol	

## STATEMENT OF SIGNIFICANCE

Orange Springs is a representative example of a relatively intact mud brick house of the 1890s, that demonstrates the community spirit, and the commemoration of the loss of family members.

GRADE B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.			
Original Uses	Residence		
Present Uses	Residence		
Other Uses			
CONSTRUCTION DATE:	1893		
CONSTRUCTION MATERIALS:			
Walls	Mud brick		
Roof	Corrugated iron		
Other			
ARCHITECTURAL STYLE:	Vernacular		
DESCRIPTION	NO SITE INSPECTION IN 2016		
Single storey mud brick with a hipped roof with break pitch verandas to three sides. There is a headstone that commemorates Mary Hatch 29 March 1901 aged 70, and her two Andrews grandchildren; Ellen aged 4 years, and Edward aged 1.5 years who died on 15 and 17 March 1901 respectively.			
CONDITION	INTEGRITY	degree	AUTHENTICITY degree

## HISTORICAL NOTES

Orange Springs was established by William and Sara Andrews who built a small house in 1882 after getting married. In 1893, Joseph Harris built the existing house for the Andrews. The Andrews lived and farmed in priority to Sara's parents William & Mary Hatch at Fernwood, and Uncle and Aunty William and Ann Bayliss at Bulgurra. In 1930 Andrews sold to Reg Darch who lived and farmed with his family until 1958 when it was sold to Harry Spurge.

## LISTINGS

State Heritage Office Database No. 1180  
Shire of Gingin: Municipal Inventory TPS 1998 Place No. 2.4

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## ASHBY

Place No: D9

Grade B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	ASHBY			
Address	Lennards Road			
Suburb/Town	LENNARDS BROOK			
Reserve No:	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Ashby was established in c.1850 by Samuel Mortimer one of the first settlers in Gingin.

GRADE B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain &amp; conserve.

Original Uses				
Present Uses				
Other Uses				
CONSTRUCTION DATE:	c.1850			
CONSTRUCTION MATERIALS:				
Walls	Rammed earth			
Roof				
Other				
ARCHITECTURAL STYLE:	Vernacular			

## DESCRIPTION

NO SITE INSPECTION IIN 2016

Located close to the northern bank of Lennard's Brook. Some additions over time?

CONDITION	INTEGRITY	degree	AUTHENTICITY	degree
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## HISTORICAL NOTES

In 1845 Samuel Mortimer and his wife Martha selected land in Lennard's Brook, building a house in c.1850, and acquiring surrounding blocks and grazing leases. They had 5 daughters and 4 sons, mostly settling in the Gingin area. In 1906, Clayton Edwards lived there, joined by his parents Rueben and Adeline in 1910, departing in 1933, during which time Mrs Edwards established a beautiful garden.

## LISTINGS

State Heritage Office Database No. 11775

Shire of Gingin: Municipal Inventory TPS 1998. Place No. 3.2

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## CHERITON

Place No: D10

Grade B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	<b>CHERITON</b> Site of original dwelling Homestead (former Gooch House) Manager's cottage			
Address	183 Cheriton Road			
Suburb/Town	<b>GINGIN</b>			
Reserve No:	Lot	Plan/Diagram	C.T. Vol Fol	

## STATEMENT OF SIGNIFICANCE

Cheriton is significant for the associations with Brockman and the northwest syndicate, that included Gooch who had the residence and managers quarters designed by prominent Architects, Oldham, Boas and Edney-Brown. The residences represent fine examples of the Architect's work of the period, and demonstrate a way of life no longer practiced.

GRADE B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain &amp; conserve.

Original Uses			
Present Uses			
Other Uses			
CONSTRUCTION DATE:	c.1903		
CONSTRUCTION MATERIALS:			
Walls			
Roof			
Other			
ARCHITECTURAL STYLE:			
DESCRIPTION			
NO SITE INSPECTION IN 2016			
The main residence is a two storey masonry structure with a simple hipped roof, the managers cottage is a single storey building with a hipped roof.			
CONDITION	INTEGRITY	degree	AUTHENTICITY degree

## HISTORICAL NOTES

Cheriton was originally settled by WL Brockman, later a syndicate of northwest pastoralists acquired the property. Comprising Gooch, Harper, Edgar and Wedge, it was Gooch who built the main residence and the managers cottage. Materials from an original house that was located close to Gingin Brook, were used in the construction. It is considered that Architects Oldham, Boas and Edney-Brown designed both places.

## LISTINGS

State Heritage Office Database Nos. 17899 Site of original dwelling; 3404 Homestead (former Gooch House); and, 17816 Manager's cottage
Shire of Gingin: Municipal Inventory TPS 1998 Place Nos 3.7, Homestead and 3.8 Manager's cottage

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## CHITNA HOMESTEAD

Place No: D11

Grade B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	CHITNA HOMESTEAD		
Address	194 Chitna Road		
Suburb/Town	NEERGABBY		
Reserve No: 38664	Lot 10	Plan/Diagram	C.T. Vol Fol

## STATEMENT OF SIGNIFICANCE

Chitna Homestead is significant as one of the early settlements in Gingin, for associations with Robert Jones, and as a gathering place for other settlers on the property and in the vicinity.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	residence		
Present Uses	residence		
Other Uses			
CONSTRUCTION DATE:	c. 1864		
CONSTRUCTION MATERIALS:			
Walls	Mud brick		
Roof			
Other			
ARCHITECTURAL STYLE:			
DESCRIPTION			
NO SITE INSPECTION IN 2016			
Single storey mud brick with additions.			
CONDITION	INTEGRITY	degree	AUTHENTICITY degree

## HISTORICAL NOTES

Robert Jones built the homestead in c.1864 after his marriage to Hannah Gee. They had thirteen children there. Several other houses were built on the property, with Thomas Troy and Flora Jones only 100 yards away to the south, and Robert and Hannah Jones' sons Joseph, Ernest and Edward all building homes on the property. In the 1940s the land was divided between the three brothers. In 1914 a storm demolished Ernest's house. In c.1900 a school was built 100 yards west of Chitna Homestead on land donated by Mr Troy, Chitna was the gathering place for Anglican services in the early years of settlement.

## LISTINGS

State Heritage Office Database No. 17680  
Shire of Gingin: Municipal Inventory TPS 1998 Place no. 3.9

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## CLEVELAND

Place No: D12

GRADE B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	CLEVELAND			
Address	Mooliabeenie Road			
Suburb/Town	GINGIN			
Reserve No:	Lot 12	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Cleveland is significant as the site of the original c.1867 homestead built by William Thomas King, providing a home for his wife and family of ten children, demonstrating a way of life and associations with an early settler. Associations with John Musk who constructed the existing Cleveland in c.1907, that his wife Catherine Musk inherited in 1921 are significant. Mrs Musk was a philanthropic identity in the Gingin area, and Cleveland represents a fine example of the period and the Musk association. The World War Two association as or being utilised as a Military Hospital is significant.

GRADE B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain &amp; conserve.

Original Uses	Residence			
Present Uses	Residence			
Other Uses				
CONSTRUCTION DATE:	c. 1867 (original site) c.1908			
CONSTRUCTION MATERIALS:				
Walls	Mud bricks			
Roof				
Other				
ARCHITECTURAL STYLE:				

## DESCRIPTION NO SITE INSPECTION IN 2016

The site of the original homestead is on the north side of Mooliabeenie Road opposite the existing Cleveland. The original house was built of mud bricks plastered with lime mortar, with three rooms in a row. On the west wall was a fireplace lined with burnt bricks. Later other rooms were added, built with yellow burnt bricks made from clay dug on the property. It stood on an elevated terrace supported by an ironstone wall. There was also a well, lined with ironstone. It was severely damaged in 1944- ruins remain?

## No inspection of Cleveland in 2016

CONDITION	INTEGRITY	degree	AUTHENTICITY	degree
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## HISTORICAL NOTES

William Thomas King bought Swan location 444 of 75 acres in February of 1867. He married Selina Lazenby, a Gingin school teacher, in 1865. There were ten children born here. In 1896 Ernest Hugh King bought Cleveland from his father for 2,000 pounds. In 1905 it was sold to C.H. Teague from Subiaco for 1,138 pounds. Then in 1907, the property was sold to John Musk who built a new home on the south side of Mooliabeenie Road. The original Cleveland house was badly damaged by a storm in 1944.

John Musk, a wealthy grazier from the northwest of W.A bought the property in 1907 and employed Jack Meakins and Bob Collett to make the mud bats. This large house was built with wide verandahs overlooking the Moondah Valley. John Musk died in 1921 and his wife Catherine, who also largely financed Boys' Town at Bindoon, inherited the property. The farm was sold in the 1930's to the Petersons of Northam and then to Les Payne in 1952. It was taken over as a Military Hospital during the Second World War. Mr. M. Williamson and T.M. Watson bought the house and renovated it in 1969. It was then purchased by Charles Turner in 1975 and lived in by members of the Turner family who still owned it in 2005.

## LISTINGS

State Heritage Office Database No. 17715 (original site 17885)
Shire of Gingin: Municipal Inventory TPS 1998 Place No. 3.10

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## DOWNA (house &amp; graveyard)

Place No: D13

GRADE B: Considerable significance

Heritage List TPS: Development Application.

NO INSPECTION IN 2016

Name of Place	DOWNA (House and graveyard)			
Address	7 Gingin Brook Road at Nolan's Bridge nr Military Road junction			
Suburb/Town	NEERGABBY			
Reserve No:	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Downa is significant for the associations with early settlers Edmund and Mary Dooling, establishing their home as early as c.1874 and installing a public phone in 1929, also operating the phone exchange until 1946. The place demonstrates a sense of place for recent uses as a tearooms and caravan park.

GRADE B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain &amp; conserve.

Original Uses	Dooling's residence			
Present Uses	Willowbrook Farm, caravan park			
Other Uses	tearooms			
CONSTRUCTION DATE:	c.1874			
CONSTRUCTION MATERIALS:				
Walls				
Roof				
Other				
ARCHITECTURAL STYLE:				
DESCRIPTION	NO SITE INSPECTION IN 2016			
CONDITION	INTEGRITY	degree	AUTHENTICITY	degree

## HISTORICAL NOTES

Edmund and Mary Dooling bought the Swan locations, 545, 547 & 551 in the 1860's and they named their land "Downa." In c. 1874, they engaged a professional builder, probably Matt Wallis who had built the Junction Hotel the year before, to erect a substantial mud bat shingle roofed house. After the deaths of Edmund Dooling in 1894 and his wife in 1912, Michael Nolan who had married their daughter, Annie Dooling, acquired the property. They settled at Downa in 1913. A public telephone was installed at Downa on the 15th March 1929. Miss Nolan operated the telephone exchange from this date until May 1946 when the Manual Exchange closed. Up until recently the property was ran by Kaye and Harry White as tearooms and gardens. Later it has been operated as a Caravan Park and Gardens and is now called "Willowbrook Farm."

## LISTINGS

State Heritage Office Database No. 3723  
National Trust classified 1978  
Shire of Gingin: Municipal Inventory TPS 1998

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## GREENWOOD

Place No: D14

GRADE B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	GREENWOOD			
Address	209 Greenwood Road			
Suburb/Town	WANNERIE			
Reserve No:	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Greenwood is significant for the association with Mathew Edwards who was likely the first settler along the Moore River in Wannerie area, and the location of the Government school at the property between 1931 and 1941.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	Residence			
Present Uses	Residence			
Other Uses	School on site 1939-1941			
CONSTRUCTION DATE:	c.1886			
CONSTRUCTION MATERIALS:				
Walls	Mud bats			
Roof	Corrugated iron			
Other				
ARCHITECTURAL STYLE:				
DESCRIPTION	NO INSPECTION IN 2016 Set on the Moore River flats, the original residence remains with kitchen and living room extensions on the north end, front veranda extended and the back veranda enclosed. Remnants of the old school and stables remain.			
CONDITION	INTEGRITY	degree	AUTHENTICITY	degree

## HISTORICAL NOTES

The first Greenwood house was built in c.1858 by Matthew Edwards for Edward and Mary Ann Larwood, who came to work for him. Matthew Edwards was likely the first settler on the Moore River. In 1886 the Larwood family moved, and Herbert Edwards, son of Matthew, took over Greenwood and built the present day house about that time. No firm evidence informs of the site of the first cottage. Herbert's 7 year old daughter, Madge, died at Greenwood in 1904 in a shooting accident. In 1906 Frank and Laura Darch (nee Edwards) came to live at Greenwood. In late 1938 Victor Darch took over from his father. In 1939 the Government School moved from Baramba to Greenwood and was set up in a bush timber shed with two sides corrugated iron and the other sides super bags sewn together. The school closed (from lack of enrolments) in 1941. In 1962 the property transferred to Knott, Wallace and Gunning, solicitors and was later sold to J & AS Ariti, who lived at Greenwood for approximately 20 years before selling on selling again in 1994.

## LISTINGS

State Heritage Office Database No. 11790  
Shire of Gingin: Municipal Inventory TPS 1998 Place No. 3.15

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## HONEYCOMB

Place No: D15

GRADE B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	HONEYCOMB			
Address	Honeycomb Road			
Suburb/Town	GINGIN			
Reserve No:	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Hamlet is of significance for the associations with Hamlet Jones and his son JVA Jones, identities in the early development of Gingin.

GRADE B: Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	Residence		
Present Uses	Residence		
Other Uses			
CONSTRUCTION DATE:	c.1893		
CONSTRUCTION MATERIALS:			
Walls	brick		
Roof			
Other			
ARCHITECTURAL STYLE:			
DESCRIPTION			
NO SITE INSPECTION IN 2016			
CONDITION	INTEGRITY	degree	AUTHENTICITY degree

## HISTORICAL NOTES

The house was built for Hamlet Jones when he married Sarah Rosa Clinch in 1893. Sarah died in 1899 and the property was bought by J.V.A. Jones, Hamlet's brother. Honeycomb was leased by Mr Cornish in 1907. J.V.A. Jones sold it to R.F. Cooper in 1936 and he eventually sold it to Alec Collett. The property has been sold several times since.

## LISTINGS

State Heritage Office Database No. 11796  
Shire of Gingin: Municipal Inventory TPS 1998 Place No. 3.19

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## WHAKEA

Place No: D16

GRADE B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	WHAKEA			
Address	Lot 3 Whakea Road			
Suburb/Town	GINGINUP			
Reserve No:	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Whakea is significant for associations with Cheriton, part of which was Whakea taken up in 1889 by John Edgar Wedge who named the land, and JE Wedge and family.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	Ginginup		
Present Uses			
Other Uses			
CONSTRUCTION DATE:	1901		
CONSTRUCTION MATERIALS:			
Walls	Mud Brick		
Roof	Corrugated iron		
Other			
ARCHITECTURAL STYLE:			
DESCRIPTION			
NO SITE INSPECTION IN 2016			
The house has not been lived in since 1955 when a new brick house was built nearby.			
CONDITION	INTEGRITY	degree	AUTHENTICITY degree

## HISTORICAL NOTES

The original Cheriton Estate of W.L. Brockman was sold in 1889 and part of it was taken up by John Edgar Wedge who named the land where he lived, 'Whakea' in 1895. The eight-roomed house was built in 1901. The J.E. Wedge family have farmed Whakea, a part of the original Cheriton since 1895. Mrs Wedge was formerly Elizabeth Isabella Williams and they had three sons and six daughters. J.E. Wedge was a member of the Gingin Road Board for 14 years including nine years as Chairman. In 2005, it was owned by his grandson, Edward Wedge.

## LISTINGS

State Heritage Office Database No. 11806  
Shire of Gingin: Municipal Inventory TPS 1998. Place No 3.36

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## BEEDAMANUP HOMESTEAD

Place No: D17

GRADE B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	BEEDAMANUP HOMESTEAD			
Address	Gingin Brook Road			
Suburb/Town	GINGIN			
Reserve No:	Lot	Plan/Diagram	C.T.	Vol Fol

## STATEMENT OF SIGNIFICANCE

Beedamanup Homestead is significant for its association with John Dewar, his son, and grandson, and for the social significance of having been a wayside inn.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	Dewar Homestead			
Present Uses	Vacant?			
Other Uses				
CONSTRUCTION DATE:	?			
CONSTRUCTION MATERIALS:				
Walls				
Roof				
Other				
ARCHITECTURAL STYLE:				

## DESCRIPTION

NO SITE INSPECTION IN 2016

It has been as described as Colonial Georgian with walls of a form of Casuarina stone, which was mined nearby. There are three big chimneys of stone and the roof was originally shingled. There are six big rooms upstairs and six downstairs with a simply constructed staircase in the center. Out buildings included a cellar, dairy, stables, and blacksmith's shop, stockyards and cow bails. One room upstairs in the northeast corner had no windows so as to exclude thieves from stores kept there.

CONDITION	INTEGRITY	degree	AUTHENTICITY	degree
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## HISTORICAL NOTES

A substantial two-storey home was built for John Dewar on the Dewar Flats and is believed to have been used as an Inn, as well as a farmhouse, as it stood on the main track north from Gingin. After the death of John Dewar in 1911, the house and surrounding land was inherited by his son and later his grandson, Maitland Dewar.

## LISTINGS

State Heritage Office Database No. 1087
National Trust classified 1977
Register of National Estate 1980
Shire of Gingin: Municipal Inventory TPS 1998. Place No. 3.4

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.
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SHIRE OF GINGIN  
HERITAGE INVENTORY REVIEW 2016

## CARABAN

Place No: D18

GRADE B: Considerable significance

Heritage List TPS: Development Application.

NO SITE INSPECTION IN 2016

Name of Place	CARABAN		
Address	Caraban Road		
Suburb/Town	GUILDERTON		
Reserve No:	Lot	Plan/Diagram	C.T. Vol Fol

## STATEMENT OF SIGNIFICANCE

Caraban is significant for the associations with the King family, specifically Herbert Stanley King and his wife Clara, as early settlers along the Moore River in Guilderton.

**GRADE B:** Shire of Gingin 'Heritage List.' TPS: Development Application. Retain & conserve.

Original Uses	Residence		
Present Uses	Residence		
Other Uses			
CONSTRUCTION DATE:	c.1904		
CONSTRUCTION MATERIALS:			
Walls	Mud brick		
Roof	Corrugated iron		
Other			
ARCHITECTURAL STYLE:			

## DESCRIPTION

NO SITE INSPECTION IN 2016

The building is situated on the bank of the Moore River about 90 metres from the water and a forest of huge Tuart trees. Two buildings were separated by a breezeway. Additions over time.

**CONDITION**                      **INTEGRITY** degree                      **AUTHENTICITY** degree

## HISTORICAL NOTES

Herbert Stanley King, son of Daniel King of the Junction Hotel, built the house at Caraban for his bride, Clara Jones, in 1904 -1906. It was of sun-dried bricks made on the river bank Mr & Mrs King and their 10 children lived there for many years. The house is still owned by the King family. The nearby Woodridge Estate has honoured the family in naming the primary road King Drive.

## LISTINGS

State Heritage Office Database No. 17917  
Shire of Gingin: Municipal Inventory TPS 1998 Place No 3.6

## SUPPORTING INFORMATION/BIBLIOGRAPHY

Municipal Heritage Inventory of Heritage Places 2005.

### **11.3.5 APPLICATION FOR DEVELOPMENT APPROVAL - PROPOSED AGRICULTURE INTENSIVE (PERENNIAL HORTICULTURE) AVOCADO FARM ON LOT 210 (966) NABAROO ROAD, COWALLA**

**FILE:** BLD/6753  
**APPLICANT:** RICON SUPER PTY LTD ATF RICON  
SUPERANNUATION FUND  
**LOCATION:** LOT 210 (966) NABAROO ROAD, COWALLA  
**OWNER:** RICON SUPER PTY LTD ATF RICON  
SUPERANNUATION FUND  
**ZONING:** GENERAL RURAL (GR30)  
**WAPC NO:** N/A  
**AUTHOR:** KYLIE BACON – MANAGER STATUTORY  
PLANNING  
JAMES BAYLISS – COMPLIANCE/PLANNING  
OFFICER  
**REPORTING OFFICER:** SEBASTIAN CAMILLO – EXECUTIVE MANAGER  
REGULATORY SERVICES  
**REPORT DATE:** 21 FEBRUARY 2017  
**REFER:** NIL

#### **OFFICER INTEREST DECLARATION**

Nil

#### **PURPOSE**

To consider an Application for Development Approval for a proposed Agriculture Intensive - Perennial Horticulture (Avocado Farm) use on Lot 210 Nabaroo Road, Cowalla.

#### **BACKGROUND**

The proponent seeks to grow avocados (Agriculture Intensive – Perennial Horticulture) on three hectares of currently vacant land on the subject lot.

The site is undulating, with site levels at the road frontage tapering at a moderate gradient to the middle of the lot. The land then becomes relatively level. Adjoining properties to the north and south follow the same contours.

The proponent has applied to the Department of Environment Regulation (DER) to clear 1.2 hectares of native vegetation within the front portion of the lot. However, the applicant will be required to amend the DER application to align the area proposed to be cleared with the planting area that is the subject of this proposal. In the event Council approves the application, an advice note will be included on the planning approval advising the applicant's requirement to obtain the necessary clearing permit, prior to planting.

A location plan, aerial image and copy of the applicant's proposal are attached as **Appendix 1**.

## COMMENT

### Community Consultation

The application was advertised in accordance with clause 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015 Deemed Provisions for Local Planning Schemes* (the Regulations).

The proposal was advertised to surrounding landowners for a period of 14 days and to State referral agencies for 30 days. The Shire received one landowner submission confirming no objection to the proposal. The Department of Water (DoW) has advised that it has no objection to the irrigated horticulture being undertaken and the Department of Environment and Regulation have advised the applicant has amended their DER clearing permit to align the area to be cleared with the planting area that is the subject of this proposal.

The Schedule of Submissions and Recommended Responses has been included as **Appendix 2**.

## PLANNING FRAMEWORK

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

The subject lot is zoned General Rural under LPS 9, the objectives of which are to:

- a) *Manage land use changes to that the specific local rural character of the zone is maintained or enhanced;*
- b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agriculture activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
- d) *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

Under LPS 9, Intensive Agriculture is a discretionary use and is defined as follows:

*“agriculture – intensive” means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following:*

- a) *The production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;*
- b) *The establishment and operation of plant or fruit nurseries;*



- c) *The development of land for irrigated fodder production or irrigated pasture (including turf farms); or*
- d) *Aquaculture.*

Intensive Agriculture is considered to be a primary use in the General Rural zone and should be encouraged in accordance with the objectives of the zone.

#### LPS 9 Setbacks

The setbacks to the planting area will be required, at a minimum, to be 20 metres from the lot boundaries unless a greater setback is required (i.e. buffer/separation distances to sensitive land uses).

#### Local Planning Policy 1.6 – Agriculture Intensive (LPP 1.6)

LPP 1.6 defines ‘Perennial Horticulture’ as:

*‘refers to the commercial production of all varieties of long lived fruit, vine and nut species, generally deep rooting, where the land is only cultivated deeply at the initial planting stage, but may be regularly fertilised.’*

The applicable development standard relating specifically to ‘perennial horticulture’ states:-

*‘All perennial horticulture shall achieve a minimum set back of 50 metres from the highest known level of a waterway (riverine environments)’.*

The proposed planting area is set back approximately 400m from the Gingin Brook (located along the site’s western boundary). The proposal was advertised to the Department of Water, which advised that it has no objection to 1000 avocado trees being planted within this area on the lot.

#### Environmental Impact/Separation from Sensitive Land Uses

The following external guidelines provide guidance in relation to buffer/separation distances for local government when considering applications of irrigated horticulture and sensitive uses (i.e. dwellings).

1. State Planning Policy 2.5 Rural Planning
2. Department of Health (DoH) – Guidelines for Separation of Agriculture and Residential Land Uses (August 2012) (DoH Guidelines); and
3. Environmental Protection Authority (EPA) – Guidance for the Assessment of Environmental Factors; Separation Distances between Industrial and Sensitive Land Uses (June 2005).

The proposal falls under the definition of an 'Orchard' for the purpose of calculating the recommended buffer distance using the abovementioned policies. A 500 metre buffer setback from the Irrigated Horticulture and the closest sensitive land use (i.e. single dwelling) is recommended. The distance outlined is not intended to be an absolute distance, rather a guide to avoid conflicts between land uses (i.e. spray drift). The proposed cropping area has a buffer of approximately 450m from the nearest residence, located two properties to the north.

It should be noted that the buffer setback was calculated for 'broad scale' orchard operations. It is considered that the size (three ha) of the proposed avocado farm is not extensive and therefore a variation of 50m to the recommended separation distance from the sensitive land use is considered a minor variation. It is noted that the adjoining lots may accommodate dwellings in the future, therefore the provision of a vegetation buffer along the northern and southern boundaries will further mitigate any potential land use conflicts.

The proposal includes a strategy to relocate existing vegetation (native trees) from a central area of the lot to the northern and southern boundaries to assist as a vegetation buffer. Any existing trees and vegetation on the boundaries will be left, to assist further with the buffer requirements.

Given that the design of the lot is relatively narrow, a 10m vegetation buffer located on the inside of the existing firebreak is considered a sufficient screening buffer. This enables an adequate area of land to be used for horticulture purposes while still providing an area dedicated to a vegetation buffer.

Furthermore, in the event that Council approves the application, a condition of the planning approval will require a Landscaping Plan and Spray Management Plan to be submitted to the satisfaction of the Shire of Gingin in order to mitigate any potential off site impacts.

### Stable Fly

Stable Fly is a declared pest under the *Biosecurity and Agriculture Management Act 2007* and is managed by the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2013*. It is generally inappropriate to impose a planning condition for a regulatory aspect that is already covered under another Act of Parliament. Instead, an advice note has been added to the Development Approval with respect to Stable Fly.

However, the shire still is required to be satisfied the horticulture activity manages waste appropriately on the site. In the event council approves the application, a condition has been imposed to require a Waste Management Plan demonstrating how horticulture waste is managed properly to the satisfaction of the Shire of Gingin.

### Servicing

Any additional servicing requirements will be the responsibility of the applicant.

### Water Supply

The site has a water extraction licence (GWL18077(2)) issued by the Department of Water (DoW) for 204 950KI. The water is sourced from the Perth Superficial Swan Aquifer and the allocation is sufficient to supply the proposal.

### Access/Egress

An existing limestone road runs through the property and is considered to be sufficient for the light farm traffic expected to result from the development. The proponent has advised that the road will be maintained regularly to a suitable standard. Additional limestone hardstand areas will be added over time to provide parking for future agricultural machinery.

The applicant has advised that, due to the light nature of the farming, there will be no requirement for heavy vehicle traffic such as b-double semis or road trains to visit the subject lot. However, once production starts (estimated to commence 2021) light vans and trucks will be required to transport the produce to the market place.

Traffic volume is anticipated to be one or two light vans or trucks per day during the picking season (approx. 4 months of the year). Cars will be required to visit the property and carry out maintenance work during the off season, which is expected to amount to one to two cars per day.

Nabaroo Road is sealed and generally accommodates small traffic volumes servicing the immediate lots fronting the road. The relatively small scale nature of horticulture use (at this time) is not anticipated to cause any adverse impacts to the condition of the road and upgrading is not considered necessary, with the exception of upgrading the crossover.

### Summary

In view of the above assessment, Administration is of the view that the site is capable of accommodating the proposed Agriculture Intensive – Perennial Horticulture (Avocado Farm) and that the proposal is consistent with the above objectives of LPS 9.

### Advice Notes

Should Council approve this Development Application, the following Advice Notes will be added to the approval:

- A. Fire permits may be required at certain times of the year for onsite burning. Please contact the Shire of Gingin for further information.
- B. Structures such as shed enclosures over bores or pumps may require a Building Permit and Development Approval from the Shire of Gingin, and in any event, must have a minimum boundary setback of 20 metres.
- C. The Applicant is reminded that this Development Approval is not to be interpreted as an approval to extract and use groundwater supplies, nor does it imply that the Shire of Gingin has knowledge in relation to availability of groundwater supplies.

- D. It is advised that the proposal should at all times comply with the *Biosecurity and Agriculture Management (Stable Fly) Management Plan 2013* in order to minimise the effects of stable flies on the community.
- E. In regards to Condition 4, the Waste Management Plan is, at a minimum, to address the following to the satisfaction of the Shire:
- i. How waste material generated from the horticultural activity will not facilitate fly breeding or odour emissions;
  - ii. How horticultural waste will be composted for soil improvement.
- F. Please be advised that the property may attract Differential Rating for Intensive Agriculture.
- G. Where any native vegetation clearing is proposed, it will be necessary to contact the Department of Environment and Regulation (DER) in obtaining the necessary approvals.

## STATUTORY ENVIRONMENT

### *Local Planning Scheme No. 9*

#### Part 3 – Zones and the Use of Land

##### 3.2 Objectives of the Zones

#### Part 4 – General Development Requirements

##### 4.7 General Development Standards

##### 4.8.6 – General Rural Zones

Department of Health – Guidelines for Separation of Agricultural and Residential Land Uses (Aug 2012)

## POLICY IMPLICATIONS

Nil

## BUDGET IMPLICATIONS

Nil

## STRATEGIC IMPLICATIONS

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>Natural Environment</i>
<b>Objective</b>	<i>2. To support a healthy natural environment</i>

## VOTING REQUIREMENTS – SIMPLE MAJORITY

## RECOMMENDATION

It is recommended that Council grant Development Approval for Agriculture Intensive – Perennial Horticulture (Avocado Farm) on Lot 210 Nabaroo Road, Cowalla, subject to the following conditions:

1. The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;
2. The development area shall be limited to a maximum of three hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries to the satisfaction of the Shire of Gingin;
3. Prior to site works for development commencing, a Spray Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;
4. Prior to site works for development commencing, a Waste Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;
5. Prior to site works for development commencing, a Dust Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin. The Management Plan is to address, at a minimum, how dust suppression measures shall be implemented to minimise offsite dust emissions at all times;
6. The vegetated buffer outlined on the approved Development Site Plan is required to be established and maintained to a density and height to the satisfaction of the Shire of Gingin;
7. Prior to the commencement of planting of the vegetated buffer (see Condition 6), a landscaping plan is required to be submitted for approval by the Shire of Gingin. The landscaping plan, at a minimum, must address the extent of the buffer area, the location and spacing of trees and shrubs, a list of tree species and how the buffer area is to be maintained;
8. Prior to site works for development commencing, the crossover from Nabaroo Road servicing Lot 210 shall be upgraded to the satisfaction of the Shire of Gingin; and
9. The area shall be immediately rehabilitated to pasture cover at the end of the Agriculture Intensive – Perennial Horticulture development.

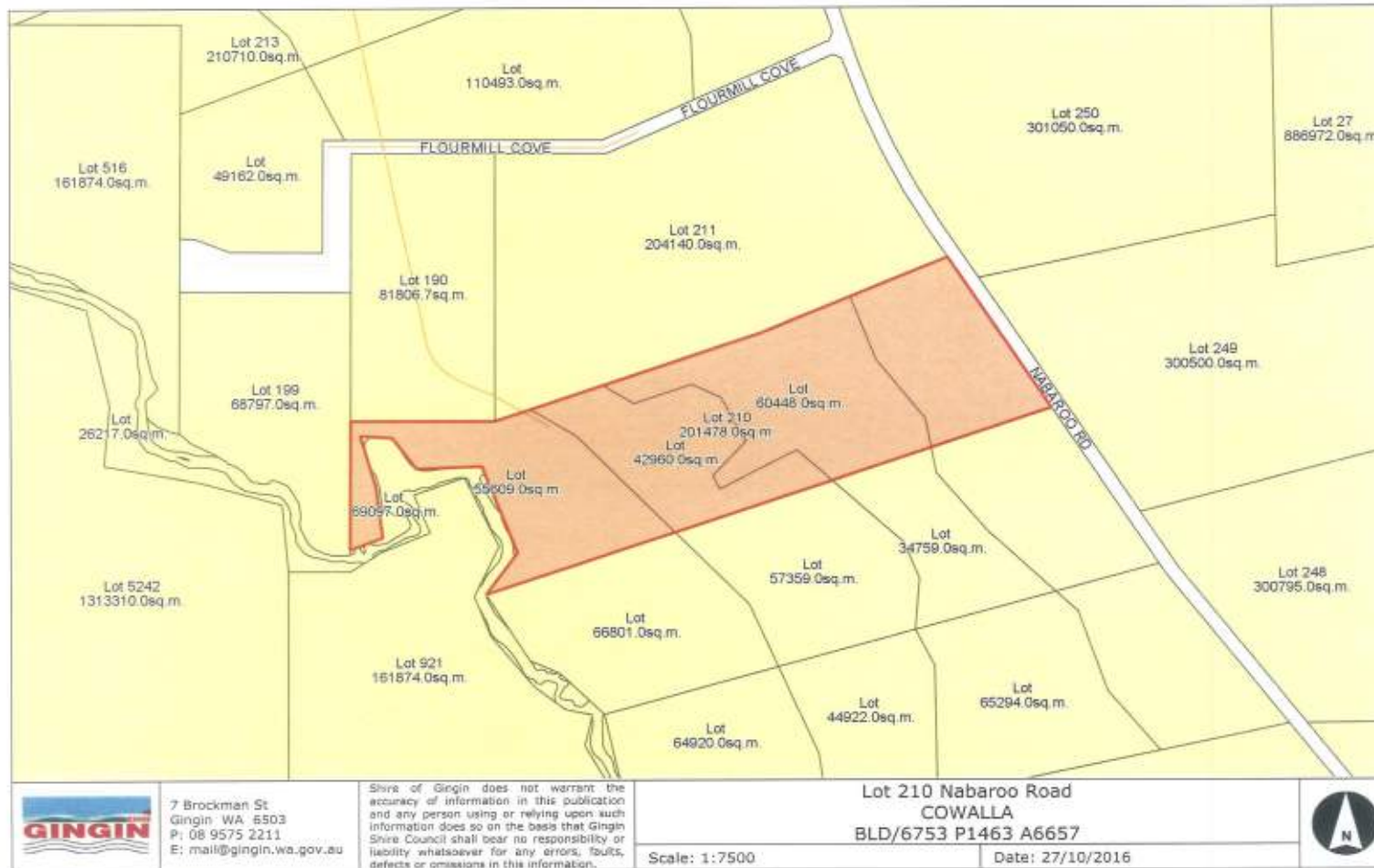
## **RESOLUTION**

**Moved Councillor Aspinall, seconded Councillor Court that Council grant Development Approval for Agriculture Intensive – Perennial Horticulture (Avocado Farm) on Lot 210 Nabaroo Road, Cowalla, subject to the following conditions:**

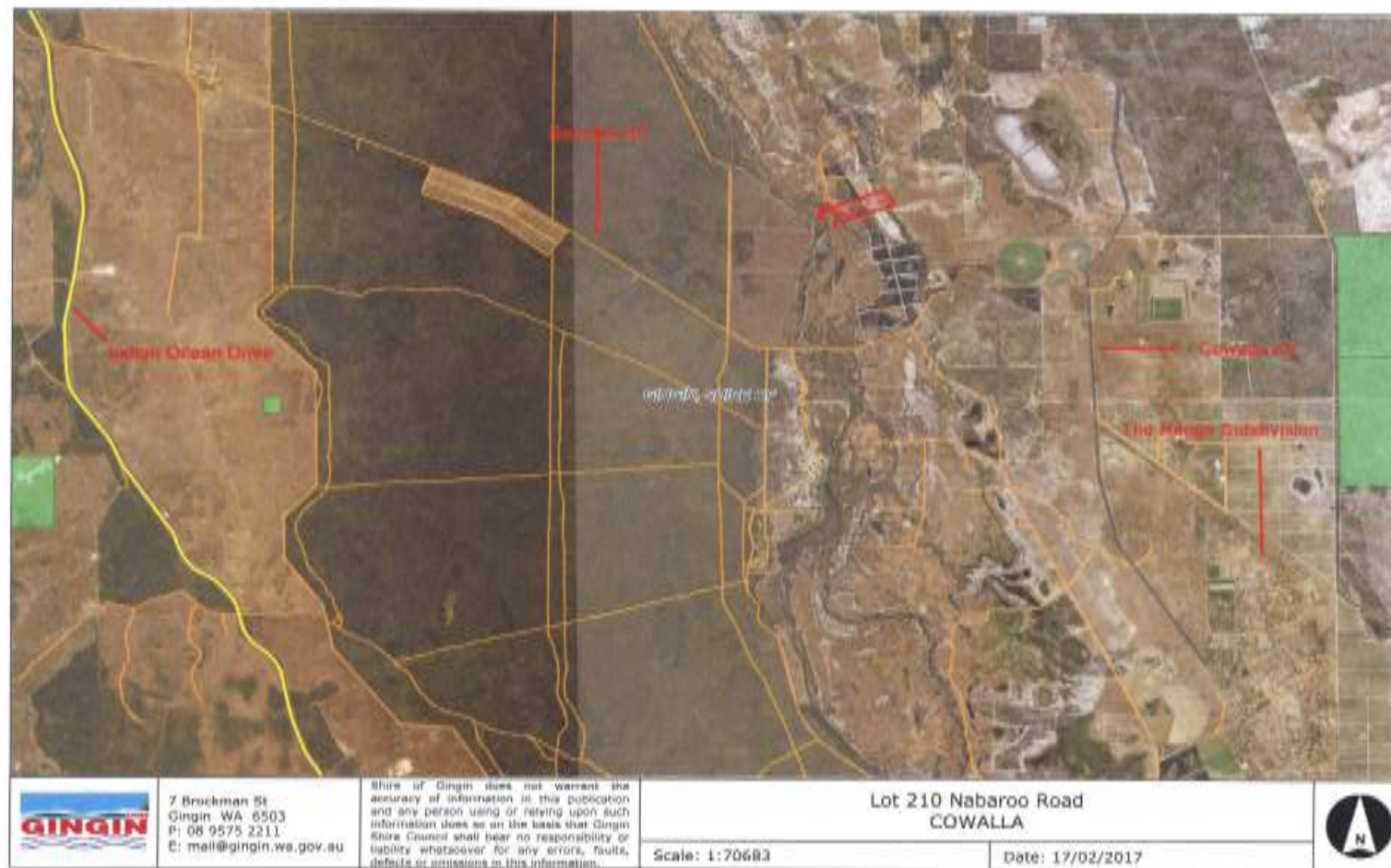
- 1. The land use and development shall be in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;**
- 2. The development area shall be limited to a maximum of three hectares and shall at all times be set back a minimum of 20 metres from all lot boundaries to the satisfaction of the Shire of Gingin;**
- 3. Prior to site works for development commencing, a Spray Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;**
- 4. Prior to site works for development commencing, a Waste Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin;**
- 5. Prior to site works for development commencing, a Dust Management Plan is required to be submitted for approval and implemented to the satisfaction of the Shire of Gingin. The Management Plan is to address, at a minimum, how dust suppression measures shall be implemented to minimise offsite dust emissions at all times;**
- 6. The vegetated buffer outlined on the approved Development Site Plan is required to be established and maintained to a density and height to the satisfaction of the Shire of Gingin;**
- 7. Prior to the commencement of planting of the vegetated buffer (see Condition 6), a landscaping plan is required to be submitted for approval by the Shire of Gingin. The landscaping plan, at a minimum, must address the extent of the buffer area, the location and spacing of trees and shrubs, a list of tree species and how the buffer area is to be maintained;**
- 8. Prior to site works for development commencing, the crossover from Nabaroo Road servicing Lot 210 shall be upgraded to the satisfaction of the Shire of Gingin; and**
- 9. The area shall be immediately rehabilitated to pasture cover at the end of the Agriculture Intensive – Perennial Horticulture development.**

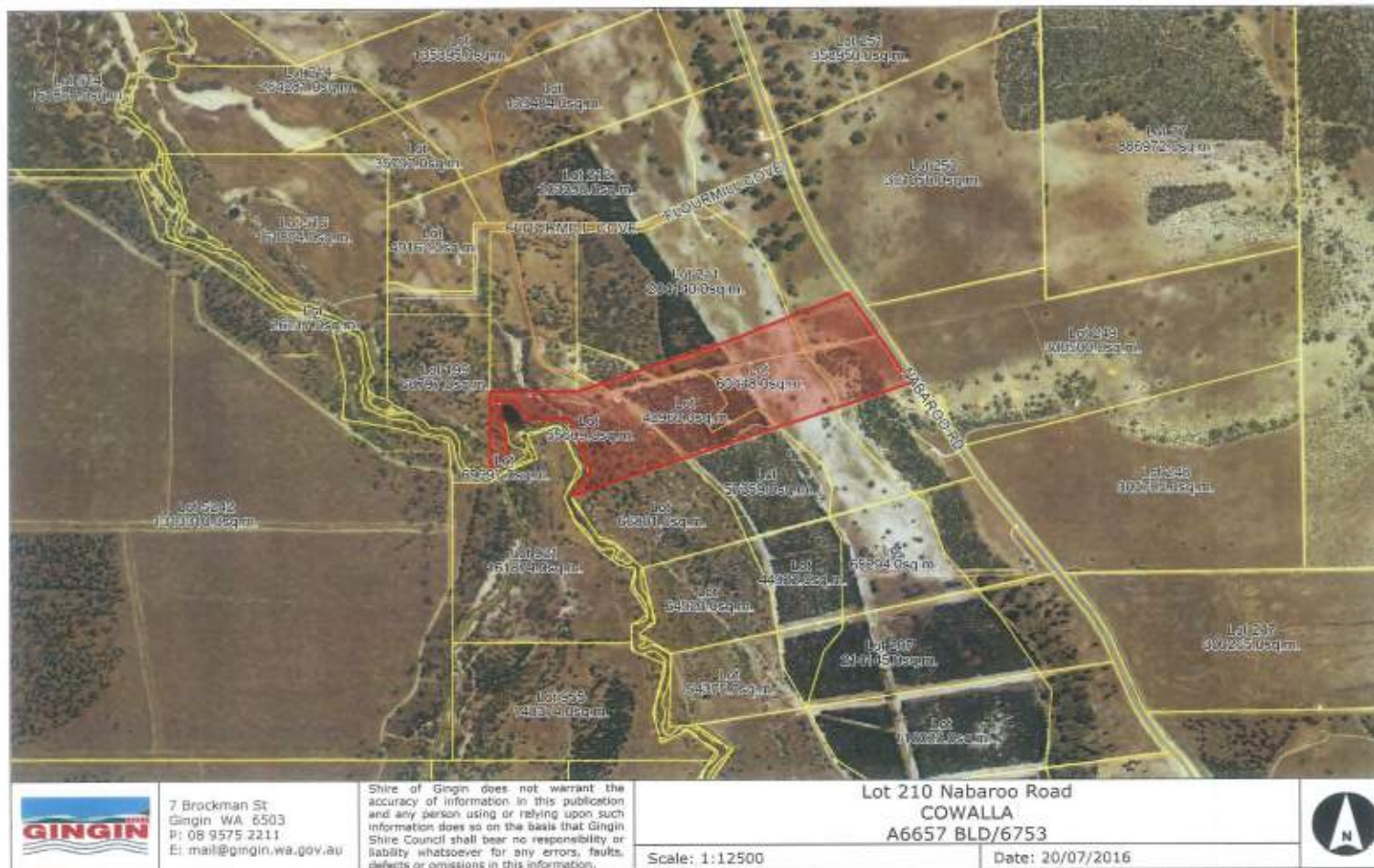
**CARRIED UNANIMOUSLY**

**APPENDIX 1**











## COWALLA FARM PTY LTD

### PLAN TO DEVELOP SMALL SCALE AVOCADO FARM

### LOT 210 NABAROO ROAD, COWALLA, SHIRE OF GINGIN

Planning Approval Sought by:

RICON SUPER PTY LTD ATF RICON SUPERANNUATION FUND

Cowalla Farm is the trading entity for the Avocado development but not the owner of the land.







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### Overview and Executive Summary

Ricon Super Pty Ltd is seeking a planning approval on behalf of Cowalla Farm Pty Ltd the prospective lessee of the land at 210 Nabaroo Road, Cowalla in the Shire of Gingin. The approval being sought is to change the land use from RURAL to AGRICULTURAL INTENSIVE use.

The land use change is sought to allow the development of a small-scale Avocado farm with the development of 9.6 hectares of land to grow avocados, this would occur in stages starting in 2017 with the planting of 1000 trees. The Avocados are of grafted Reed rootstock for the initial tranche of trees and this has been ordered from Golgol nurseries in NSW with delivery expected in mid-2017, these being 80% Haas and 20% Bacon varieties.

In 2015 the Department of Water granted Ricon Super Pty Ltd a water extraction licence from the Perth-superficial Swan aquifer, to the extent of 204,950KL. The 15<sup>th</sup> July 2016 amendment shows the new allocation which was changed from 8 ha turf to 9.6 ha avocados, with the overall water allocation remaining the same.

An irrigation plan has been developed in association with Muchea Irrigation Pty Ltd and is detailed in this application. The bore for the water has been drilled and tested and is awaiting the pump installation. Power has been organised with Western Power and a local electrical contractor has been engaged to install the boundary switchboard. Further electrical work is required on the property to connect the bore pump which is scheduled for early 2017.

A clearing permit has been issued by the Department of Environment (29<sup>th</sup> August 2016), subject to Shire of Gingin planning approval being obtained within 90 days of the issuance of the clearing permit.

We have been advised by Ms Kylie Bacon of Gingin shire that we do not require a Bush Fire Attack Level Report.

The business plan shows a total investment required for this project of \$220,000 inclusive of GST this being split between the land owner RICON SUPER PTY LTD and the lessor COWALLA FARM PTY LTD. The timeline for investment and the business plan is included in this application.

There is a 5-7-year return on investment predicted based upon the initial investment and 1000 avocado trees.

Cowalla Farm has been accepted as a member of Avocados Australia which is a members' association for growers and allows best practice sharing for all aspects of Avocado farming and commercial enterprise in Australia. This resource will be valuable in ensuring a successful and well managed development.



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Shire of Gingin Planning Application Form

Attached is the completed Shire of Gingin Development Application form for change of land use at lot 210 Nabaroo Rd, Cowalla.





### Maps and Plans for Development

1. Attached MAP Landgate Deposit Plan 56166 showing the location and boundaries of LOT 210 Nabaroo Rd.
2. Attached MAP CPS 7162/1 showing the key features and north point with dimensions and cadastres. This shows the area of land subject to clearing permit for future development.
3. Attached is MAP 'Stage 1 map 1000 trees' showing the stage 1 development area.

### Buffer requirements

After discussions with the Dept. of Agriculture and the Dept. of Environment, both regulators agree that transplanting of any vegetation from the approved area by Dept. of Environment is a good strategy. Native trees will be relocated to form vegetation buffers to the North and South boundaries. Any existing trees and vegetation on the boundaries will be left, to assist with the buffer requirements.

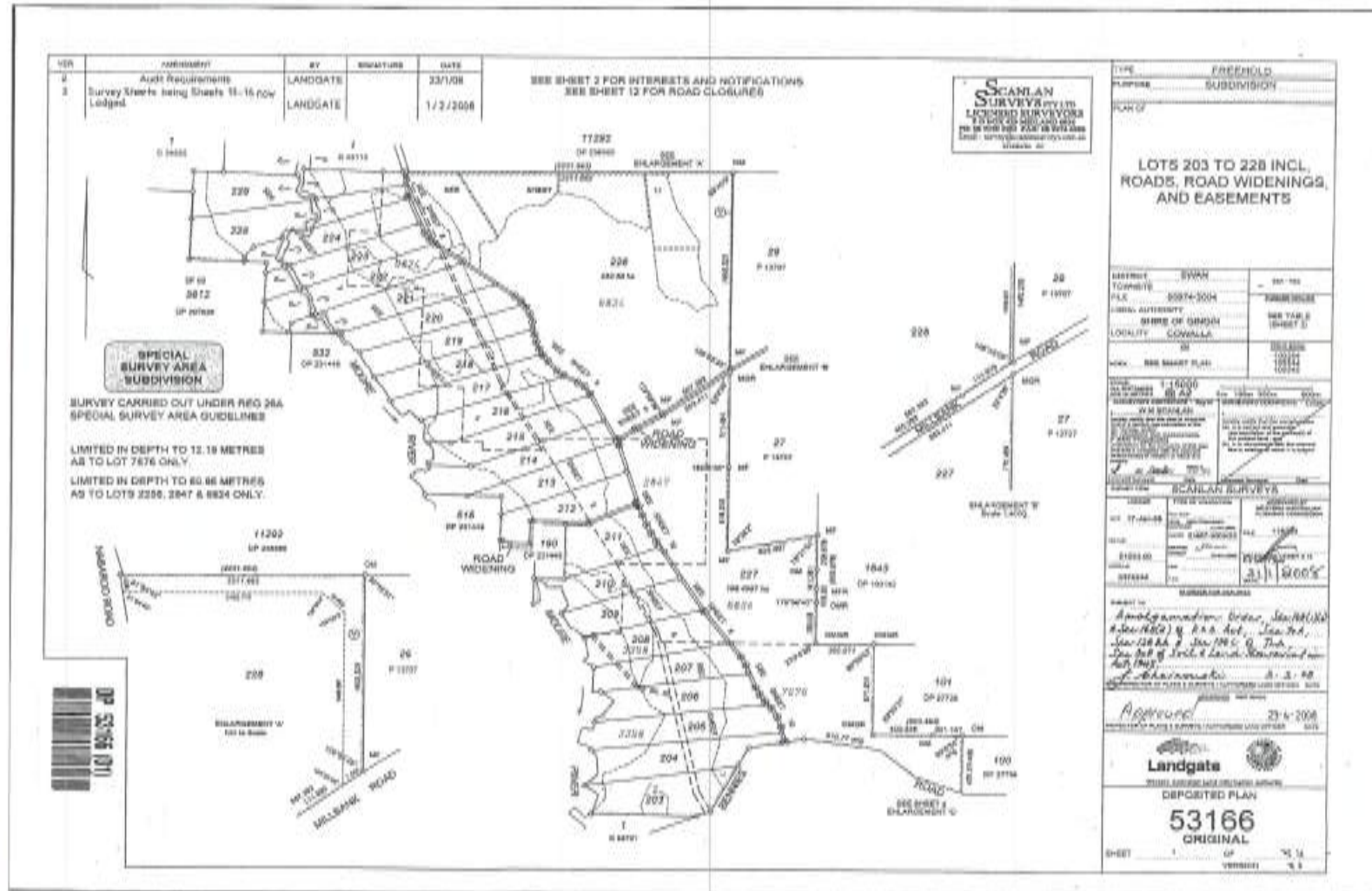
Setbacks will be 10 meters from the firebreaks and vegetation buffers will be in place on North and South boundaries to accommodate any dwellings within a 300m radius from the development. It is understood by Ricon Super that there are no dwellings within this radius of the proposed development. Ricon Super further understands that there are neighbouring properties who have a shed/caravan and a water tank for their use which is infrequent.



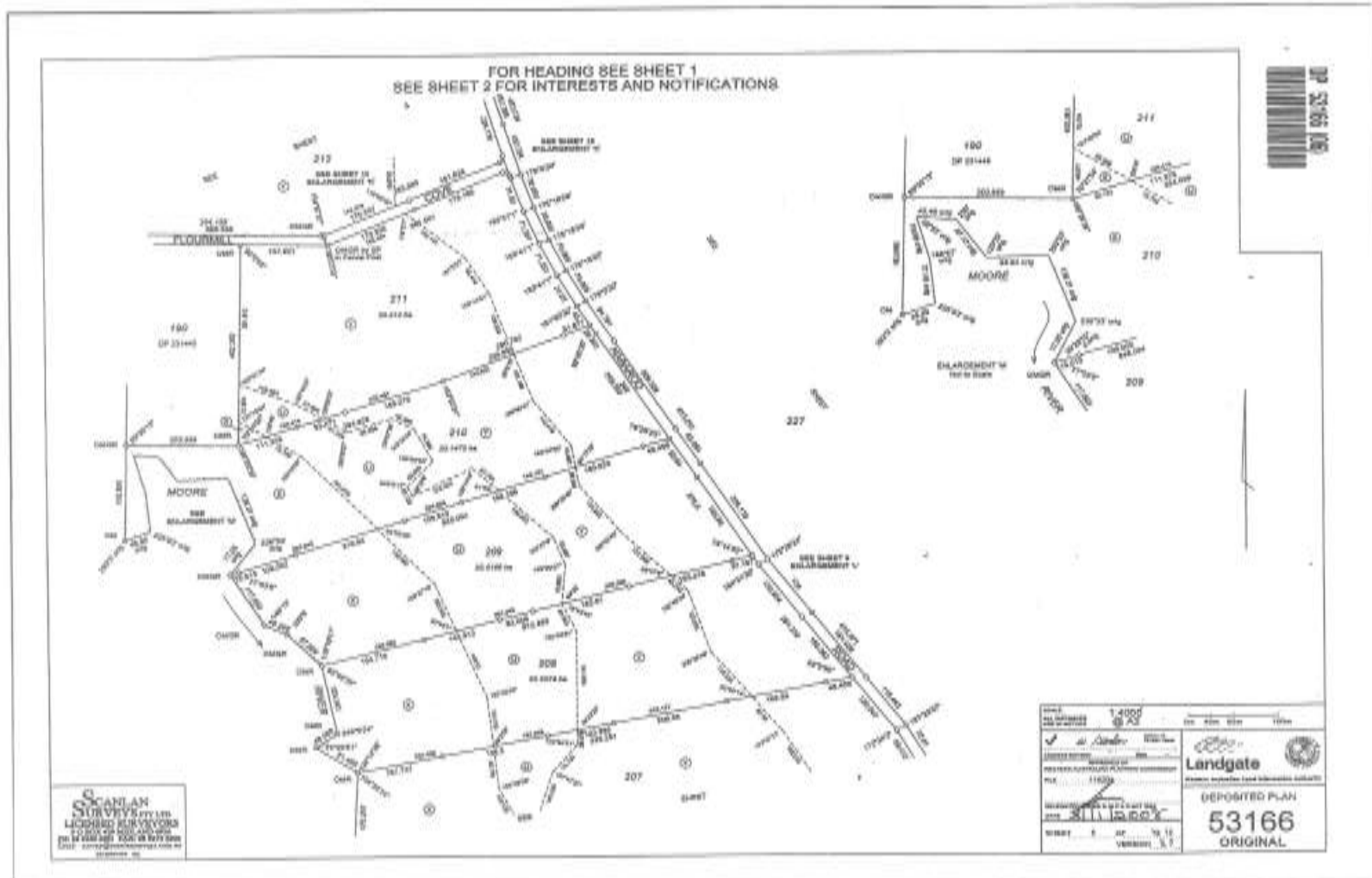


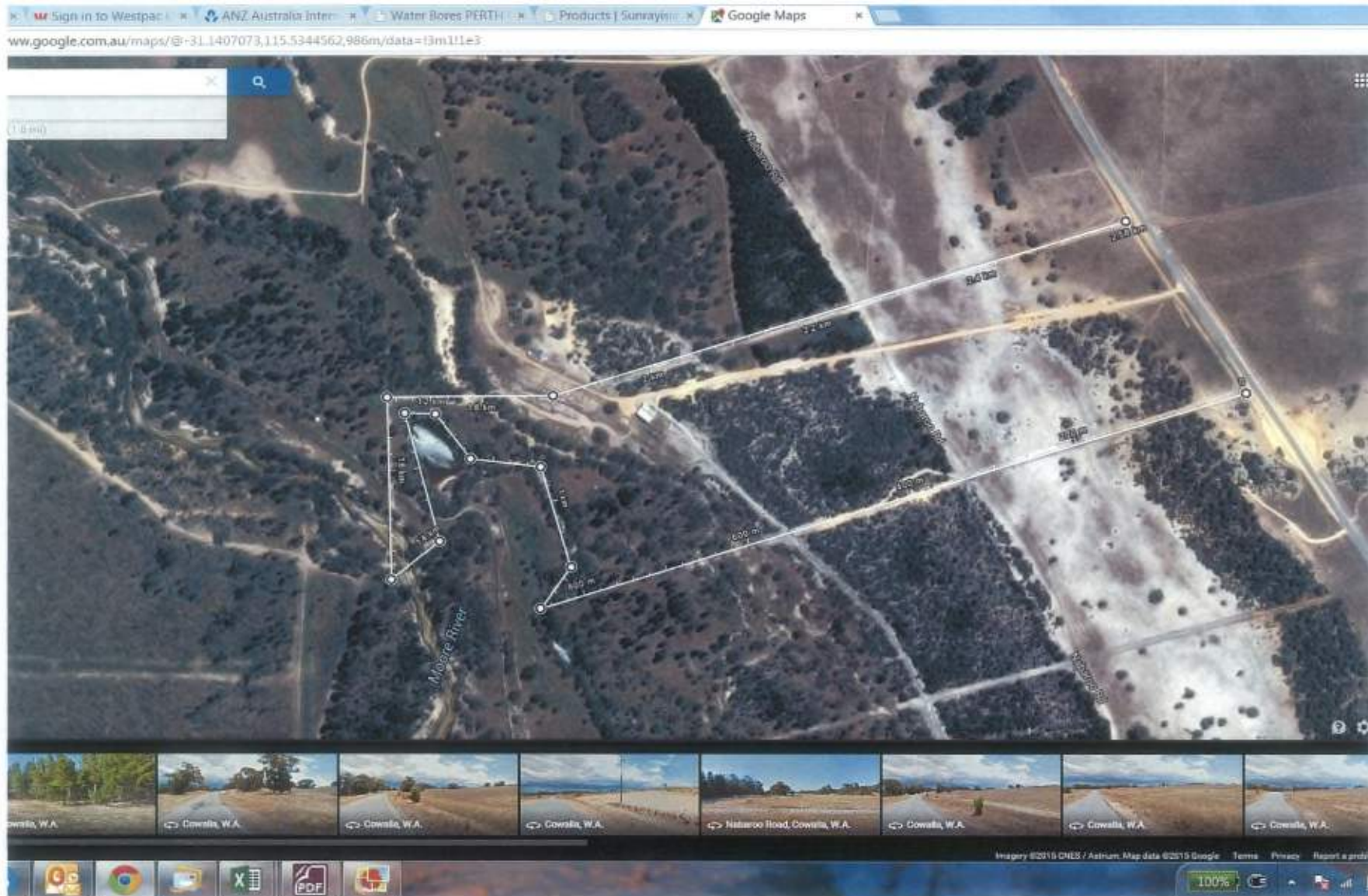
LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Jun 12 15:31:53 2016 JOB 51417978

**Landgate**  
Western Australia's Land Information Authority









8/15/2016

Google Maps

Google Maps

MAP SHOWING AREA ALLOCATED FOR 1000 AVOCADO TREES



Imagery ©2016 CNES / Astrium, Map data ©2016 Google 50 m

Measure distance  
Total area: 33,331.86 m<sup>2</sup> (358,781.16 ft<sup>2</sup>)  
Approx 3 Hectares for first 1000 trees

Yellow lines represent council  
firebreak  
Blue lines represent 10M setbacks  
as screen cover for neighbouring  
properties

<https://www.google.com.au/maps/@-31.1396573,115.5381485,581m/data=!3m1!1e3>

1/1





### Environment Risk Assessment

Department of Environment approval has been given to clear 1.2 hectares of vegetation within a footprint of 2.162 hectares located within Lot 210 on Deposited Plan 53166.

Attached is the Department of Environment Preliminary Report and letter dated 29<sup>th</sup> August 2016.

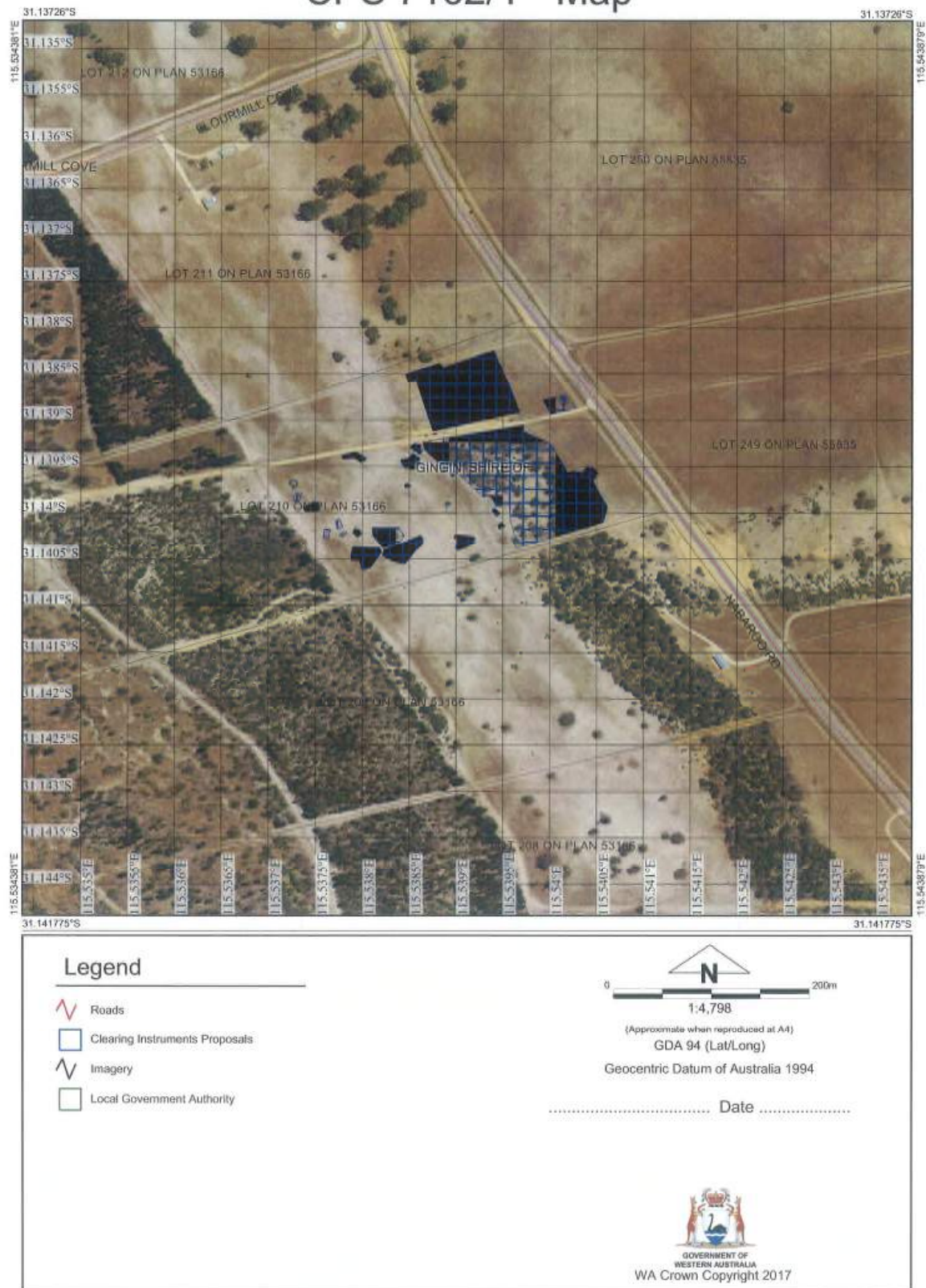
Ms Kylie Bacon from Shire of Gingin has written an email in response to Ricon Super and their application and various enquiries to the council on 26 October 2016 advising DER that an application was in process and for DER to consider further time if required by DER for Ricon Super's clearing approval to be allowed subject to council approval.

### Department of Environment Clearing Approval

Note that approval is subject to Shire Planning land use approval.



## CPS 7162/1 - Map





### Infrastructure Development

A number of infrastructure developments are in train. An existing limestone road runs through the property and will be sufficient for the light farm traffic expected for the development. This will need to be maintained and graded from time to time. Additional limestone hardstand areas will be added over time to allow parking of agricultural machinery.

Wester Power have been engaged to install 3-phase power to the boundary fence, this is scheduled for completion before the end of 2016. A local electrical contracting firm, ACE Electrical have been contracted to connect the 3-phase power to a boundary switchboard. In addition, further electrical cabling is required to take power from the boundary to the bore pump and this has been included in the capital budget plan.

Water is available from the Swan Aquifer and a licence has been obtained from the Department of Water. A bore has been sunk and tested and the water quality is seen to be excellent and ideal for growing avocados. Attached to this report is the water analysis, bore log and the hydrological report.

Significant planning work has been undertaken by Muchea Irrigation a local contractor and specialist in the provision of water infrastructure for horticulture developments such as this. Accurate and firm priced quotations have been received for the bore pump, control system, main line, laterals and sprinkling system for the avocados. This has been planned to be fit for purpose for the staged development with sufficient pumping and power to meet demand.

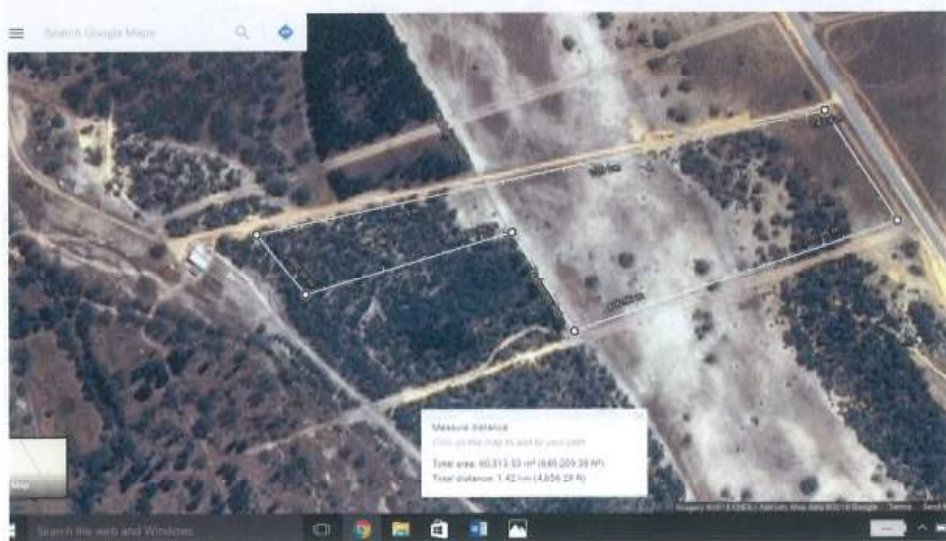






## APPENDIX 1 – MAPS OF AVOCADO PLANTING AREAS – PROPOSED

FIGURE SHOWING AREA 1 – 6 HECTARES



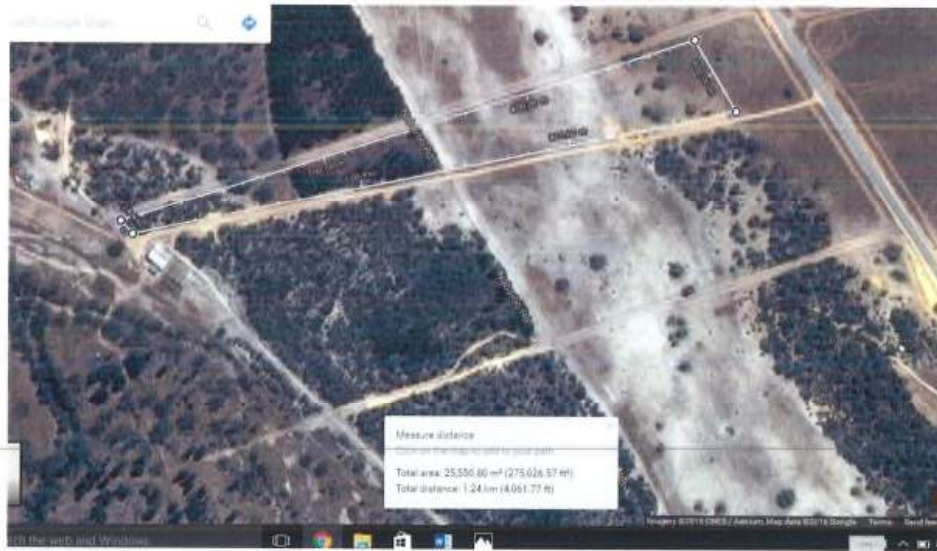
This map shows proposed planting areas for Avocados in stages 1 & 2 of the development.

Areas of tree clearing subject to DER and DOW approval





Figure SHOWING AREA 2 – 2.5 HECTARES



This map shows proposed planting areas for Avocados in stage 3 of the development.

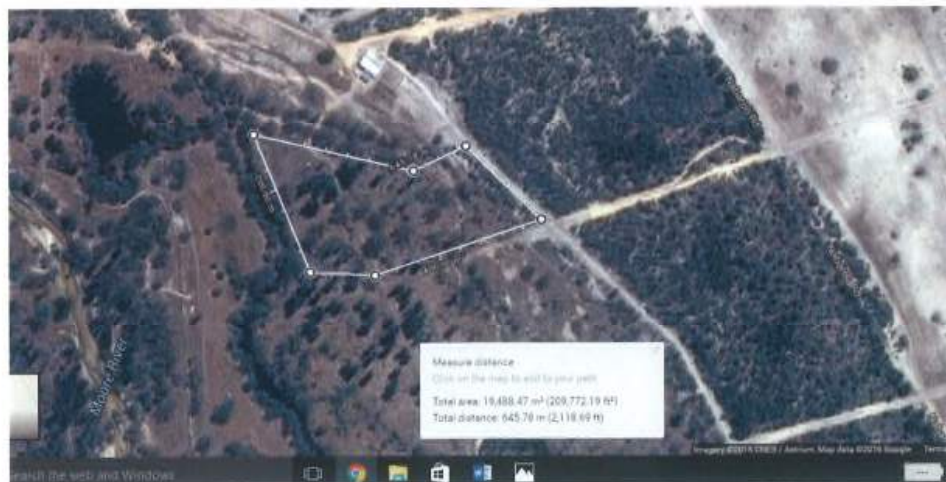
Areas of tree clearing subject to DER and DOW approval







FIGURE SHOWING AREA 3 – 2 HECTARES



AREA WILL BE USED FOR REMAINING AVOCADOS AND TREES AS PER THE DOW WATER LICENSE.

AVOCADOS WILL NOT EXCEED 9.6 HECTARES IN TOTAL ACROSS ALL 3 AREAS SHOWN IN THE ABOVE MAPS.

THESE AREAS ARE ALSO EARMARKED FOR THE MAX 1.2Ha OF CITRUS TREES FOR FUTURE DEVELOPMENT PER THE DOW WATER LICENSE

TOTAL AREA SHOWN 10.5 HECTARES

AVOCADOS 9.6 HECTARES

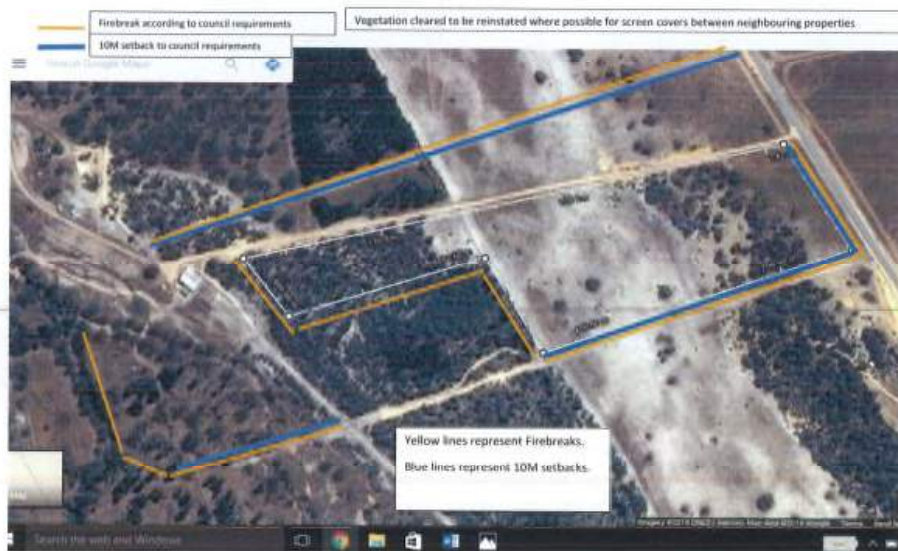
OTHER 0.9 HECTARES





## APPENDIX 2 – SETBACKS AND BOUNDARY CONTROLS

MAP SHOWING FIREBREAKS AND BOUNDARY SET BACKS



The map above shows the setbacks for Areas 1, 2 & 3. Comprising the firebreaks and proposed screens to neighbouring properties.





### APPENDIX 3 – TRAFFIC MANAGEMENT

Due to the light nature of the farming proposed there will be no requirement for heavy vehicle traffic such as B-Double Semis or Road Trains.

Light vans / trucks will be required to transport the products to the marketplace commencing year 2021.

This would be anticipated to be one or two light vans or trucks per day during the picking season (assumed to be 4 month of the year).

Cars will be required to visit the property and carry out maintenance work during the off-season. This would be expected to be 1-2 cars per day.



# APPENDIX 2

## SCHEDULE OF SUBMISSIONS AND RECOMMENDED RESPONSES

### *APPLICATION FOR DEVELOPMENT APPROVAL PROPOSED AGRICULTURE INTENSIVE (AVOCADO FARM) ON LOT 210 NABAROO ROAD, COWALLA*

No.	Submitter	Submission Detail	Recommended Response
1.	Ratepayer	The Submitter supports the proposal and makes no further comments.	Noted.
2.	Department of Water (DoW)	The Submitter has assessed the proposal and has no objection to the proposal.	Noted.
3.	Department of Environment and Regulation (DER)	DER has advised the shire the applicant has amended their DER application for a clearing permit to align with the planting area that is being proposed as part of their planning application.	Noted. The shire will notify DER on the outcome of this proposal.

### **11.3.6 APPLICATION FOR RETROSPECTIVE DEVELOPMENT APPROVAL OF A STAFF AMENITIES ROOM (USE NOT LISTED) AND A PROPOSED OUTBUILDING ON LOT 3 (32) LENNARDS ROAD, LENNARD BROOK**

**FILE:** BLD/6748  
**APPLICANT:** CAREL MERWE DU PLESSIS  
**LOCATION:** LOT 3 (32) LENNARDS ROAD, LENNARD BROOK  
**OWNER:** CAREL MERWE DU PLESSIS  
**ZONING:** GENERAL RURAL (GR30)  
**WAPC NO:** N/A  
**AUTHOR:** JAMES BAYLISS – COMPLIANCE/PLANNING OFFICER  
**REPORTING OFFICER:** SEBASTIAN CAMILLO – EXECUTIVE MANAGER REGULATORY SERVICES  
**REPORT DATE:** 21 FEBRUARY 2017  
**REFER:** NIL

#### **OFFICER INTEREST DECLARATION**

Nil

#### **PURPOSE**

To consider an application for:

1. Retrospective development for a Staff Amenities Room (Use Not Listed); and
2. Development approval for a proposed Outbuilding on Lot 3 (32) Lennards Road, Lennard Brook.

#### **BACKGROUND**

On 12 October 2016, the Shire received an application for retrospective development approval for a Staff Amenities Room with a floor layout consisting of a kitchen, bathroom, two office rooms and a lunch room, to be constructed on Lot 3 (32) Lennards Road, Lennard Brook. The structure is 15 metres in length, 4.2 metres in width, and 2.4 metres in height and includes a verandah of 15 metres in length and 3 metres in width. The use of the building (Staff Amenities Room) is not provided for in the zoning table under Local Planning Scheme No. 9 (LPS 9). The staff amenity room is therefore considered as a 'use not listed'.

On 27 October 2016, the Shire received a further development application for a proposed outbuilding on the same property. The outbuilding is proposed to be 38 metres in length, 7.5 metres in width, and has a wall height of 3.8 metres and an overall height of 4.4 metres. The outbuilding is set back 54 metres from the front boundary (Lennards Road) and 138 metres from the western boundary.

Administration approved a separate outbuilding on the subject property on 3 October 2016 under delegation. The approved outbuilding is 36 metres in length, 12 metres in width and has a pitch height of 5.6 metres.

Given that the site is the subject of two current proposals, it is considered practical to combine the applications for consideration as a single issue.

A location plan, site plan, floor plan, elevations and site photographs are attached as **Appendix 1**.

## **COMMENT**

### Community Consultation

The proposed and retrospective applications were advertised in accordance with clause 64 of the *Planning and Development (Local Planning Scheme Regulations) 2015 Deemed Provisions for Local Planning Schemes* (the Regulations).

No submissions were received during the advertising period.

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

The subject land is zoned General Rural zone under LPS 9, the objectives of which are to:

- a) *Manage the land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- b) *Encourage and protect broad acre agricultural activities such as grazing and more intensive agriculture activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility;*
- c) *Maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
- d) *Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

### Use Not Listed

The staff amenities room is considered to be a use not listed under LPS 9. In accordance with clause 3.4.2 of LPS 9 provides the following requirements for a use not listed development:

*3.4.2 If a person proposed to carry out on land any use that is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the type, class or genus of activity of any other use category the local government may –*

- a) *Determine that the use is consistent with the objectives of the particular zone and is therefore permitted;*

- b) *Determine that the use may be consistent with the objectives of the particular zone and thereafter follow the advertising procedures of Clause 9.4 in considering an application for planning approval; or*
- c) *Determine that the use is not consistent with the objectives of the particular zone and is therefore not permitted.*

### Comment

The Staff Amenities Room is considered to satisfy the objectives of the General Rural zone outlined above. The building assists in the operation of the existing agricultural use (orchard) by providing a meeting point with basic amenities (i.e. kitchen/lunch room) for employees, and also enables incidental office work to be undertaken. The land use remains unchanged and the provision of a building of this nature is not anticipated to have a detrimental effect to the locality. The proposal is consistent with the objectives of the zone.

The setbacks to the proposed outbuilding and retrospective staff amenities room are greater than the prescribed 20 metre setbacks outlined in Table 2 - Site Requirements under LPS 9. The specific setbacks are outlined under the Background section of this report. There are no further zone specific development standards relevant in this instance.

### Environmental Impact

No environmental impacts are anticipated as a result of either structure.

### Bushfire Planning

*State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) provides a foundation for land use planning to address bushfire risk management. The subject lot is partially designated as being bushfire prone, with the development footprint (proposed outbuilding and existing staff amenities room) not being located within 100m of bushfire prone vegetation. As such, the applicant/owner is able to undertake and submit a Bushfire Attack Level Assessment (Basic) Report which demonstrates the site has a low BAL rating.

### Summary

In summary, the retrospective Staff Amenities Room (N Listed) is considered to meet the objectives of the General Rural zone and as such is supported in this instance. The proposed outbuilding complies with the site requirements outlined in LPS 9 and is acceptable within the General Rural zone.

The application for retrospective development approval for a Use Not Listed (Staff Amenities Room), and approval for a proposed outbuilding on Lot 3 (32) Lennards Road, Lennard Brook is supported subject to conditions.



### Advice Notes

- A. Further to this Approval, the Applicant will be required to submit working drawings and specifications to comply with the requirements of the *Building Act 2011* and *Building Regulations 2012* and the *Health Act 1911*, which are to be approved by the Shire of Gingin.
- B. Any noise generated from the outbuilding is not to exceed the levels as set out under the *Environmental Protection (Noise) Regulations 1997*.
- C. This Approval is for the existing Staff Amenities Room and a proposed Outbuilding only. In the General Rural zone, further approval is required for most land uses and building construction. The Shire's Planning Department should be contacted for further information.
- D. It is the landowners' responsibility to implement and maintain bushfire protection and mitigation measures on their property.

### **STATUTORY ENVIRONMENT**

*Planning and Development (Local Planning Scheme) Regulations 2015*  
Schedule 2 – Deemed Provisions for Local Planning Schemes

*Local Planning Scheme No. 9*  
Part 3 – Zones and the Use of Land  
3.2 Objectives of the Zones  
3.2.7 General Rural Zone

Part 4 – General Development Requirements

### **POLICY IMPLICATIONS**

Nil

### **BUDGET IMPLICATIONS**

Nil

### **STRATEGIC IMPLICATIONS**

Shire of Gingin Strategic Community Plan 2015-2025

<b>Focus Area</b>	<i>Local Business</i>
<b>Objective</b>	<i>4. To facilitate local business growth</i>

### **VOTING REQUIREMENTS – SIMPLE MAJORITY**

## RECOMMENDATION

It is recommended that Council grant Retrospective Development Approval for the existing Staff Amenities Room and Development Approval for an Outbuilding on Lot 3 (32) Lennards Road, Lennard Brook, in accordance with the plans dated 11 October and 27 October 2016, subject to the following conditions:

1. All development being in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;
2. This approval is for the Retrospective Staff Amenities Room and a Proposed Outbuilding only;
3. The Staff Amenities Room shall not be used as workers' accommodation or for permanent human habitation;
4. The external appearance of the Staff Amenities Room is to be maintained in a good condition at all times to the satisfaction of the Shire of Gingin;
5. The Outbuilding shall not be used for human habitation and is to be used in association with the existing agriculture intensive use onsite; and
6. Within 45 days from the date of this approval, the Applicant/Owner shall execute and provide to the Shire of Gingin a notification pursuant to Section 70A of the *Transfer of Land Act 1893* to be registered on the title to the land as notification to prospective purchasers as follows:

*Bushfire Prone Area – This lot is partially designated as being bushfire prone.*

## RESOLUTION

**Moved Councillor Aspinall, seconded Councillor Fewster that Council grant Retrospective Development Approval for the existing Staff Amenities Room and Development Approval for an Outbuilding on Lot 3 (32) Lennards Road, Lennard Brook, in accordance with the plans dated 11 October and 27 October 2016, subject to the following conditions:**

1. **All development being in accordance with the approved plans and specifications (including any amendments marked in RED) unless otherwise conditioned by this approval;**
2. **This approval is for the Retrospective Staff Amenities Room and a Proposed Outbuilding only;**
3. **The Staff Amenities Room shall not be used as workers' accommodation or for permanent human habitation;**
4. **The external appearance of the Staff Amenities Room is to be maintained in a good condition at all times to the satisfaction of the Shire of Gingin;**

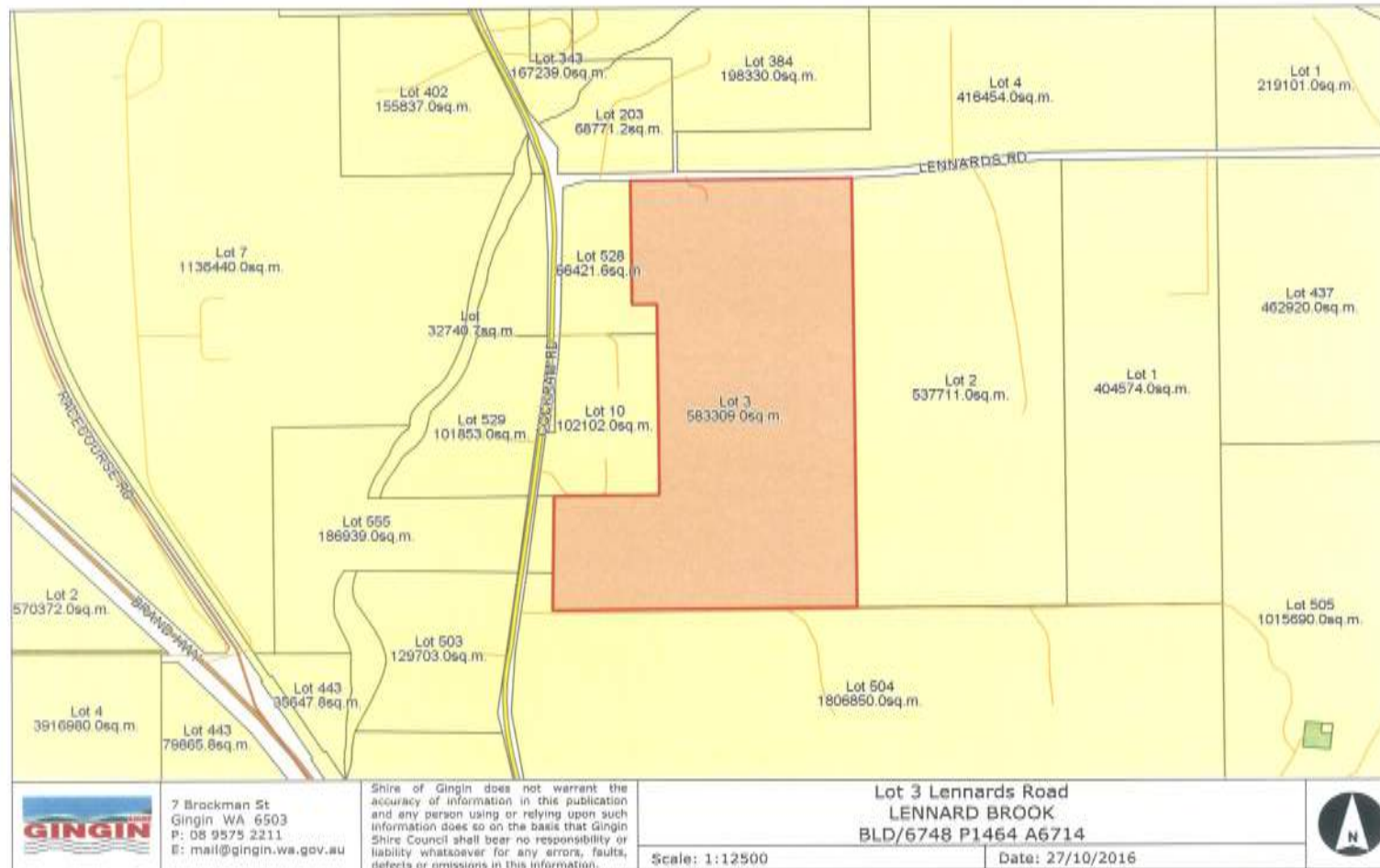
5. The Outbuilding shall not be used for human habitation and is to be used in association with the existing agriculture intensive use onsite; and
6. Within 45 days from the date of this approval, the Applicant/Owner shall execute and provide to the Shire of Gingin a notification pursuant to Section 70A of the Transfer of Land Act 1893 to be registered on the title to the land as notification to prospective purchasers as follows:

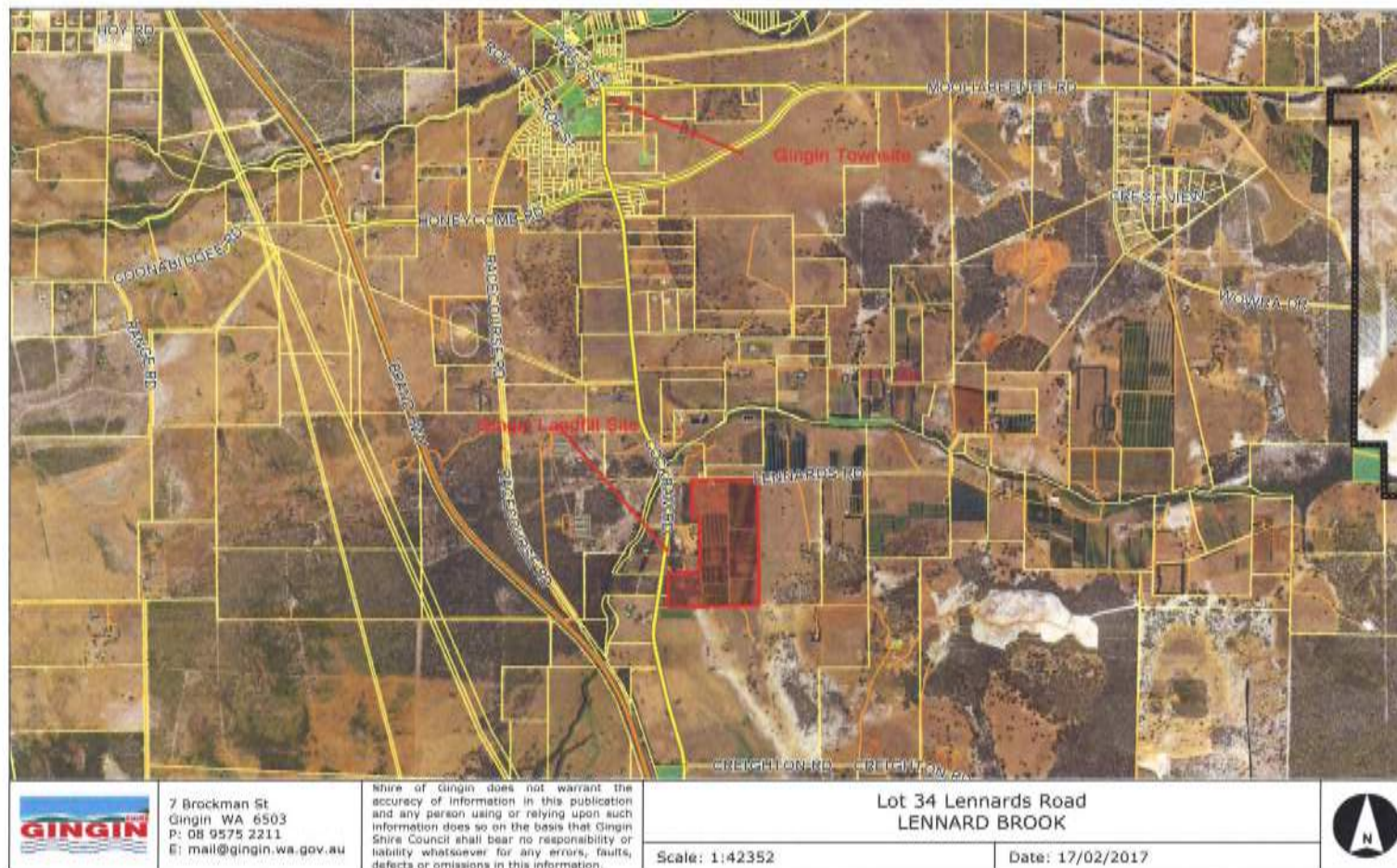
*Bushfire Prone Area – This lot is partially designated as being bushfire prone.*

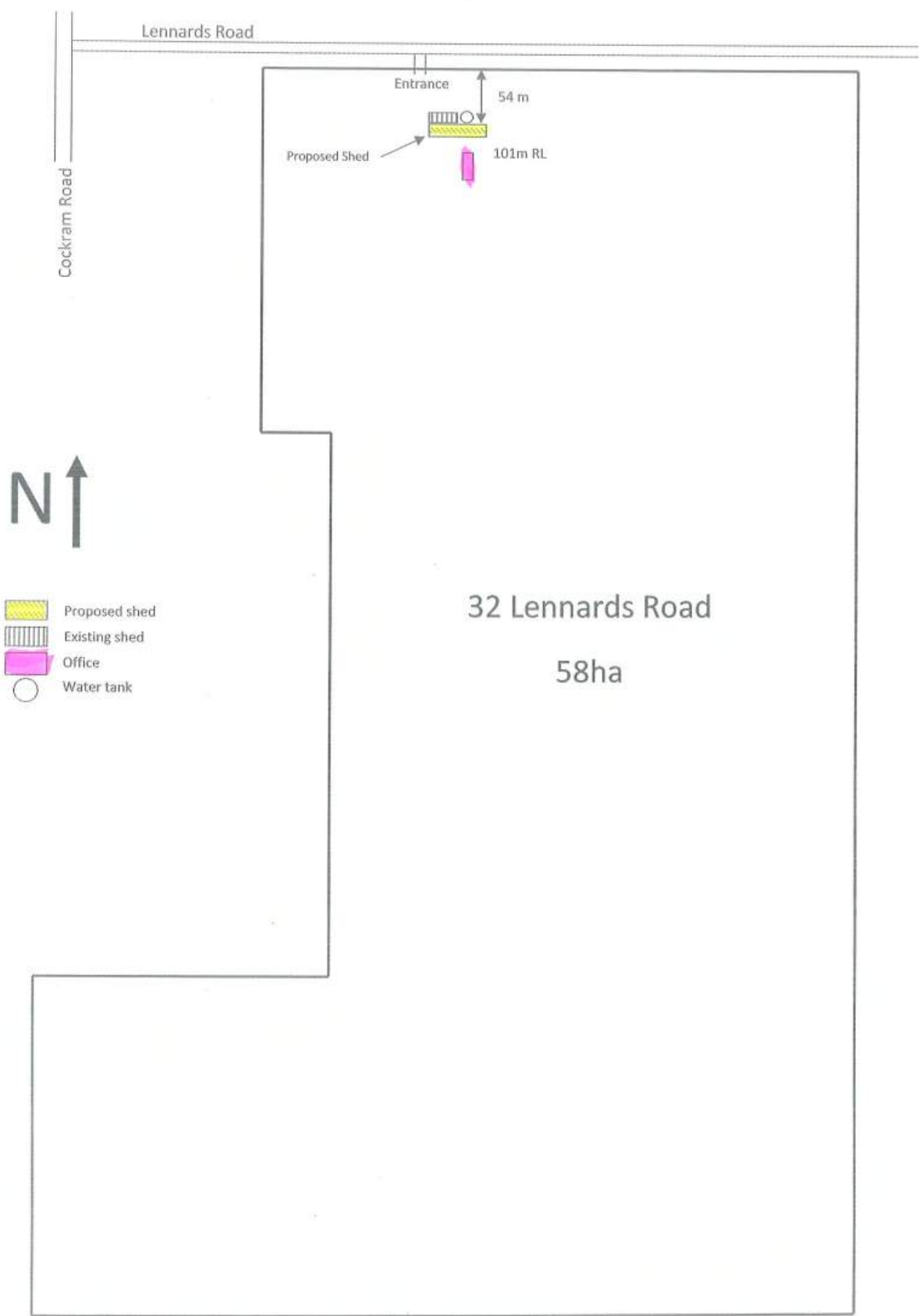
**CARRIED UNANIMOUSLY**

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**APPENDIX 1**





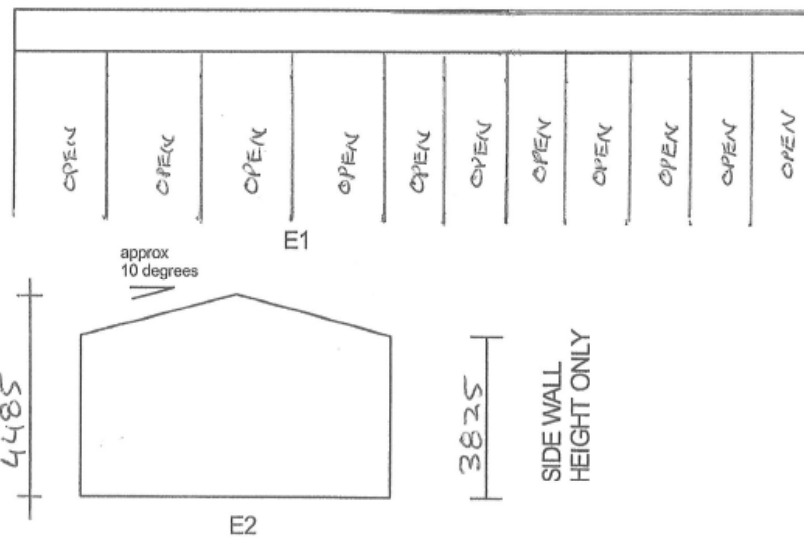
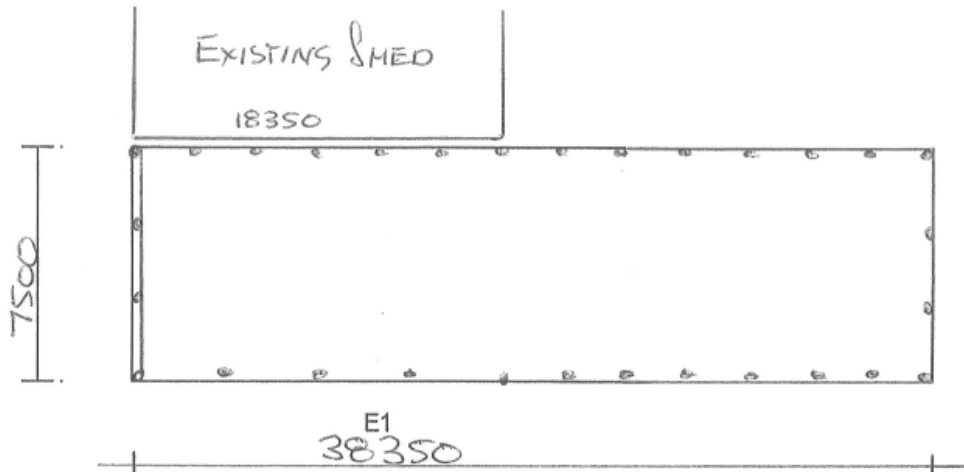






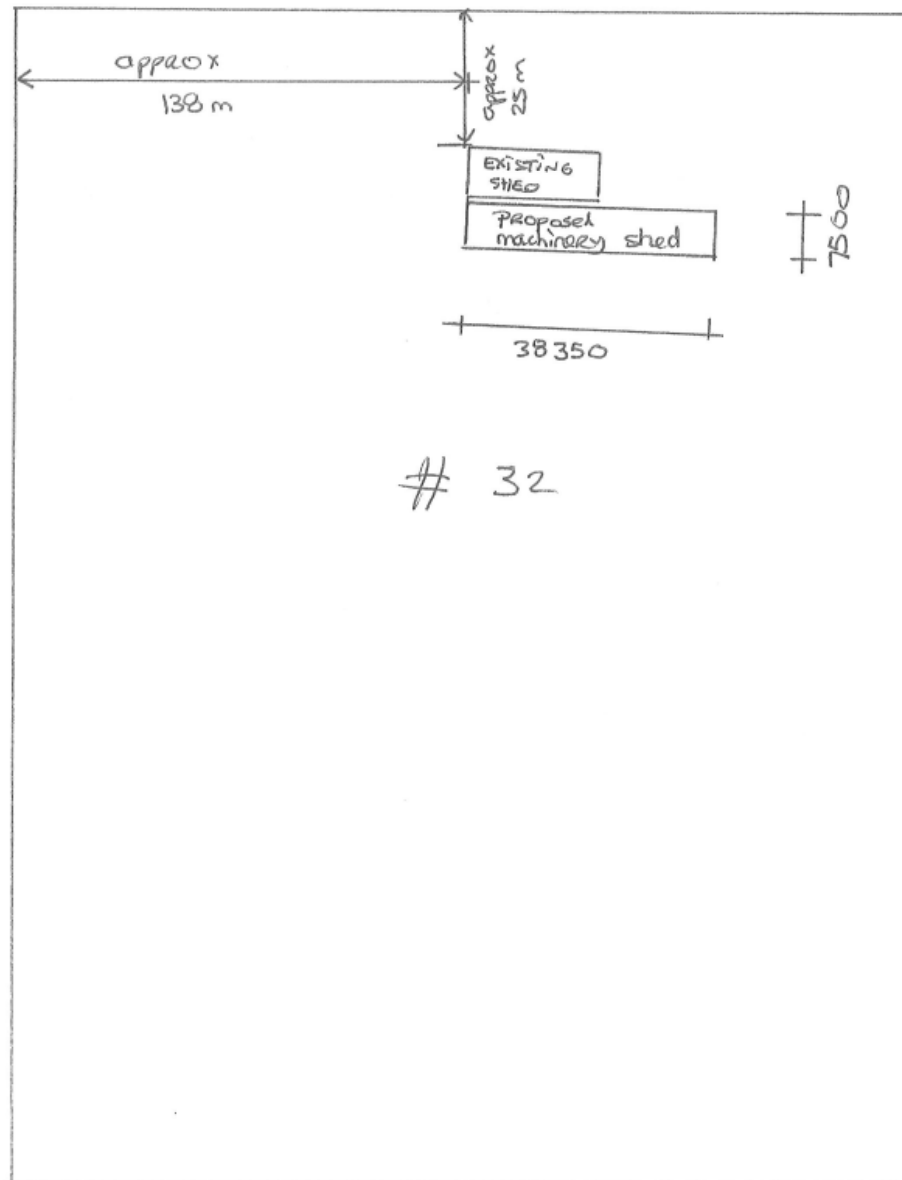
10 Neales Road Armadale WA 6112 ph 9497 0032 | info@coastalsheds.com.au | www.coastalsheds.com.au

DRAWINGS IN CONJUNCTION WITH QUOTE FOR: MERWE DU PLESSIS



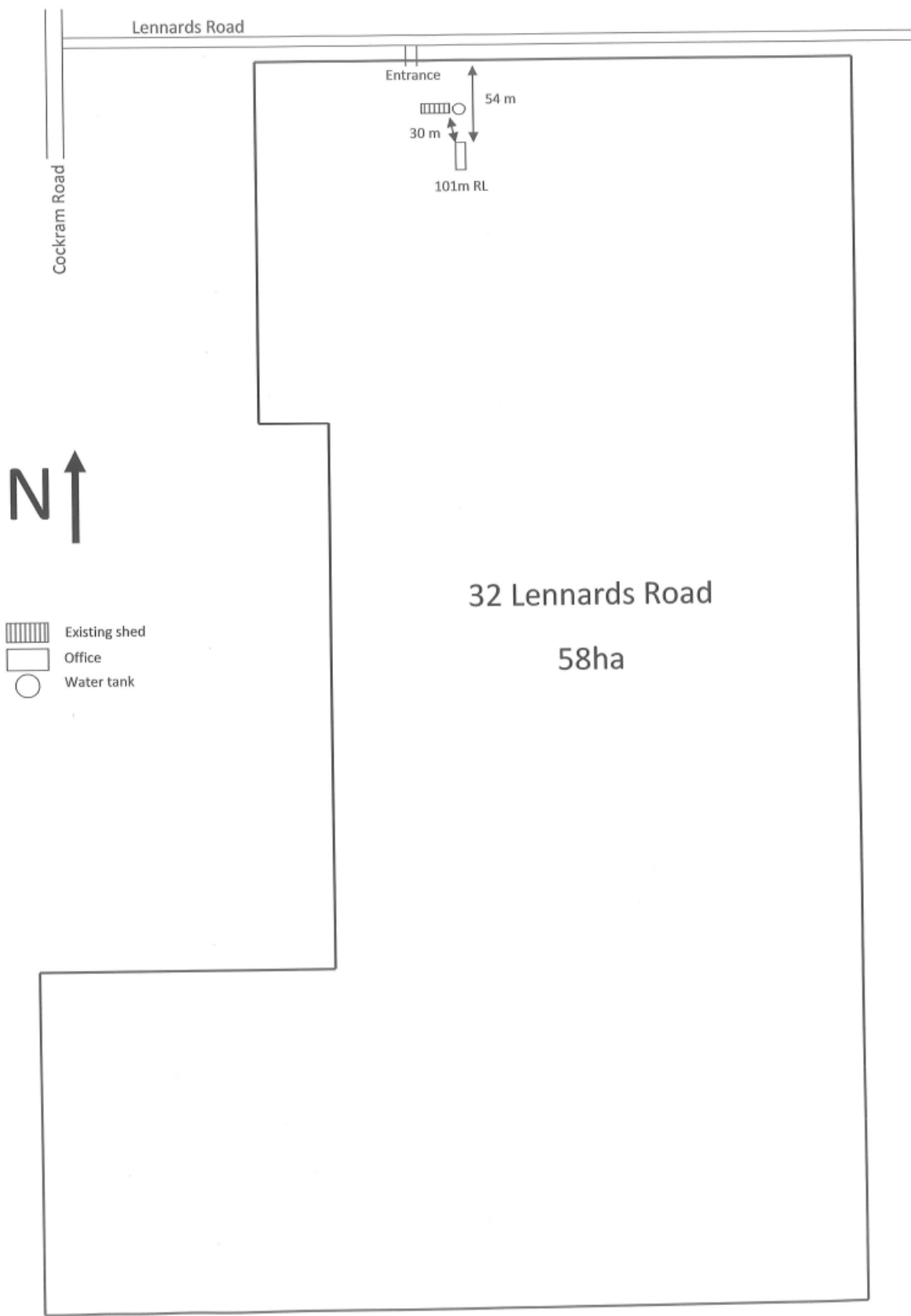
Truss Design			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
angle iron truss	RHS end truss	RHS internal truss	RHS Portal Frame
Schedule	Material	Schedule	Material
Truss Chords	50x50x5 ANGLE	Sheeting Roof	Trimdeck 0.47 TCT standard steel sheets u.n.o.
Columns	75x75x4 SHS GAL	Sheeting Walls	Trimdeck 0.47 TCT standard steel sheets u.n.o.
Wall Purlins	90x40x1.0 Unispan	Roof Pitch	10 degree
Roof Purlins (if different)	" " "	Wind Region	Region A, terrain cat 2 VR = 45m/s or Region B, terrain cat 2 VR = 57m/s
Wind Bracing (wall)	50x3 FL	<b>DESIGN CRITERIA</b> 1. DEAD AND LIVE LOADS IN ACCORDANCE WITH AS1170.1 2. WIND LOADS IN ACCORDANCE WITH AS1170.2-2011 WIND REGION A - TERRAIN CATEGORY 2 (Mz = 0.91 d, Ms = 1.0 e, Mt = 1.08) 3. SITE SOIL CLASSIFICATION A, S, OR M, IN ACCORDANCE WITH AS2870 4. MIN. COMPACTION FOR SAND FILLED FOUNDATIONS TO BE 5 BLOWS PER 300mm (WHEN TESTED USING THE STANDARD PERTH SAND PENETROMETER) FOR THE FULL DEPTH OF THE FILL OR FOR 750mm MIN.	
Wind Bracing (roof)			
Notes: pa doors or windows are not drawn, as they are a kit that can be placed anywhere on the day of installation wall sheeting is a vertical orientation unless noted otherwise			

LENNARDS ROAD.



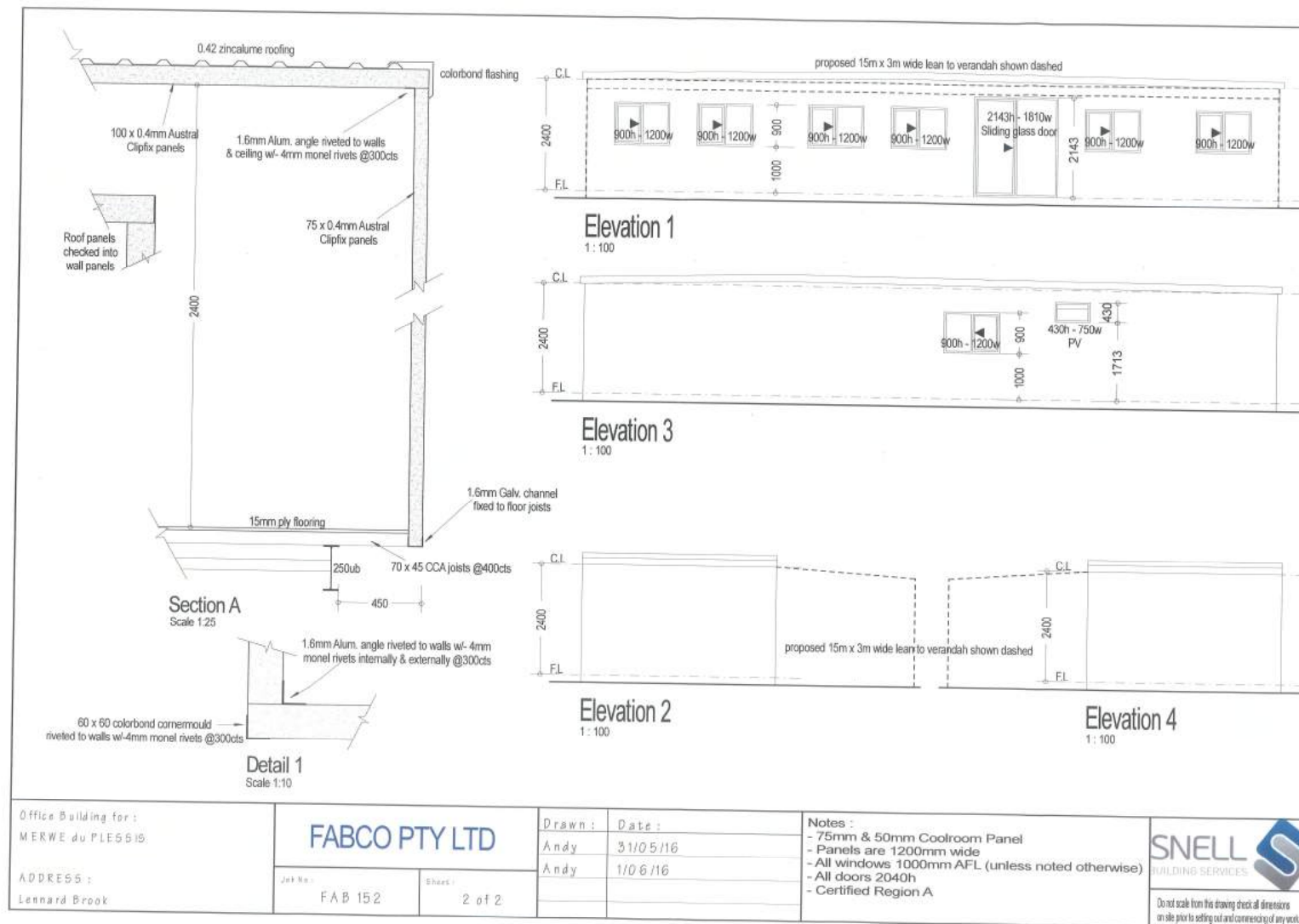
NOT TO SCALE

CLIENT: MERWE DU PLESSIS  
32 LENNARDS ROAD  
LENNARD BROOK WA 6503 (GINGIN)





**SNELL**  
BUILDING SERVICES





#### **11.4. OPERATIONS**

Nil

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#### **12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

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#### **13. COUNCILLORS' OFFICIAL REPORTS**

##### **13.1 LANCELIN TRIATHLON**

<b>LOCATION:</b>	<b>LANCELIN</b>
<b>FILE:</b>	<b>GOV/20-1</b>
<b>COUNCILLOR:</b>	<b>JAN COURT</b>
<b>REPORT DATE:</b>	<b>21 FEBRUARY 2017</b>

On 19 February 2017 Councillor Court attended the inaugural Lancelin Triathlon, which was a very well attended event. Councillor Court congratulated resident Denise Howe and the Shire's Administration for their effort in coordinating this event.

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##### **13.2 AVON MIDLAND COUNTRY ZONE MEETING**

<b>LOCATION:</b>	<b>GOOMALLING</b>
<b>FILE:</b>	<b>GOV/20-1</b>
<b>COUNCILLOR:</b>	<b>JAN COURT</b>
<b>REPORT DATE:</b>	<b>21 FEBRUARY 2017</b>

Councillor Court reported on her attendance at the Avon Midland Country Zone meeting at Goomalling on 17 February 2017. The Chief Executive Officer was unable to attend the meeting, and Councillor Court spoke on his behalf with respect to the Perth to Peel Green Growth Plan for 3.5 Million.

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##### **13.3 THE NATIONALS LAUNCH CENTRE**

<b>LOCATION:</b>	<b>LANCELIN</b>
<b>FILE:</b>	<b>GOV/20-1</b>
<b>COUNCILLOR:</b>	<b>IAN COLLARD</b>
<b>REPORT DATE:</b>	<b>21 FEBRUARY 2017</b>

Councillor Collard reported on his attendance at The Nationals 2017 campaign launch at Wangaree Community Centre on 8 February 2017. At the launch, party representatives confirmed a \$15 million commitment to agricultural lime routes, and in particular Route 2, located in the Shire of Gingin.



Shane Love MLA also announced that if The Nationals were returned to Government, then funding of \$20 million will be committed to an open boating facility in Ledge Point and a road connecting Lancelin to Ledge Point with a lower level boating facility in Lancelin.

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#### **13.4 2017 AUSTRALIA DAY CEREMONY**

**LOCATION:** NEERGABBY GROUNDS  
**FILE:** GOV/20-1  
**COUNCILLOR:** WAYNE FEWSTER  
**REPORT DATE:** 21 FEBRUARY 2017

Councillor Fewster reported on his attendance at the 2017 Australia Day Ceremony at the Neergabby Grounds. He congratulated staff on the great turn out, and also expressed great appreciation for Margaret Drayton's Welcome to Country.

Councillor Fewster advised that he had emailed Margaret to thank her for her speech and to pass on feedback he had received from the community that *it was very informative and interesting*.

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#### **13.5 INAUGURAL LANCELIN TRIATHLON**

**LOCATION:** LANCELIN  
**FILE:** GOV/20-1  
**COUNCILLOR:** VAL AMMON  
**REPORT DATE:** 21 FEBRUARY 2017

Councillor Ammon extended her congratulations to the Chief Executive Officer on his participation in the Lancelin Triathlon held on 19 February 2017.

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#### **13.6 WANGAREE COMMUNITY CENTRE**

**LOCATION:** LANCELIN  
**FILE:** GOV/20-1  
**COUNCILLOR:** JOHN ELGIN  
**REPORT DATE:** 21 FEBRUARY 2017

Councillor Elgin expressed his appreciation for the hard work put in by the Wangaree Community Centre in providing an arts and culture outlet to the community.

Councillor Elgin advised that his wife had recently acquired a lovely piece of art from the Wangaree group.

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### **13.6 MUNICIPAL WASTE ADVISORY COUNCIL RURAL WORKING GROUP**

**FILE:** GOV/20-1  
**COUNCILLOR:** MICHAEL ASPINALL  
**REPORT DATE:** 21 FEBRUARY 2017

Councillor Aspinall reported on his attendance at a recent meeting of the Municipal Waste Advisory Council's Rural Working Group, which comprises membership from WALGA's Municipal Waste Advisory Council and the Department of Environment Regulation.

The Group's role is to set out the environmental standards for new landfill sites, located outside the Perth Metropolitan Region, which will not accommodate more than 5,000 tonnes of waste to landfill per year.

It is anticipated that the draft Environmental Standards: Small Non-Metropolitan Landfills will be available for public comment in late March-early April 2017.

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*The Manager Statutory Planning left Council Chambers at 4.05pm and did not return to the meeting.*

*The Executive Manager Corporate and Community Services returned to the meeting at 4.08pm*

### **14. NEW BUSINESS OF AN URGENT NATURE**

Nil

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### **15. MATTERS FOR WHICH MEETING IS TO BE CLOSED TO THE PUBLIC**

Nil

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### **16. CLOSURE**

There being no further business, the Shire President declared the meeting closed at 4.11pm.

The next Ordinary meeting of Council will be held at the Lancelin Anglican and Aquatic Club, Hopkins Street, Lancelin on Tuesday, 21 March 2017 commencing at 3.00pm.

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Councillor D W Roe  
Shire President  
21 March 2017